



**City of Belle Isle**  
**Planning & Zoning Board Regular Session Minutes**  
**February 25, 2020 – 6:30 pm**

Dan Langley City Attorney	David Woods Vice-Chairman District 1	Chris Shenefelt District 2	Shawn Jervis District 3	Randy Holihan Chairman District 4	Rainey Lane District 5	Andrew Thompson District 6	Leonard Hobbs District 7
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On Tuesday, February 25, 2020, the Belle Isle Planning & Zoning Board met in a regular session at 6:30 pm in the Belle Isle City Hall Council Chambers.

All Board members were present: Chairman Holihan, Vice Chairman Woods, Board member Shenefelt and Board member Thompson, Board member Hobbs, Board member Jervis and Board member Lane. Also present was Attorney Langley, City Manager Francis, City Planner April Fisher, and City Clerk Yolanda Quiceno.

1. Call to Order

Chairman Holihan called the meeting to order at 6:30 pm and opened with the Pledge of Allegiance.

2. APPROVAL OF THE MINUTES

There were no minutes submitted for review.

3. PUBLIC HEARING CASE #2020-02-006

PURSUANT TO BELLE ISLE CODE SEC. 48-33 THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 48-32 (A) (6) (A) TO ALLOW A DOCK TO EXTEND GREATER THAN 15 FEET LAKEWARD OF AN EXISTING DOCK WITHIN 300 FEET OF THE PROPOSED LOCATION FOR THE DOCK, SUBMITTED BY APPLICANT SHEILA CICHRA, LOCATED AT 2919 CULLEN LAKESHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL NUMBER 18-23-30-4386-03-720.

Chairman Holihan stated that Case #2020-02-006 has been pulled from the agenda.

4. PUBLIC HEARING CASE #2020-02-013 - PURSUANT TO BELLE ISLE CODE SEC. 42-64 THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-73, TO ALLOW A PREVIOUSLY APPROVED VARIANCE FOR A BUILDING HEIGHT OF 48 FEET TO NOW BE INCREASED TO A MAXIMUM BUILDING HEIGHT OF 50 FEET INSTEAD OF THE STANDARD MAXIMUM ALLOWED BUILDING HEIGHT IN THE C-1 ZONING DISTRICT OF 30 FEET. THIS WILL ENABLE THE ACCOMMODATION OF AIR CONDITIONING EQUIPMENT THAT ARE TWO FEET TALLER THAN THE 48 FEET APPROVED IN THE PREVIOUS VARIANCE REQUEST, SUBMITTED BY APPLICANT THIRUMALA HOTELS, LLC, LOCATED AT 2635 MCCOY ROAD, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL #30-23-30-0000-00-005.

John Herbert from American Civil Engineers representing the applicant spoke on the proposed variance and introduced the owner JD Elighetti and the General Contractor who will be available to answer any questions from the Board. Mr. Herbert said they have found that the measurement of the air conditioning equipment is higher than the parapet wall at about two inches during the design process. The applicant would like to raise the parapet wall to an elevation up to 50' at the two ends of the building to screen it from view. The design and separation of the air conditioning units will provide a better flow to the entire building. Mr. Herbert provided Design Plan Exhibits A, B, and C for the file.

Chairman Holihan asked the applicant if they have other alternatives for the placement of the air conditioning units. The applicant said they have researched several suppliers and the units proposed are the shortest available. The applicant said placing the units on the ground will provide a considerable amount of duct work, and the flow to the higher floors will be compromised.

Chairman Holihan said he spoke with many of the surrounding residents and did not receive much feedback. Mr. Francis stated that he spoke with some of the neighbors in the surrounding area. At the commencement of the project, there was much concern about the proposed development with the neighborhood. Since then, the communication between the City and the Contractors has been excellent. The required clearing of the trees and the installation of the wall before construction began. He added that the additional two feet might be considered an additional noise buffer from the B-Line.

Chairman Holihan opened for public comment. There being none, he closed public comment and opened for Board discussion.

After discussion, Board member Lane moved to approve the requested variance from Sec. 50-73 to allow a previously approved variance for a building height of 48 feet to be now increased to a maximum building height of 50 feet instead of the standard maximum allowed building height in the C-1 zoning district of 30 feet. This will enable the accommodation of air conditioning equipment that is two feet taller than 48 feet approved in the previous variance request, submitted by applicant THIRUMALA HOTELS, LLC, located at 2635 McCoy Road, Belle Isle FL 32809, also known as Parcel #30-23-30-0000-00-005 with the following conditions,

1. The air conditioning equipment must be set back to the center of the roof so that it is screened from view. If it cannot be, then an additional parapet is required to screen it from view.
2. No lighting is allowed on the air conditioning equipment. Any roof lighting that was approved as part of the original building height of 48 feet must remain as is and shall not be elevated past what was approved in permitting for the 48-foot building height.
3. This approval does not permit additional rooftop equipment to be placed on the building past 48 feet in height. It is only to allow air conditioning equipment.
4. Subject to the project being constructed consistent with the architectural renderings (Exhibits A, B, and C) shown during the Planning & Zoning meeting on February 25, 2020.

Motion seconded by Board member Woods which was unanimously approved 7:0.

5. Other Business – Adding an Invocation with the Pledge of Allegiance to the Agenda.  
The Board discussed reading of the invocation and agreed to the following,
  1. adding an Invocation to the agenda;
  2. the Invocation is limited to Board members only; and
  3. the Invocation should be rotated monthly between the board members.

**Board member Hobbs motioned to add the invocation to the agenda, as discussed.**

**Board member Thompson seconded the motion which passed 6:1 with Board member Jervis, nay.**

ADJOURNED

There being no further business, Chairman Holihan adjourned the meeting at 6:55 pm.

Yolanda Quiceno  
City Clerk, CMC