



**CITY OF BELLE ISLE, FL**  
**PLANNING & ZONING BOARD MEETING**  
Tuesday, May 28, 2024 \* 6:30 PM  
**MINUTES**

The Belle Isle Planning & Zoning Board met on May 28, 2024, at 6:30 p.m. at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Board member Thompson  
Board Member Holihan  
Board member Squires  
Board member Hobbs  
Board member Conduff

Absent was:

District 1 - OPEN  
District 2 - OPEN

City Manager Rick Rudometkin, Attorney Hilary Griffith, City Planner Raquel Lozano, and Clerk Heidi Peacock were also present.

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

Chairman Conduff opened the meeting at 6:30 p.m., and the Clerk confirmed the quorum.

**2. Invocation and Pledge to Flag**

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

City Manager Rudometkin announced that Chairman Conduff has resigned as Chairman of the Board. Mr. Rudometkin said he will request nominations for the Chair and Vice Chair at the next Planning & Zoning Board meeting on June 25, 2024. He further added that the Board has two vacancies, and anyone interested in the positions should contact the City Clerk, Yolanda Quiceno.

**3. Presentations for Discussion and Recommendation to Council**

- a. Comprehensive Plan Update - Stephen Noto, AICP, RVi Planning & Landscape Architecture

City Manager Rudometkin introduced and welcomed Stephen Noto and Alexis Crespo from RVi Planning & Landscape Architecture, the City's Comprehensive Plan consultants.

Stephen Noto presented the City's Comprehensive Plan long-range planning document and briefly explained his company and the major updates to the 2010 Comprehensive Plan based on Florida Statutes. He stated that he would provide the updated elements in two parts to allow for review and comment by staff and members of the Board,

Mr. Noto presented four out of the nine elements. He noted that no action is required at this time. However, it will be returned to the Board in June for further discussion and recommendation to the Council. The elements presented included,

- Conservation Element - Must contain principles, guidelines, and standards for conservation that provide long-term goals related to Air Quality, Water Quality, and Conservation, Minerals, Soils, and Native Vegetation Wildlife/Protected Species and Habitats Protection of Environmentally Sensitive Land and Management of Hazardous Waste

- Housing Element - express *guidelines, strategies, and principles* relating to: Adequate housing and its distribution, Affordable Housing, and Elimination of substandard housing
- Intergovernmental - Must address *principles* relating to annexation/joint planning areas, efficient use of infrastructure and services, and dispute resolution
- Recreation and Open Space Element - Must provide a comprehensive system of public and private sites for recreation.

The Board asked who were the stakeholders' group members. Ms. Crespo said Scott Hendry, Bob Harrell, and Mike Stewart. They further asked how the Live Local Act affects our city. Ms. Crespo said the new law may allow applicants to bypass zoning and go directly to site plan permitting for commercial/industrial zoned properties. Discussion ensued.

The staff asked if the Code was updated with the new Live Local language, and they then appealed if the City would have to remove it from the Code. Ms. Crespo said yes, an amendment could be made to strike through the added language.

The Board asked if the sandbar could be designated as a park. Mr. Holihan said he would like to intensify Code Enforcement. Ms. Crespo said the staff can establish safety policies in the Comp Plan and use the policy to create further internal steps.

Mr. Noto stated that at the next meeting, RVi would present the remaining five elements, which include Future Land Use Elements, Transportation, Capital improvements, Infrastructure, and Schools.

b. Proposed Revision to Fence Ordinance Section 50-102(B)

Raquel Lozano, City Planner, provided an update on the previous Board discussions and review of Section 50-102(B) to allow front yard fences and gates on residential properties. She noted that the Board agreed to present an ordinance for consideration.

City staff presented the updated Ordinance per the discussions at prior meetings and highlighted the updated items. After reviewing the redlined document, the Board agreed to bring any comments and changes to the next P&Z meeting.

**4. Adjournment**

There being no further discussion, Chairman Conduff moved to adjourn, unanimously approved at 7:30 pm.