

**CITY OF BELLE ISLE, FLORIDA
CITY COUNCIL AGENDA ITEM COVER SHEET**

Meeting Date: July 21, 2026

To: Honorable Mayor and City Council

From: Rick J. Rudometkin, City Manager

Subject:

2nd Reading: Lot Splits and Definitions Ordinance 26-03. AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 50, ARTICLE II, SECTIONS 50-32 AND 50-33 OF THE CITY CODE TO AMEND THE PROVISIONS GOVERNING SUBDIVISIONS AND LOT SPLITS AND DEFINITIONS, AND AMENDING CHAPTER 54, ARTICLE I, SECTION 50-3 OF THE CITY CODE GOVERNING NONCONFORMING USES; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

Background:

The staff presented the 1st Reading for discussion at July 7, 2026, City Council session. The Council moved to advance the ordinance for second reading at a future Council Meeting. The proposed amendments to Chapters 50 and 54 are intended to align the City's Land Development Code with recent changes in Florida law governing lot splits while preserving City Council oversight where permitted. State law now requires qualifying lot splits to be approved administratively, limiting the City's discretion to deny compliant applications.

The ordinance clarifies the lot split process by distinguishing between administrative approvals and requests requiring a City Council waiver, such as the creation of new flag lots. While qualifying lot splits will be reviewed administratively, applications requesting a waiver will continue to be considered by the City Council, providing an opportunity for public input.

The revisions were also prompted by recent litigation involving the City's lot split regulations. The review identified opportunities to strengthen and clarify the code, eliminate ambiguities, and improve consistency without changing the City's underlying intent. Additional amendments remove the outdated "informal subdivision" classification to simplify the review process and establish a professional services reimbursement provision to ensure applicants, rather than the general public, bear the costs of surveys, legal review, and other application-specific professional services.

The proposed changes are intended to streamline the review process, improve clarity, maintain appropriate City Council oversight where authorized, and ensure compliance with state law.

Staff Recommendation:

2nd Reading and Adoption: Amending CH 50 & 54 Ordinance 26-03

Suggested Motion:

I move to adopt Ordinance 26-03: AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 50, ARTICLE II, SECTIONS 50-32 AND 50-33 OF THE CITY CODE TO AMEND THE PROVISIONS GOVERNING SUBDIVISIONS AND LOT SPLITS AND DEFINITIONS, AND AMENDING CHAPTER 54, ARTICLE I, SECTION 50-3 OF THE CITY CODE GOVERNING NONCONFORMING USES; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

Alternatives: Do not advance

Fiscal Impact: N/A at this time

Attachments:

Ordinance 26-03