



CITY OF BELLE ISLE, FL
PLANNING & ZONING BOARD MEETING
Held in City Hall Chambers 1600 Nela Ave Belle Isle FL

Tuesday, March 22, 2022, * 6:30 pm
MINUTES

The Belle Isle Planning & Zoning Board met in a special session on March 22, 2022, at 6:30 pm at the City Hall Chambers located at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Board member Lane
Board member Squires
Board member Woods
Board member Statham
Board member Hobbs

Absent was:

Board member Thompson
Board member Shenefelt

Also present were City Manager Bob Francis, Attorney Dan Langley, City Planner Raquel Lozano, and City Clerk Yolanda Quiceno.

1. Call to Order and Confirmation of Quorum

Chairman Lane called the meeting to order at 6:30 pm. The City Clerk confirmed the quorum.

Chairman Lane stated that she would be leaving the meeting early due to other obligations and would turn over the meeting to Vice-Chair Woods.

2. Invocation and Pledge to Flag – Board member Hobbs, District 7

Chairman Lane asked for a motion to excuse Board member Thompson and Board member Shenefelt from tonight's meeting.
Board member Woods moved to excuse the absence of Board member Thompson and Board member Shenefelt.
Board member Hobbs seconded the motion, which passed unanimously 5:0.

3. Approval of Minutes

a. Approval of P&Z meeting minutes - February 22, 2022

Board member Woods moved to approve the minutes of February 22, 2022, as presented.
Board member Statham seconded the motion, which passed unanimously 5:0.

4. Public Hearings

a. **Public Hearing Case #2022-03-011-PURSUANT TO BELLE ISLE CODE SEC. 42-64, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM THE REAR BUILDING SETBACK REQUIREMENTS OF A R-1-AA RESIDENTIAL PROPERTY TO ALLOW AN ENCROACHMENT OF 3 FEET INTO THE REQUIRED 35-FOOT REAR SETBACK, SUBMITTED BY APPLICANT DAVID SUTTON, LOCATED AT 4221 KEZAR COURT, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL # 20-23-30-1661-01-040.**

Board member Woods read Public Hearing Case #2022-03-011 by title.

David Sutton residing at 4221 Kezar Court, said he is applying for a variance because he wants to enjoy his property safely. He said the four-foot house extension and enclosed area fall within the 35' egress line. The screened-in area on the east side extends beyond the Code only by 2'-8", which is insignificant to the entire length of the property. He further added that the neighbor to the east has his home past his easement with a pool. Mr. Sutton provided a letter from the HOA approving the request.

Joe Pellegrino, Architect for 4221 Kezar Court, said he was unaware of the City's setback and designed the plans with the 15" setback similar to the surrounding cities. He noted that the encroachment is minor and in harmony with the neighborhood.

Chairman Lane called for public comment. There being none, she closed public comment and opened for Board discussion.

Raquel Lozano, City Planner, submitted a staff report dated March 22, 2022, and referenced the four criteria. She noted that the variance is not self-created and meets the reasonable use of the land, maintaining a 32' setback, and is in harmony with the general purpose of the Code. Staff recommends approval of the variance with the condition that retention is provided to account for the exceeding by 2.2% impervious surface ratio of 35%.

Board member Woods said he disagrees with staff that criteria #2 is not being self-created. However, the other three criteria have been met. Discussion ensued on the proposed added drainage. Board member Woods said a retention solution might be to add a drainage swale or re-grade a portion of the backyard to not interfere with mowing or use of the yard.

Board member Statham moved, pursuant to Belle Isle Sec. 42-64 of the Belle Isle Land Development Code having been met, to approve a variance from the rear building setback requirements of an R-1-AA residential property to allow encroachment of 3-feet into the required 35-foot rear setback with the condition that the applicant provided for the overage of the 2.5% impervious surface, submitted by applicant David Sutton, located at 4221 Kezar Court, Belle Isle FL 32812 also known as Parcel # 20-23-30-1661-01-040.

Board member Woods seconded the motion, which passed unanimously 5:0.

City Manager Francis stated that the applicant should wait the 15-day waiting period for any appeals before starting construction.

Chairman Lane excused herself, and Vice-Chair Woods continued the meeting.

5. Other Business

a. Discussion of Artificial Turf

Charlene Mertz residing at 2225 Hoffner Avenue provided pictures of the backyard and the areas where she installed artificial turf and would like to see the City consider using artificial turf in Belle Isle. She said many types, from low, mid, and high-grade materials, allow for good drainage. Mr. Francis said more residents are requesting it in their yard. He would like to open a broader discussion and possibly include it in the Land Development Code, prohibit it and only approve through a variance, or restrict it entirely except for those grandfathered-in. In addition, Mr. Francis noted that the Land Development Code is silent on residential landscaping and should be addressed at a later time.

Board member Statham said Orange County has a code for residential landscaping with mitigation. He said he sent the former Planner documents on artificial turf for review.

Vice-Chair Woods said he would like to know how artificial turf holds up in Florida weather and the type of material used. Mr. Francis said the City staff requested recyclable materials be used in the installation on Cove Drive.

Attorney Langley said the City of Winter Park has gone through recent discussions and has included artificial turf as an impervious surface (i.e., pavers) or pervious surface with a condition to replace within 5-10 years to allow continuous drainage.

Board member Squires said the turf does look good and is ideal for areas around air conditioning units where natural grass is hard to maintain.

Vice-Chair Woods said artificial turf seems to be the move of the future and will need more information before moving forward. Mr. Francis said staff can bring forward more information for a future meeting.

Board member Statham moved to recommend an Artificial Turf Moratorium to Council to allow staff to research further. Vice Chair Woods seconded the motion which passed 3:1 with Board member Squires, nay.

6. Adjournment

There being no further business, Vice Chair Woods called for a motion to adjourn the meeting, unanimously approved at 7:25 pm