



CITY OF BELLE ISLE, Florida

Planning and Zoning: Staff Report

February 13, 2025

Subject: Proposed City Ordinance to Allow Residential Flag Lots on Non-Lakefront Properties

Background:

On December 17th, 2024, the City Council reviewed two lot split cases for final determination as required by the land development code (section 50-33). One of the lot split cases sought to divide a 0.69-acre undeveloped property into two separate parcels to create one traditional lot and one flag lot located west of Matchett Road, between Idaho and Swann Avenue. 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. See the photos below as reference to a flag lot configuration (Exhibit A), the location of the recent lot split case at 7306 Matchett Road (Exhibit B), and the proposed applicant's lot split request (Exhibit C).

Before 2020, the City's Planning Board and Council reviewed multiple lot split cases. 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). The City's current lot width definition requires that lot width be measured from the zoning district's designated front yard setback from the front lot line, or the Council may prescribe a front yard setback established at a greater distance than required by the applicable zoning district pursuant to a deed restriction granted by the property owner in favor of the City. In December 2024, the lot split case for 7306 Matchett Road was continued for further deliberation to April 15th, 2025, to allow the Planning Board to review and discuss the allowance of flag lots on non-lakefront properties.

After further research by staff, the Planning Department recommends that the Board 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 Avenue and a number of lakefront lots). Additionally, multiple jurisdictions either expressly prohibit or limit the occurrence of flag lots by creating strict parameters for their allowance subject to unique circumstances. Florida municipalities that strictly prohibit flag lots include Clermont, Ocala, Palm Coast, Pinecrest, Plant City, and Lake County; meanwhile, Orange County, Orlando, Lake Mary, Sanford, Tampa, Winter Haven, and Winter Park provide restrictions for allowing newly created flag lots. Based on this information, the Planning Department does not recommend that the Board approve the attached ordinance to allow flag lots for non-lakefront lots within city limits.

Staff Recommendation:

Expressly prohibit all flag lots within the City. Should the Board recommend approval of the attached ordinance, the City recommends that the conditions for flag lots be created under special conditions and as application submissions for formal or informal subdivisions within the City limits.

Attachments:

Proposed Ordinance (Separate File)

Exhibit A: Flag Lot Example

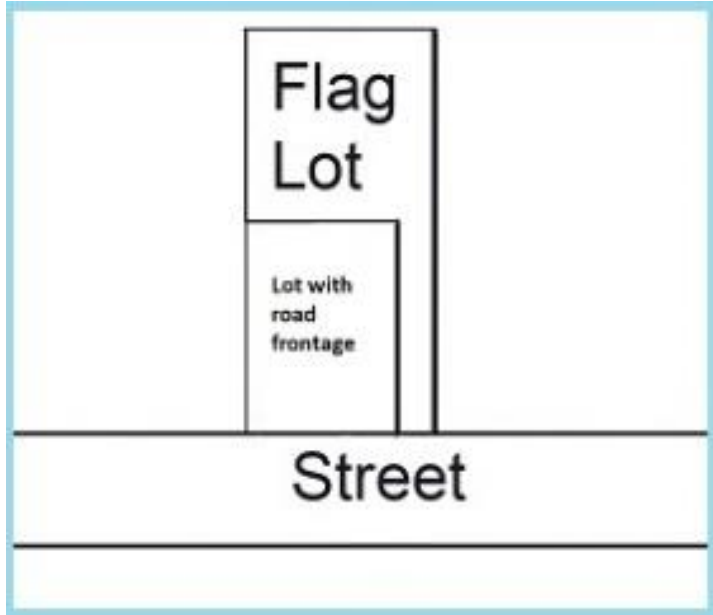


Exhibit B: Aerial View of 7306 Matchett Avenue (Source: Orange County Property Appraiser, 2024)

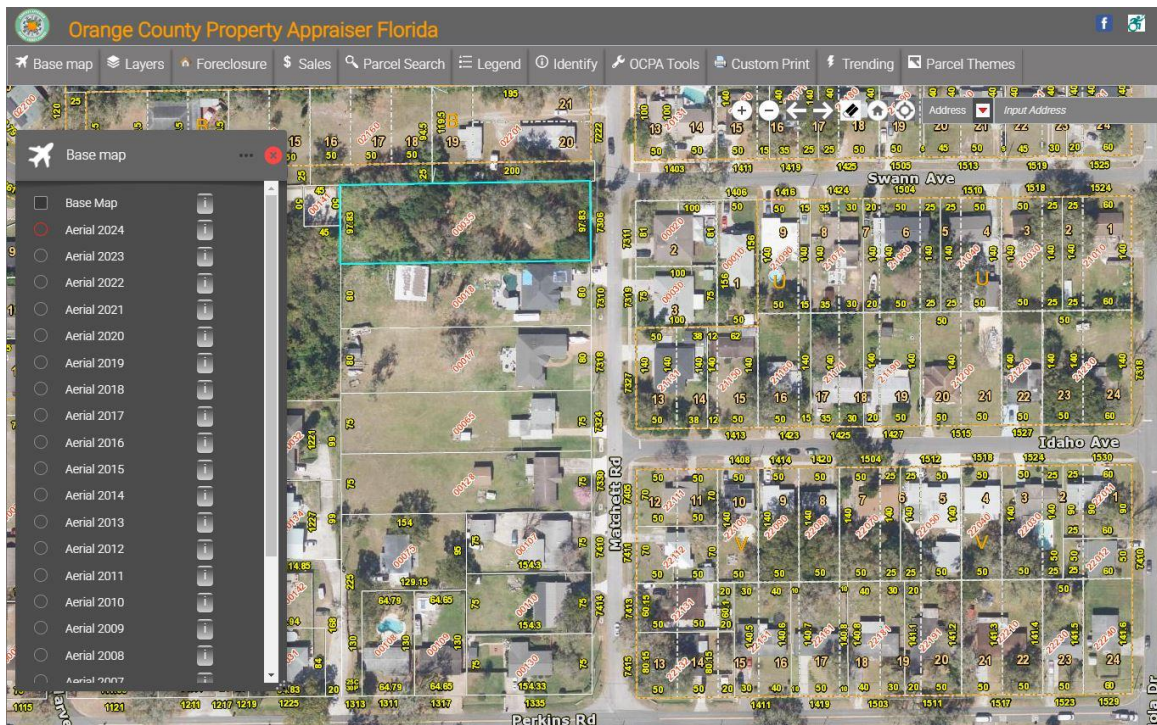
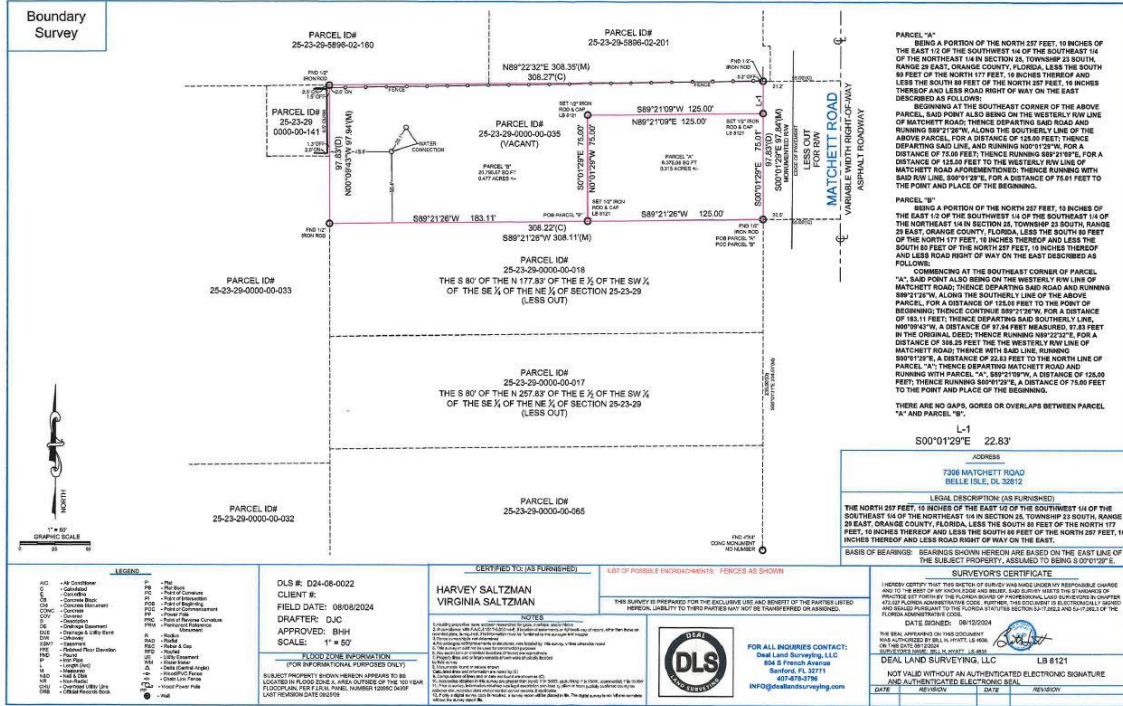


Exhibit C: Lot Split Proposal for a Flag Lot at 7306 Matchett Avenue



LEGEND

AC	Asphalt	AD	Asphalt Driveway
CC	Concrete	CD	Concrete Driveway
GC	Gravel	GD	Gravel Driveway
DC	Dirt	DD	Dirt Driveway
EC	Earth	ED	Earth Driveway
FC	Fence	FD	Fence Driveway
GC	Gravel	GD	Gravel Driveway
DC	Dirt	DD	Dirt Driveway
EC	Earth	ED	Earth Driveway
FC	Fence	FD	Fence Driveway
GC	Gravel	GD	Gravel Driveway
DC	Dirt	DD	Dirt Driveway
EC	Earth	ED	Earth Driveway
FC	Fence	FD	Fence Driveway
GC	Gravel	GD	Gravel Driveway
DC	Dirt	DD	Dirt Driveway
EC	Earth	ED	Earth Driveway
FC	Fence	FD	Fence Driveway
GC	Gravel	GD	Gravel Driveway
DC	Dirt	DD	Dirt Driveway
EC	Earth	ED	Earth Driveway
FC	Fence	FD	Fence Driveway

DLS #: D24-06-0022
 CLIENT #:
 FIELD DATE: 08/06/2024
 DRAFTER: DAC
 APPROVED: BHH
 SCALE: 1" = 60'

CERTIFIED TO AS FURNISHED

HARVEY SALTZMAN
 VIRGINIA SALTZMAN

DATE: 08/06/2024

LIST OF POSSIBLE ENCUMBRANCES - FENCES AS SHOWN

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

SURVEYOR'S CERTIFICATE

DATE SIGNED: 08/12/2024

DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL