



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, January 28, 2025 * 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 at the City Clerk's office or the city's website at www.belleislefl.gov. Any person desiring to appeal against 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, District 7
3. **Approval of Minutes**
 - a. Approval of the P&Z Board Meeting Minutes - December 11, 2024
4. **Public Hearings**
 - a. P&Z Case Number 2024-12-001: PURSUANT TO SECTION 50-102 (A) (4) (A), 54-3 (E), AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW AND MAINTAIN AN ACCESSORY BUILDING WITHIN FIVE FEET OF THE SIDE AND REAR PROPERTY LINE AND MAINTAIN AN ENLARGED NONCONFORMING STRUCTURE, CONTRARY TO THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT ALEXIS HERNANDEZ, LOCATED AT 1606 IDAHO AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-23-071.
 - b. P&Z Case Number 2024-12-012: PURSUANT TO SECTION 50-102 (A) (4) (G), AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A 500-SQUARE-FOOT ACCESSORY BUILDING WITH AN ATTACHED PORCH, CONTRARY TO THE MAXIMUM ALLOWABLE SIZE FOR AN ACCESSORY STRUCTURE PER THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT ALEC EDDINGER C/O DETAILS CONSTRUCTION GROUP, LOCATED AT 3316 FLOWERTREE ROAD, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 29-23-30-1876-01-060.
 - c. P&Z Case Number 2024-12-024: PURSUANT TO SECTION 50-73 (A), AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A 30-FOOT REAR BUILDING SETBACK FOR A RESIDENTIAL BUILDING, INSTEAD OF THE REQUIRED 35-FOOT REAR BUILDING SETBACK, SUBMITTED BY APPLICANT WILLIAM E CARR, C/O JOHN CARR WITH JPC CONSTRUCTION, LOCATED AT 4228 KEZAR COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID #20-23-30-1661-00-900.
5. **Other Business**
 - a. Protocol and Disclosure
6. **Adjournment**