



**CITY OF BELLE ISLE, FL**  
**PLANNING & ZONING BOARD MEETING**  
Held in City Hall Chambers 1600 Nela Avenue  
Held the 4th Tuesday of Every Month  
Tuesday, July 27, 2021 \* 6:30 PM  
**AGENDA**

**Planning and Zoning Board Members**

District 1 member – David Woods, VChair | District 2 member – Christopher Shenefelt | District 3 member – Michael Statham  
District 4 member – Randy Holihan, Chair | District 5 member – Rainey Lane | District 6 member – Andrew Thompson  
District 7 member – Dr. Leonard Hobbs

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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 [cityofbelleislefl.org](http://cityofbelleislefl.org). 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.

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1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag – Board Member Hobbs**
3. **Approval of Minutes**
  - a. Approval of the May 25, 2021 minutes
4. **Public Hearings**
  - a. PUBLIC HEARING CASE #2021-07-001 - PURSUANT TO BELLE ISLE CODE SEC. 50-73 (A), SEC. 50-102 (A) (4), (5), AND (8) AND SEC. 42-64, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A BUILDING ENCROACHMENT WITHIN 50 FEET OF THE 86.9 CONTOUR LINE OR NORMAL HIGH WATER ELEVATION OF LAKE CONWAY, SUBMITTED BY APPLICANT ALAN LEOW LOCATED AT 2802 ALSACE COURT, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL #18-23-30-4385-04-241.
5. **Other Business**
  - a. Review and Discussion: Comp Plan Amendment Private Property Rights Element ORDINANCE NO. 21-09 - AN ORDINANCE OF THE CITY OF BELLE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF BELLE ISLE TO ADOPT A PRIVATE PROPERTY RIGHTS ELEMENT TO COMPLY WITH SECTION 163.3177, FLORIDA STATUTES; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND EFFECTIVE DATE.
  - b. Discussion of Accessory Dwelling Units
6. **Adjournment**