



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

Tuesday, June 28, 2022, \* 6:30 pm  
**MINUTES**

The Belle Isle Planning & Zoning Board met on June 28, 2022, at 6:30 pm at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

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

Absent was:

Board member Shenefelt

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

**1. Call to Order and Confirmation of Quorum**

Chairman Lane opened the meeting at 6:30 pm. The City Clerk confirmed quorum.

**2. Invocation and Pledge to Flag**

Board Member Hobbs gave the invocation and led the pledge to the flag.

**3. Approval of Minutes**

a. Approval of the April 26, 2022 minutes

**Board member Thompson moved to approve the minutes as presented.**

**Board member Rainey seconded the motion, which passed unanimously.**

**4. Public Hearings**

- a. PUBLIC HEARING CASE #2022-05-011 - PURSUANT TO BELLE ISLE CODE SEC. 42-64, AND SEC. 50-102 (B) (5) THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW THE CURRENT FENCE INSTALLATION IN THE FRONT YARD, SUBMITTED BY APPLICANT STEVE HESSON, LOCATED AT 2323 CROSS LAKE ROAD, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL #18-23-30-7164-00-420.

Board member Woods read the Public Hearing Case number by title.

Steve Hesson, the homeowner of 2323 Cross Lake Road, said the fence has been in that location for 35 years. The fence has been changed approximately 3-5 times due to hurricane damage. The fence does not cover the entire property but ends at the location of the septic tank and drain field. They would like to keep the picket fence because its primary function is to avoid anyone driving over and damaging their septic field. They previously thought of plating a hedge; however, they were worried about the roots, over time, damaging the drain field.

City Planner Lozano gave a brief background on the application. The applicant is trying to expand upon the rear setback. Given that the septic tank and drain field are located in the front yard, the conditions of this lot would qualify as a special circumstance for having a fence in the front yard. The special circumstance of this lot has not resulted from the applicant's actions. This house was developed in the 1950s with a septic tank and drain field installed in the front yard. While the applicant has suggested a hedge wall as an alternative solution to protecting the front yard, the roots may cause damage to the septic tank over time. The purpose and intent of maintaining this front yard fence are to prevent damage to the septic tank and their butterfly garden. Seeing how this fence was installed in 1986, and there have been

no documented complaints to the City about this fence, the requested variance would not negatively impact the surrounding neighbors or the neighborhood's character. Staff provides a recommendation to approve the requested variance.

Chairman Lane opened for public comment. There being none, she closed public comment.

Board member Woods asked if the applicant received any objections from the neighbors. Mr. Hesson said no; he has only received positive comments.

**After discussion, Board member Woods moved to approve the current fence installation in the front yard, submitted by applicant Steve Hesson, located at 2323 Cross Lake Road, Belle Isle, FL 32809, also known as Parcel #18-23-30-7164-00-420. Board member Statham seconded the motion, which passed unanimously 4:0.**

Board member Woods said the applicant should wait for 15-days before removing the variance sign to allow for any appeals.

Since this was a Code Violation, Staff asked if the applicant is to submit an application with the fee and pay the penalty for working without a permit to receive an approved Fence application. Attorney Langley said the Code Enforcement process is separate from the P&Z Board motion. The motion allows the applicant to submit the permit for approval.

**5. Other Business – N/A**

**6. Adjournment**

There being no further business, the meeting was unanimously adjourned at 7:45 pm.