



# CITY OF BELLE ISLE, Florida

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## Planning and Zoning: Staff Report

November 20, 2024

### Overview of Overlay Districts and McCoy Road

An overlay district allows additional regulations to be applied to a distinct geographic area. The geographic region may warrant special consideration due to a unique situation or practical difficulties resulting from the historic development pattern. The effect of an overlay district encourages property development, which will maintain the area's unique characteristics and promote compatibility with the surrounding properties. This report intends to define the purpose of an overlay district and outline the characteristics of McCoy Road, specifically the commercial properties located between Daetwyler Drive and Via Flora.

Within this geographic area on McCoy Road are nine (C-1) commercial properties. Among these lots, two remain undeveloped, consisting of approximately 4.5 acres. The other parcels maintain an electrical substation, approximately five car rental agencies, and other small retail businesses. After reviewing aerial views from the Orange County Property Appraiser and the building department's permit index portal, no structural changes have occurred to these lots. Any improvements to these properties generally consist of roof, electrical, or sign permits, which are non-structural to the principal buildings. According to OCPA, most of these developed properties' principal structures were built before 2000, ranging from the 1960s to the 1990s.

Section 54-79 of the land development code establishes the uses permitted for retail commercial zoning districts and their development standards under Chapter 50, Article III. The zoning requirements outlined in this chapter pertain to performance expectations for commercial activities, parking and loading regulations, site and building requirements, impervious surface ratios, street designs, and landscaping requirements. To move this discussion forward, staff requests that the Board review and determine their concerns and desires for the proposed geographic area on McCoy Road. Examples include stormwater drainage, accessibility, building aesthetics and setbacks, and parking designs. By identifying these considerations, staff can better understand the type of overlay district that suits this commercial strip.

An overlay district allows the city to tailor new restrictions, new allowances, new variances, and new prohibited uses as a planning tool to create an area based on the community's needs and vision for the future. Common overlay district types include historical, economic development, transit-oriented development, and environmental districts. To address the development of the proposed area to McCoy Road, city staff recommends that the Board define the purpose of the district, identify the properties that the district will contain, and develop rules that will apply to the district.