



**CITY OF BELLE ISLE, FL  
PLANNING & ZONING BOARD MEETING**

Tuesday, August 30, 2022, \* 6:30 pm  
**MINUTES**

**Planning and Zoning Board Members**

District 5 member – Rainey Lane-Conduff, Chairman

District 1 – David Woods, VChair

District 2 member – Christopher Shenefelt | District 3 member – Michael Statham

District 4 member – Vinton Squires | District 6 member – Andrew Thompson

District 7 member – Dr. Leonard Hobbs

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

Present was:

Board member Lane -Conduff  
Board member Woods  
Board member Hobbs  
Board member Squires  
Board member Thompson  
Board member Shenefelt

Absent was:

Board member Statham

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-Conduff opened the meeting at 6:30 pm. The City Clerk confirmed the quorum.

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

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

**3. Discussion on Artificial Turf**

Raquel Lozano, City Planner, presented incorporating the standards for using Artificial Turf in the City of Belle Isle. She stated that the city code does not currently outline requirements for residential landscaping standards. The City's landscape code intends to enhance the City's appearance, provide habitats for urban wildlife, improve air and water quality, mitigate heat and glare, and increase land values by providing landscaping as a capital asset; some of these objectives can be met with artificial turf. Recently, the Planning & Zoning Commission requested that the Belle Isle City Council place a six-month moratorium on artificial turf until a decision could be made regarding whether artificial turf should be allowed and included in the Land Development Code.

While artificial turf is not specifically prohibited in the Code, residents are installing synthetic grass because they believe if it is not stated in the Code, then it is acceptable. In the past, residents sought a lush, sub-tropical landscaping scheme for their property. However, the resources, time, and labor devoted toward maintaining lawns have given headway to alternative forms of residential landscaping. For example, non-living materials (such as rocks and mulch) are not explicitly mentioned in the Code and are thus limited in their placement and implementation on residential lots.

In providing this report, staff presented the following regulatory considerations and practices for allowing synthetic turf within residential districts of the City,

- Pros and Cons of artificial turf,
- Proposed establishing regulatory guidelines to determine design and material criteria.
- Address installation standards,
- Assess the permitting process for the inorganic product, and
- Set limitations on its usage to fit within the context of a sub-tropical environment.

Ms. Lozano noted should the Board not recommend artificial turf and that the Board should expressly prohibit the product use on residential lots in the Code. Residents with existing artificial turf must maintain it in good standing but cannot replace and expand upon its current use.

The Board discussed the following,

- Environmental impact (artificial turf is not a natural material and may create minimal toxic run-off)
- Residents/Homeowners have the freedom of choice to use the product
- Upkeep and maintenance
- Establish additional staff duties to review product and inspection process
- Prohibit in the Code and allow on a case-by-case basis by variance

**After discussion, Comm Shenefelt moved to recommend to Council a 6-month moratorium to allow for staff to speak to other municipalities and find how they manage enforcement and presentation of a survey to residents to allow for public input.**

**Chairman Lane-Conduff seconded the motion, which passed unanimously.**

#### **4. Adjournment**

There being no further business, the meeting was unanimously adjourned at 7:38 pm.