

**CITY OF BELLE SLE, FLORIDA
CITY COUNCIL AGENDA ITEM COVER SHEET**

Meeting Date: February 4th, 2025

To: Honorable Mayor and City Council Members

From: Rick J. Rudometkin, City Manager

Subject: Discussion and possible approval of Flag Lot Ordinance Update and Changes

Background:

Flag lots are typically configured to feature a narrow accessway from the right-of-way and drastically expands in lot width to accommodate the building envelope for a primary structure. In 2019, the city's land development code was updated to enable lot split approvals exclusively under the city council's discretion (sec. 50-33), revise the definition of lot width (sec. 50-32), and prohibit variances for newly created lots that do not conform to all aspects of the city's code (sec. 50-33 and (sec. 50-37).

Due to a lot split case in December of 2024, the council wanted to look into the code to discuss possible updates to the lot split language and allow the P&Z board to review and discuss the allowance of flag lots on city property. Multiple jurisdictions either expressly prohibit or limit the occurrence of flag lots, creating strict parameters for their allowance subject to unique circumstances.

The P&Z board recently heard and read the proposed city ordinance updates concerning lot splits and has voted to approve this and send this change of language to the council for discussion and possible approval.

Staff Recommendation:

To possibly deny all flag lots within the city, as flag lots are inconsistent with the city's current land use pattern (except a cluster of properties along Hoffner Ave., and a number of lakefront lots), or approve the updated ordinance as presented or with additional changes.

Suggested Motion: **I move to approve...**

Alternatives: No change to the current code.

Fiscal Impact: N/A

Attachments:

Exhibit A, B, C
Ordinance with language updates