



## CITY OF BELLE ISLE, FL PLANNING & ZONING BOARD MEETING SPECIAL CALLED SESSION

Monday, November 29, 2021, \* 6:30 pm  
**MINUTES**

The Belle Isle Planning & Zoning Board met in a special session on November 29, 2021, at 6:30 pm at the City Hall Chambers located at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Board member Lane  
Board member Squires  
Board member Statham  
Board member Shenefelt  
Board member Hobbs  
Board member Thompson

Absent was:

Board member Woods

Also present were City Manager Bob Francis, Attorney Dan Langley, and City Clerk Yolanda Quiceno.

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

Acting-Chair Lane called the meeting to order at 6:30 pm. The City Clerk confirmed the quorum.

**2. Invocation and Pledge to Flag – Board Member Hobbs**

Board member Hobbs gave the invocation and led the Pledge to the Flag.

**3. Appointment of Chairman**

**Board member Shenefelt moved to postpone the appointment of a Chairman to allow all members to be present. Board member Thompson seconded the motion, which passed unanimously 6:0.**

**4. Public Hearings**

- a. Review and Recommendation to Council of Ordinance No. 21-15 - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, REPEALING ARTICLE VII OF CHAPTER 46 OF THE CITY'S LAND DEVELOPMENT CODE PERTAINING TO ROAD IMPACT FEES AND REPLACING SAME WITH NEW ARTICLE VII OF CHAPTER 46 OF THE LAND DEVELOPMENT CODE PERTAINING TO IMPACT FEES, THEREBY CREATING AND IMPOSING A NEW SYSTEM OF IMPACT FEES TO BE IMPOSED UPON DEVELOPMENT WITHIN THE CITY LIMITS; CREATING A NEW IMPACT FEE PROGRAM AND ADOPTING RELATED PROVISIONS PERTAINING TO THE ADMINISTRATION AND ENFORCEMENT THEREOF; ADOPTING AN IMPACT FEE STUDY IN SUPPORT OF IMPACT FEES IMPOSED; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

City Manager Francis gave an overview of the Ordinance and said the City currently has one impact fee for single-family homes –Transportation Impact Fee. We had some development occur in the City for the last couple of years. For the City Council to consider other fees, they hired a consultant to provide an impact fee study. We do not have any commercial impact fees, and based on the study, the Ordinance is drafted to establish a proportionate share of new development's impact for consideration.

The Board asked the following,

- a. How long has it been since the City increased the transportation impact fee? Mr. Francis said not since 2005.  
b. Are there any exceptions to waiving impact fees? Attorney Langley said some credits allowed for a change in use and demo'd homes within a year.

Acting Chair Lane called for public comment.

- Staff Sergeant Statham residing on Idaho Avenue, asked if the impact fee would be assessed by the square footage of the inside of a home or by the original foundation footprint of the house. Attorney Langley said the impact fee for a home is one fee regardless of size. However, the property taxes may be reassessed if the square footage is increased.

**Without further discussion, Board member Statham moved to recommend Ordinance 21-15 to City Council for approval. Acting Chair Lane seconded the motion, which passed unanimously 6:0.**

Board member Shenefelt asked for consideration to reopening discussion and Appointment of Chairman.

**Board member Shenefelt moved to nominate Rainey Lane as Chairman.**

**Board member Statham seconded the motion, which passed unanimously 6:0.**

**6. Adjournment**

There being no further business, Chairman Lane called for a motion to adjourn the meeting, unanimously approved at 6:45 pm.