



CITY OF BELLE ISLE, FL

PLANNING & ZONING BOARD MEETING (RESCHEDULED FROM MARCH 28, 2023)

Held in City Hall Chambers 1600 Nela Avenue, Belle Isle

Held the 4th Tuesday of Every Month

Tuesday, April 11, 2023 * 6:30 PM

AGENDA

Planning and Zoning Board Members

District 5 member – Rainey Lane, 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

Welcome to the City of Belle Isle Planning & Zoning meeting. Agendas and all backup material supporting each agenda item are available at the City Clerk's office or the city's website at www.belleislefl.gov. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. CAUTION: Untimely filing by any appellant shall result in an automatic denial of the appeal.

1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag – Board Member**
3. **Approval of Minutes - na**
4. **Public Hearings**
 - a. PUBLIC HEARING CASE #2023-02-016 - PROPOSED SITE PLAN. PURSUANT TO BELLE ISLE CODE SEC. 54-82 (F) (3), THE BOARD SHALL REVIEW AND TAKE ACTION ON THE PROPOSED SITE PLAN REVIEW, SUBMITTED BY PAUL KUCK, CHIEF OPERATING OFFICER OF REGAL MARINE INDUSTRIES INC., C/O GARY DAVIS, FOR A PROPOSED BOAT MANUFACTURING DEVELOPMENT AT 2300 JETPORT DRIVE AND JETPORT DRIVE, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL #30-23-30-0000-00-011, 30-23-30-0000-00-012, 30-23-30-0000-00-027, AND 30-23-30-0000-00-029.
 - b. PUBLIC HEARING CASE #2023-03-001 -PURSUANT TO BELLE ISLE CODE SEC. 42-63 AND CODE SEC. 54-82 (F) (3), THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED SPECIAL EXCEPTION TO ALLOW A NEW BOAT MANUFACTURING FACILITY WITH RENOVATIONS TO THE EXISTING STRUCTURES IN ADDITION TO CONSTRUCTING AN OPEN CANOPY AND NEW PARKING STALLS ON AN INDUSTRIAL PROPERTY, SUBMITTED BY PAUL KUCK, CHIEF OPERATING OFFICER OF REGAL MARINE INDUSTRIES INC., C/O GARY DAVIS, AT 2300 JETPORT DRIVE AND JETPORT DRIVE, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL #30-23-30-0000-00-011, 30-23-30-0000-00-012, 30-23-30-0000-00-027, AND 30-23-30-0000-00-029.
 - c. PUBLIC HEARING CASE #2023-03-017. Notice is hereby given that the City of Belle Isle Planning & Zoning Board will conduct a public hearing at the aforesaid date, time, and place to take public comments, consider and make recommendations concerning the following proposed Ordinance: **ORDINANCE 23-1** - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA REZONING THOSE CERTAIN PROPERTIES OWNED BY THE CITY OF BELLE ISLE LOCATED AT 5903 RANDOLPH AVENUE, 906 WALTHAM AVENUE, 6300 HANSEL AVENUE, "SUB OF HARNEY HOMESTEAD C/53 LOT 9 (LESS W 224.28 FT OF LOT 9 & LESS E 228.47 FT OF SAID LOT 9 & LESS R/W ON N & S)", AND 6049 RANDOLPH AVENUE, ALSO KNOWN AS ORANGE COUNTY TAX PARCELS # 24-23-29-3400-00-073, 24-23-29-3400-00-092, 24-23-29-3400-00-094, 24-23-29-3400-00-095, AND 24-23-29-3400-00-114, FROM C-1, C-2, R-1A, AND R-2 ZONING DISTRICTS TO PLANNED DEVELOPMENT DISTRICT (PD); REZONING THAT CERTAIN PROPERTY OWNED BY CORNERSTONE CHARTER ACADEMY, INC. LOCATED AT 5929 HANSEL AVENUE, ALSO KNOWN AS ORANGE COUNTY TAX PARCEL #24-23-29-8820-00-050, FROM C-1 ZONING DISTRICT TO PLANNED DEVELOPMENT DISTRICT (PD); REZONING THAT CERTAIN PROPERTY OWNED BY PINE CASTLE METHODIST CHURCH, INC. LOCATED AT 942 FAIRLANE AVENUE, ALSO KNOWN AS ORANGE COUNTY TAX PARCEL #24-23-29-3400-00-093, FROM C-1 ZONING DISTRICT TO PLANNED DEVELOPMENT DISTRICT (PD); PROVIDING FOR CERTAIN PERMITTED, PROHIBITED AND SPECIAL EXCEPTION USES AND DEVELOPMENT STANDARDS AND REQUIREMENTS WITHIN THE PLANNED DEVELOPMENT; DESCRIBING THE PLANNED DEVELOPMENT INCLUDING ALL THE AFORESAID PROPERTIES AS THE CORNERSTONE CHARTER ACADEMY PD; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.
5. **Other Business**

APPEALS: "If a person decides to appeal (Belle Isle's City Code Section 42-71) any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F. S. 286.0105). A notice of appeal to the City Clerk should be submitted within fifteen (15) days after such recommendation or decision is made "Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-851-7730) at least 48 hours in advance of the meeting. --Page 1 of 2

6. Adjournment