



CITY OF BELLE ISLE, FL

PLANNING & ZONING BOARD MEETING

Held in City Hall Chambers 1600 Nela Ave, Belle Isle, FL 32809

Held the 4th Tuesday of Every Month

Tuesday, February 24, 2026 * 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 – Robert Agrusa | 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 supporting materials for each agenda item are available at the City Clerk's office or on 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.

Notice is hereby given that the City of Belle Isle Planning and Zoning Board (P&Z) shall consider the requests listed below. Public hearings will be held in the City Hall Chambers, 1600 Nela Avenue, Belle Isle, FL 32809, at 6:30 p.m. or as soon thereafter as possible.

The public hearings are quasi-judicial. As such, any verbal or written communication with a member of the Board before these quasi-judicial hearings should be disclosed on the record or made a part of the record during the public hearing by or on behalf of the party who communicated with the Board member to allow any interested party an opportunity to inquire about or respond to such communication. Failure to disclose any such communication may place the party who ultimately prevails at the quasi-judicial hearing at risk of having the Board's decision overturned in a court of law due to prejudice against the party who was not privy to the ex parte communication. **Para más información sobre esta vista pública, favor de comunicarse con la ciudad al (407) 851-7730.**

1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag** – Board Member Dr. Hobbs, District 7
3. **Approval of Minutes**
 - a. Approval of P&Z Board Meeting Minutes - January 27, 2026
4. **Public Hearings**
 - a. **Planning and Zoning Case Number 2026-01-018:** PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-102 (A)(2) AND SECTION 50-102 (D)(1) TO ALLOW A SWIMMING POOL, DECK, AND SCREENED ENCLOSURE TO BE BUILT THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD AND FRONT YARD SETBACK AREAS, AND FROM SECTION 50-102 (B)(5)(A) FOR A FENCE TO BE LOCATED IN THE FRONT YARD HIGHER THAN FOUR FEET ABOVE NATURAL GRADE, SUBMITTED BY APPLICANTS LAWRENCE AND CHRISTINA CLIFFORD, THE PROPERTY OWNERS FOR THE PROPERTY LOCATED AT **4914 GRAN LAC AVENUE**, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-4386-03-810.
 - b. **Planning and Zoning Case Number 2026-02-004:** PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 TO ALLOW AN ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD SETBACK AREAS, SUBMITTED BY APPLICANT MILROY CONSTRUCTION, LLC, FOR THE PROPERTY LOCATED AT **5215 ST. REGIS PLACE**, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 19-23-30-4382-02-300.
5. **Other Business**
6. **Adjournment**