



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

**Tuesday, October 25, 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 – OPEN
District 4 member – Vinton Squires | District 6 member – Andrew Thompson
District 7 member – Dr. Leonard Hobbs

The Belle Isle, Planning & Zoning Board met on October 25, 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
District 3 - OPEN

Absent was:

Board member Thompson
Board member Shenefelt
City Clerk Yolanda Quiceno

Also present were City Manager Bob Francis, Attorney Dan Langley, and City Planner Raquel Lozano.

1. **Invocation and Pledge to Flag** – Board member Hobbs, District 7
Board Member Hobbs gave the invocation and led the pledge to the flag.
2. **Call to Order and Confirmation of Quorum**
Chairman Lane-Conduff opened the meeting at 6:30 pm and confirmed the quorum.
3. **Approval of Minutes**
 - a. Approval of July 26, 2022, meeting minutes
 - b. Approval of August 30, 2022, meeting minutes
 - c. September 27 meeting canceled

The Board unanimously approved the minutes as presented.

4. **Public Hearings**
 - a. 2022-09-003 - PURSUANT TO BELLE ISLE CODE SEC. 50-74 (C) (3) AND SEC. 42-64, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW AN R-1-AA PROPERTY TO EXCEED THE 35% IMPERVIOUS SURFACE RATIO WITHOUT CREATING ONSITE RETENTION FOR STORM RUNOFF, SUBMITTED BY APPLICANT KELLY RUMMLER, LOCATED AT 1705 WIND HARBOR ROAD, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL #30-23-30-9330-00-110.

Chairman Rainey Lane-Conduff opened the Public Hearing on 2022-09-003.

The Board discussed options for the applicant to create onsite retention for the property or diminish the width of the proposed driveway to limit the impervious area.

After discussion, the Board denied the variance. Motion by Board member Woods, seconded by Board member Lane-Conduff, passed unanimously 4:0.

- b. 2022-10-011 - PURSUANT TO BELLE ISLE CODE SEC. 50-102 (B) (5) (A) AND SEC. 42-64, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A LANDSCAPE WALL OF 32 INCHES IN HEIGHT IN THE FRONT YARD, SUBMITTED BY APPLICANT STEVE KNEIPP, LOCATED AT 6814 SEMINOLE DRIVE, BELLE ISLE, FL 32812, ALSO KNOWN AS PARCEL #29-23-30-4389-02-031.

Chairman Rainey Lane-Conduff opened the Public Hearing on 2022-09-003.

The Board had a minimal discussion, as there were no issues with the request. Chairman Lane-Conduff said the applicant should complete a fence application for the work.

The Board approved the variance. Motion by Board member Woods, seconded by Board member Squires, passed unanimously 4:0.

5. Other Business

Discussion on low front yard walls by a septic tank on a residential property

The Board discussed when a low front wall is permissible for serving a specific purpose to protect a drain field in a septic area. The Board consensus was to allow a fixed height of a low wall in the front yard, specifically surrounding a septic drainage area. The Board discussed changes to the Code to be presented at a later date.

4. Adjournment

There being no further business, the meeting was unanimously adjourned at 7:15 pm.