



CITY OF BELLE ISLE, Florida

Planning and Zoning: Staff Report

October 11, 2024

Commercial Site Plan Request: 6001 S. Orange Avenue

Application Request: PURSUANT TO SECTION 54-80 (F) (4), THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON THE PROPOSED SITE PLAN FOR COMMERCIAL IMPROVEMENT, SUBMITTED BY APPLICANT PHILLIPS BUSWELL LLC, C/O JPC CONSTRUCTION INC., TO INSTALL THREE BOLLARDS LOCATED AT 6001 S. ORANGE AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-8680-05-013.

Existing Zoning/Use: C-2 / General Commercial District

Background

The applicant submitted a site plan to construct three bollards on the commercial property, abutting the northwest side of the existing establishment at the intersection of S. Orange and Fairlane Avenue. The proposed bollard location is entirely on private property with the intention of protecting the building and its occupants from vehicular impact. The establishment has experienced car crashes along the building side of the proposed bollard location. The Site Plan submittal includes photographs of these crashes.

Pursuant to section 54-80 (F), site plans for general commercial districts must be approved by the Planning and Zoning Board before granting a building permit. Upon such approval, said site plan becomes a part of the building permit and may be amended only by the board.

Staff Recommendation

Staff provides an evaluation based on the variance criteria for the application below.

The applicant has demonstrated the need to install the proposed bollards at the commercial property due to previous vehicular damage to the building on more than one occasion. The proposed bollards do not obstruct the pedestrian walkway for public access and do not encroach within the city right-of-way. Staff recommends approval of the requested site plan.

Additional Notes

Please note that the Board may approve the proposed variance application as it is presented to them, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application, citing which variance criteria are not met. A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Code Sec. 42-71.