



## 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, January 27, 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 – Todd Zimmerman | 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 Board (P&Z) meeting. Agendas and all supporting backup material for each agenda item are available at 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 Board recommendation 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 P&Z shall consider the requests listed below. Public hearings will be held in the City Hall Chambers located at 1600 Nela Avenue, Belle Isle, FL 32809, at 6:30 p.m. or as soon thereafter as possible. The notated public hearings are quasi-judicial in nature. As such, any verbal or written communication with a member of the Board prior to 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 número (407) 851-7730.**

1. **Call to Order and Confirmation of Quorum**
2. **Appointment of Chairman and Vice Chairman - Sec 42-32(c)**
3. **Invocation and Pledge to Flag** – Board Member Hobbs, District 7
4. **Approval of Minutes**
  - a. Approval of P&Z Board Meeting Minutes - November 25, 2025
  - b. December 23, 2025 - No meeting scheduled
5. **Public Hearings**
  - a. **Planning and Zoning Case Number 2025-11-048:** 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)(4)(A) TO ALLOW A SHED TO BE BUILT THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD SETBACK AREAS AND THE REAR UTILITY EASEMENT, SUBMITTED BY APPLICANTS SEAN AND STACY ROONEY, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 2834 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-4391-04-410.
  - b. **Planning and Zoning Case Number 2025-12-001:** PURSUANT TO SECTION 54-79 (F) (4), THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED SITE PLAN TO ALLOW A NEW WALK-UP ATM WITH ADA RAMP, PARKING SPACE, AND ACCESS AISLE, BOLLARDS, AND ELECTRICAL SERVICE AND LIGHTING, SUBMITTED BY APPLICANT INFINITY GROUP, LLC, FOR THE PROPERTY LOCATED AT 5120 CONWAY ROAD, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 17-23-30-0000-00-062.
6. **Other Business**
7. **Adjournment**