



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

Tuesday, July 30, 2024 \* 6:30 PM

**MINUTES**

The Belle Isle Planning & Zoning Board met on July 30, 2024, at 6:30 p.m. at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Board member Thompson  
Board Member Holihan  
Board member Squires  
Board member Hobbs  
Board member Conduff

Absent was:

District 1 - OPEN  
District 2 - OPEN

City Manager Rick Rudometkin, Attorney Hilary Griffith, City Planner Raquel Lozano, and City Clerk Yolanda Quiceno were also present.

**1. Call to Order and Confirmation of Quorum**

Attorney Griffith opened the meeting at 6:30 p.m., and the Clerk confirmed the quorum.

**2. Invocation and Pledge to Flag – Board member Hobbs, District 7**

Board member Hobbs gave the invocation and led the pledge to the flag.

**3. Appointments**

- a. Appointment of Chairman
- b. Appointment of Vice Chairman

Board member Conduff nominated Randy Holihan for Chairman.

Board member Hobbs seconded the motion.

There being no further discussion, the motion passed unanimously 5:0.

Chairman Holihan nominated Vinton Squires for Vice Chairman.

Board member Conduff seconded the motion.

There being no further discussion, the motion passed unanimously 5:0.

**4. Approval of Minutes**

- a. Approval of meeting minutes - March 26, 2024
- b. Approval of meeting minutes - May 28, 2024
- c. June 25, 2024, Canceled - No meeting minutes
- d. July 23, 2024, Canceled - No meeting minutes

Board member Thompson moved to approve the minutes of March 26, 2024, as presented  
Board member Conduff seconded the motion which passed unanimously 5:0.

Board member Thompson moved to approve the minutes of May 28, 2024, as presented  
Board member Conduff seconded the motion which passed unanimously 5:0.

5. Public Hearings – na

6. Other Business

- a. Recommendation for Approval to Council Comprehensive Plan - Stephen Noto, RVi Planning & Landscape Architecture: "Phase 2" - Future Land Use, Capital Improvements, Infrastructure, Public School Facilities, Transportation Elements, and Concurrency Management System.

Stephen Noto presented the City's Comprehensive Plan long-range planning document. He provided the remaining elements for review and comment by staff and members of the Board. Mr. Noto presented the remaining five out of the nine elements. He stated that after the presentation and discussion he will be asking for a recommendation to move forward with the changes for Council approval at the next Council Meeting for transmittal to the State.

The elements presented included,

- Future Land Use - Related to the **future** general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. FLUE is vital in managing growth, preventing urban sprawl, providing for the broad framework for density, and regulating consistency and compatibility between uses.
- Capital Improvement Element - Considers the **needs and locations** for efficient use of public facilities. This includes a **five-year Capital Improvement Plan (CIP)** of any publicly funded projects.
- Infrastructure Element - Related to the management and provisions for all infrastructure facilities such as: Wastewater, Groundwater, Drainage, Intergovernmental Utility Coordination and Water Supply Facilities
- Public Schools Facilities Element Senate Bill 360 began in 2005 as a requirement for School Concurrency. Required adoption of a Public-School Facilities Element (PSFE) and an Interlocal Agreement (ILA) between the school board, the County, and Cities. The PSFE and ILA's are now optional, however many local agencies enforce the regulations of the original law.
- Transportation Element - Required Element per Statutes. Ensures the proper planning for a **safe, efficient, and convenient multimodal** transportation system within a City. This Element is coordinated with applicable metropolitan planning organizations, such as MetroPlan Orlando.
- Concurrency Management System - Additional of Public Schools Facilities Element requirements. The LDC has similar text and will require an update based on the proposed changes.

The Board discussed Sections 1.1.1B, 1.1.2 and 1.1.3, 1.4.46, 2.6.4. After discussion and there being no changes Board member Conduff moved to recommend the Comp Plan as presented to the City Council for approval to the State. Board member Squires seconded the motion which passed unanimously 5:0.

7. Adjournment

There being no further discussion, Chairman Holihan moved to adjourn, unanimously approved at 7:00 pm.