



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

Held in City Hall Chambers 1600 Nela Avenue, Belle Isle

Held the 4th Tuesday of Every Month

Tuesday, October 22, 2024 \* 6:30 PM

**AGENDA**

**Planning and Zoning Board Members**

District 3 member – Randy Holihan, Chairman

Vice Chairman – District 4 member – Vinton Squires

District 1 member – OPEN | District 2 member – OPEN | District 5 member – Rainey Conduff

| 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 in the City Clerk's office or on the city's website at [www.belleislefl.gov](http://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 Hobbs**

**3. Approval of Minutes - na**

**4. Public Hearings**

- a. P&Z Case Number 2024-08-009: PURSUANT TO SECTION 54-80 (F) (4), THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON THE PROPOSED SITE PLAN FOR COMMERCIAL IMPROVEMENT, SUBMITTED BY APPLICANT PHILLIPS BUSWELL LLC, C/O JPC CONSTRUCTION INC., TO INSTALL THREE BOLLARDS LOCATED AT 6001 S. ORANGE AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID #24-23-29-8680-05-013.
- b. P&Z Case Number 2024-09-008: PURSUANT TO SECTION 50-102 (B) (5), 50-102 (B) (16), 30-133 (D) (3), 30-133 (E) (3), AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A FENCE EIGHT FEET IN HEIGHT ALONG THE NORTHERNLY SIDE YARD LOT LINE WITHOUT THE WRITTEN CONSENT OF ALL THE PROPERTY OWNERS WITHIN 50 FEET OF THE PROPOSED FENCE INSTALLATION, AND A REQUESTED VARIANCE TO ALLOW A FRONT YARD DRIVEWAY WITHIN THREE FEET OF THE NORTHERNLY SIDE LOT LINE AND ALLOW THE FRONT EDGE OF THE PREPARED SURFACE LESS THAN FIVE FEET FROM THE PAVED SIDEWALK CONTRARY TO THE CITY CRITERIA FOR PARKING ON A PREPARED SURFACE IN A RESIDENTIAL AREA, SUBMITTED BY APPLICANT CLAUDIA MUSTAFA, LOCATED AT 5208 DRISCOLL COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1222-00-020
- c. P&Z Case Number 2024-09-025: PURSUANT TO SECTION 50-73 (A), 54-75 (C) (9), AND 42-63, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED SPECIAL EXCEPTION TO ALLOW A TEN-FOOT REDUCTION OF THE FRONT YARD SETBACK FOR A NEW SINGLE-FAMILY RESIDENCE TO 20 FEET INSTEAD OF THE REQUIRED 30-FOOT FRONT YARD BUILDING SETBACK, SUBMITTED BY APPLICANT CASAGALAN LLC, LOCATED AT 4010 ISLE VISTA AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-0668-00-220.

**5. Other Business**

- a. Reschedule or Combine the November 26th and December 24th P&Z Meetings
- b. Schedule Discussion and Review of the City's Boat Dock Requirements
- c. Schedule Discussion and Review of the Overlay District (i.e. McCoy Road)

**6. Adjournment**