
NOTICE OF PUBLIC MEETING
April 23, 2019- 6:30 PM

CITY OF BELLE ISLE
PLANNING AND ZONING BOARD REGULAR SESSION

1. Call to Order, Confirmation of Quorum and Pledge to the Flag
2. Approval of the March 26, 2019 minutes
3. Discussion on Land Development Code Changes: Fences in the front yard, walls and perimeter buffering (Power Point)
4. Other Business
5. Adjournment

Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based, Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.

Belle Isle Planning and
Zoning Board Meeting
March 26, 2019

FENCES AND WALLS

**DEVELOPMENT CODE, CHAPTER IV, ARTICLE C,
SECTION 1 (B) FENCES: PROVIDING SEVERABILITY;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Belle Isle City Council has determined it is necessary to amend Chapter IV, Article C, Section 1 – Fences:

WHEREAS, the City of Belle Isle encourages visual openness and the preservation of the natural environment and although fences and walls are inconsistent with this intent they may be desired by residents for safety, noise abatement, and/or security; and

NOW, THEREFORE, BE IT ORDAINED THAT Chapter IV, Article C, Section 1(B) shall be amended as follows:

Section 1.

(B) *Fences and Walls:*

(1) For the purpose of this Ordinance, certain words used herein are defined as follows:

“Fence” shall mean a barrier erected upon, or immediately adjacent to, a property line for the purpose of separating properties, or for screening, enclosing and/or protecting the property within its perimeter. A fence may be constructed of materials including, but not limited to metal, wood, plastic, or other synthetic material. A fence shall not include construction site barriers, landscape treatments or privacy screens as defined herein.

“Wall” shall mean a barrier erected upon, or immediately adjacent to, a property line for the purpose of separating properties, or for screening, enclosing and/or protecting the property within its perimeter. A wall may be constructed of finished materials including, but not limited to concrete masonry units, precast concrete panels, bricks, concrete, stucco, or stone.

“Privacy Screen” shall mean a barrier erected within the interior of a parcel of property and not upon, or immediately adjacent to, a property line for the purpose of obscuring patios, decks, courtyards, swimming pools and other similar outdoor features, from observation by persons outside the perimeter of the property. Privacy screens shall not include landscape treatments.

(2) Scope

IN 2005, CITY
COUNCIL
CHANGED THE
CODE TO
PROHIBIT
FENCES AND
WALLS IN THE
FRONT YARD.

THE LANGUAGE IN THE CODE STATES NO FENCES OR WALLS SHALL BE PERMITTED IN FRONT YARDS.



7484 DAETWYLER DR, ORLANDO, FL 32812 2/16/2016 9:24 AM

there is conflict, the provisions of Chapter IV, Article A, Section 5(J) and Chapter IV, Article B, Section 3(D), shall prevail over this section 1(B).

(3) General Requirements for Fences, Walls, and Privacy Screens:

No fence, wall or privacy screen shall be installed, erected or maintained except in strict compliance with the following requirements:

- (a) Metal Fences - shall consist of new materials manufactured and/or treated in a manner to prevent rust and corrosion.
- (b) Wood Fences - shall be constructed of new materials and painted, stained or preserved in a manner to maintain the fence in good structural condition.
- (c) Plastic or other Synthetic Material Fences – shall be constructed of material specifically manufactured as fencing, only new such materials shall be used and they shall be treated and maintained in a manner to maintain the fence in good structural condition and with an appearance that is aesthetically compatible with the type of fence it represents.
- (d) Masonry Walls – shall be constructed of finished materials including, but not limited to concrete masonry units, precast concrete panels, bricks, concrete, stucco, or stone.
- (e) Privacy Screens – shall be an integral part of the design of and have an architectural texture, color, and material compatible with the residence on the property.

(4) Conformity, Permit Required:

No person shall erect, build, construct, or reconstruct any fence, wall, or privacy screen or any section or portion thereof unless the same shall conform to these requirements and specifications. No person shall erect or construct any fence, wall, or privacy screen, or dig, auger or otherwise prepare post holes without first obtaining a permit for zoning approval.

(5) Maximum Height and Permitted Locations of Fences, Walls and Privacy Screens:

(a) Except as provided in (b), below, fences and walls shall be limited to a maximum height of six (6) feet above natural grade in the rear and side yards. No fences or walls shall be permitted in front yards.

(b) A maximum fence height of 8 feet shall be permitted in the following situations:

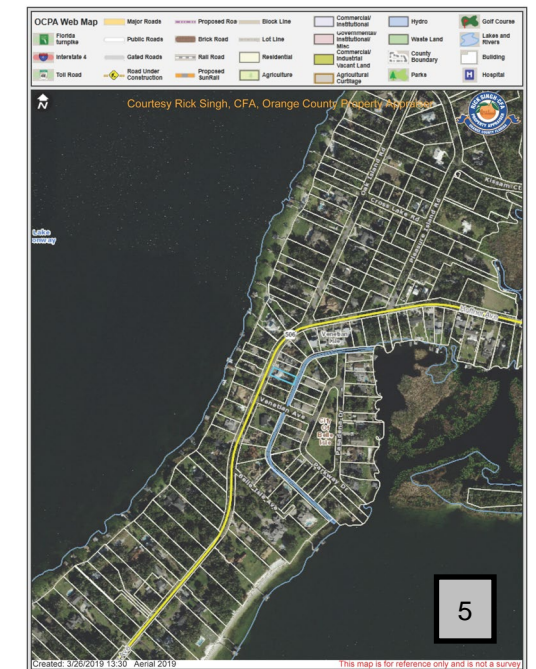
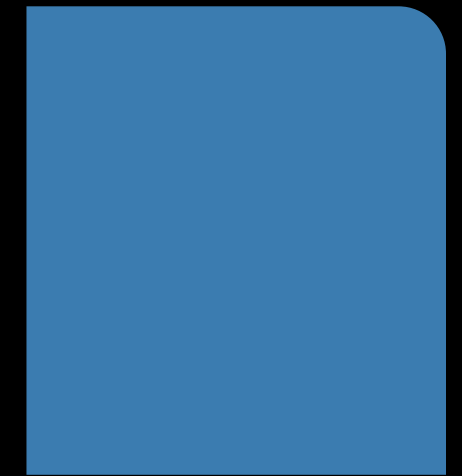
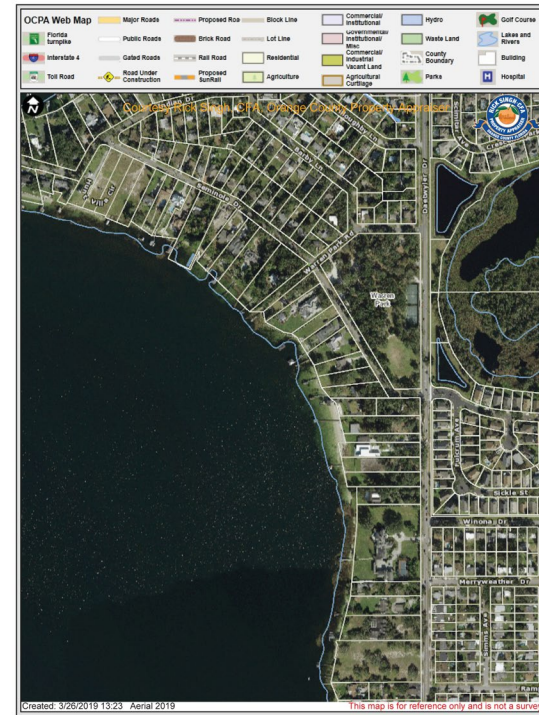
i. The property line along which the fence will be installed abuts a boat ramp

Common Characteristics:

Deep Lots

Busy Street Traffic

Many properties with existing fences/walls and gates





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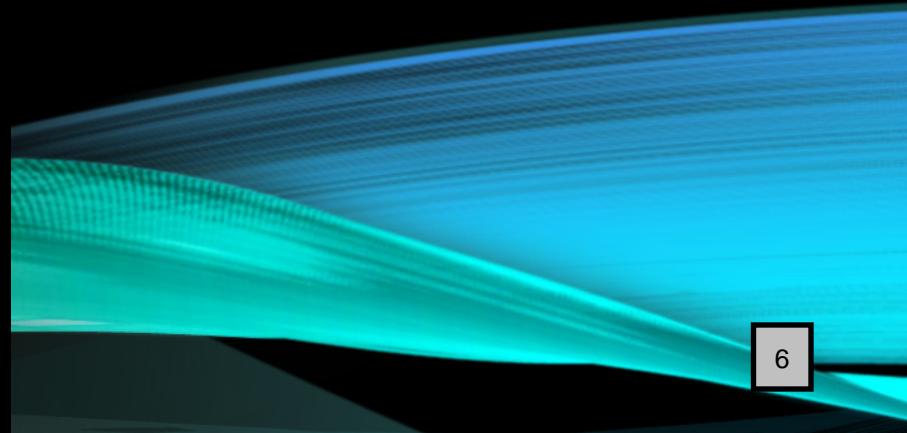


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302329438902130 09/29/2006

FENCES AND WALLS ON SEMINOLE AND DAETWYLER



FENCES AND WALLS ON HOFFNER AND OAK ISLAND



2221 HOFFNER AVE, ORLANDO, FL 32809 2/21/2018 2:20 PM



2235 HOFFNER AVE, ORLANDO, FL 32809 12/1/2015 2:21 PM



302318716001080 08/21/2006

OPTIONS FOR CONSIDERATION

Keep	Keep the code as it is and process variance requests
Create	Create an overlay that allows fences and wall along specified streets with specific criteria established in the code such as maximum height, design standards, and materials
Remove	Remove the prohibition on fences and walls in the front yard