



CITY OF BELLE ISLE, FL

PLANNING & ZONING BOARD MEETING

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

Tuesday, April 28, 2026 * 6:30 PM

MINUTES

The Belle Isle City Council met in a regular session on April 28, 2026 at 6:30 PM at the City Hall Chambers 1600 Nela Ave, Belle Isle, FL 32809 located at (enter address here).

Present was:

Absent was:

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 all backup material supporting each agenda item are available at the City Clerk's office or 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 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 mas información referente a esta vista pública, favor de comunicarse con la ciudad al número (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. P&Z Board Meeting Minutes - March 24, 2026
4. **Public Hearings**
 - a. **Planning and Zoning Case Number 2026-03-046:** 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 AND SECTION 54-132 (D) TO ALLOW A FRONT PORCH ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT ERIC D. KURITZKY, ARCHITECT, CBO, FOR THE PROPERTY LOCATED AT 2514 NELA AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 19-23-30-5888-02-060.
 - b. **Planning and Zoning Case Number 2026-04-007:** 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 ATTACHED TWO-CAR GARAGE ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT BEATA NARATH, PROPERTY OWNER, FOR THE PROPERTY LOCATED AT 1420 BELLE VISTA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-5306-01-100.
5. **Other Business**
 - a. Briefing on McCoy Overlay Consideration
6. **Adjournment**