



City of Belle Isle
Planning & Zoning Board Regular Session Minutes
June 25, 2019 – 6:30 pm

Dan Langley City Attorney	David Woods Vice Chairman District 1	Chris Shenefelt District 2	Shawn Jervis District 3	Randy Holihan Chairman District 4	Rainey Lane District 5	Russell Cheezum District 6	Leonard Hobbs District 7
------------------------------	--	----------------------------------	-------------------------------	---	------------------------------	----------------------------------	--------------------------------

On Tuesday, June 25, 2019, the Belle Isle Planning & Zoning Board met in a regular session at 6:30 pm in the Belle Isle City Hall Council Chambers.

Present was Chairman Holihan, Vice Chairman Woods, Board member Lane, and Board member Hobbs. Also present was Attorney Geller, City Manager Francis, City Planner April Fisher and Admin Asst Heidi Peacock.

Absent were Attorney Langley, Board member Cheezum, Board Member Jarvis, and Board member Shenefelt.

1. Call to Order

Chairman Holihan called the meeting to order at 6:30 pm and opened with the Pledge of Allegiance. Chairman Holihan called for a motion to excuse Board members, Jarvis, Cheezum and Shenefelt.

Board member Lane motioned to excuse Board members, Jarvis, Cheezum and Shenefelt absence for tonight’s meeting. Board member Hobbs seconded the motion which passed 4:3.

City Manager Francis reported that Board member Cheezum is moving out of his district and will be resigning in short order. The Council will be looking for a new board member for District 6.

2. Approval of May 28, 2019 minutes

Board member Rainey motioned to approve the minutes of May 28, 2019, as presented. Vice Chairman Woods seconded the motion which passed 4:3.

3. PUBLIC HEARING CASE #2019-05-049

PROPOSED DEVELOPMENT SITE PLAN. PURSUANT TO BELLE ISLE CODE SEC. 54-79 (F) (4), THE BOARD SHALL REVIEW AND TAKE ACTION ON THE PROPOSED SITE PLAN, SUBMITTED BY LECHONERA SAJOMA, LOCATED AT 1919 MCCOY ROAD, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL # 30-23-30-0000-00-017.

Chairman Holihan opened public hearing 2019-05-049.

April Fisher, City Planner, said the case is a proposed site plan to reuse the currently developed site with a vacant building that was formerly a gas station/patio store. The applicant is proposing to utilize the site as a restaurant. The Code requires a site plan approval before pulling a building permit to retrofit the interior of the building. They will be creating a temporary outdoor seating plan and currently meet the parking requirements of the code. The Code does not require any modifications for landscaping; however, the applicant was advised that they will need to update the landscaping because it is currently failing.

The applicant has taken the initiative to upgrade the landscaping on the site. April Fisher is recommending approval of the proposed site plan with the following conditions as follows,

1. A separate dumpster permit shall be required as part of the building permit process if the current dumpster facilities are being replaced/changes or do not comply with code; or, the applicant may submit a certification that the existing dumpster facilities comply with the code.
2. The restaurant shall maintain landscape enhancements.
3. If any additional outside lighting is ever needed, a lighting plan with foot-candle information shall be required as part of the building permit application process to ensure no light pollution occurs onto adjacent residential properties.
4. A separate sign permit application is required.

Alex Estevez, an applicant with offices at 1919 McCoy Rd, said they are looking to open an international food buffet-style restaurant with limited outside seating. He feels that the restaurant will benefit the residents and the visitors in with compatible priced home cooking rather than the surrounding fast food business in the area.

Vice Chairman Woods asked for clarification on the proposed parking for employees. Mr. Estevez said there is a 30-foot concrete slab in the back of the building that he would like to designate for employees down the road. Vice Chairman Woods noted to make that work he will need a 14-foot driveway (one way) which will not leave much room for maneuvering a vehicle.

Vice Chairman Woods further addressed the parking configuration and would like to see a striping plan designating before approval.

Chairman Holihan shared his concern with the outside seating and asked if it code addresses this issue. Ms. Fisher said the code is dated and silent to an outside seating situation. Chairman Holihan said his concern is approving the plan and ignoring the realistic number of spaces required for indoor and outdoor seating. Chairman Holihan said the Board might consider a condition to initially limit to a certain number of seats. April Fisher agreed with the condition.

Chairman Holihan asked since the applicant is not changing the inside of the building does it change the retention pond requirements. April Fisher said no.

Chairman Holihan closed board discussion and opened for public comment.

- Anna Marie Fiola residing at 2493 Trentwood Blvd shared asked the new business will sell alcohol and if they close at night. The applicant said they will not be selling alcohol and are open from 7am-7pm.

There is no further question; Chairman Holihan closed the public comment section.

Vice Chairman Woods asked for the section of the Code regarding parking vs. seating. Ms. Fisher said reference to the seating can be found in Section 50-72.

Board member Hobbs said the Board might want to require additional parking spaces based upon the outdoor seating. Discussion ensued.

Mr. Esteves asked on how the Board calculates parking if the service is mostly taken out. April Fisher said if the Code does not delineate a separate calculation for carry-out, then it will be calculated on the proposed seating and area that the code identifies.

Vice Chairman Woods moved the criteria of Section 54-79(f)(4) of the Belle Isle Development having been met to approve the proposed development site plan application under the following conditions,

- 1. Remove the reference on the site plan to the employee parking lot**
- 2. Provide a striping plan illustrating the required number of parking spaces.**
- 3. The applicant will represent that they will not sell alcohol and are open from 7-7pm**
- 4. Landscaping according to the Code in place at the time of the initial development of the site in 2004**
- 5. The restaurant shall maintain landscaping**
- 6. Any outdoor lighting plan must be submitted and approve by the City**
- 7. Require a separate Dumpster permit**
- 8. Require a separate Sign Permit**

April Fisher asked if the Board would like the applicant to come back before the Board or if they will allow the applicant to submit the required conditions to the staff for review and approval to move forward.

Board member Lane seconded the motion which passed 4:3.

4. Discussion on Land Development Changes – Fences, walls, and perimeter buffering

April Fisher gave a brief overview of proposed code language for overlays, fences, and wall to allow an administrative format to allow applications in the front yard on properties on Seminole Drive and Hoffner Avenue, as follows,

Fences on Hoffner Avenue or Seminole Drive. A fence, wall, or other structure in the nature of a fence, up to four feet in height, may be located within the required front yard setback on the residential property having frontage on Hoffner Avenue or Seminole Drive, provided that the fence complies with the following:

- a. Fences shall be located on private property, no closer than five feet from the edge of the sidewalk nearest the house;
- b. Structural and decorative posts or columns, not exceeding six feet in height or eighteen inches in width, and spaced no closer than six feet apart, from the center to center shall be permitted;
- c. The color, material, and design of the fence shall be compatible with the architecture of the dwelling unit on the property;
- d. Any screen landscaping and associated irrigation shall be installed and maintained on the street side of the fence;
- e. Gates, when in an open position, shall not block the sight distance of the abutting public street, walk, or right-of-way.

An additional consideration is that for lots with a depth greater than the specified number of feet (such as 450 feet); the fence must be no closer than sixteen feet from the edge of the sidewalk nearest the house. This could prevent a possible tunnel of wall effect if the fence/wall were to be placed closer to the street.

After discussion, Vice Chairman Woods motioned to table the discussion to the next scheduled meeting. Board member Lane seconded the motion which passed 4:3.

5. ADJOURNED

There being no further business Chairman Holihan adjourned the meeting at 7:45 pm.

Yolanda Quiceno
City Clerk, CMC