



CITY OF BELLE ISLE, FL PLANNING & ZONING BOARD MEETING

Tuesday, February 24, 2026 * 6:30 PM
MINUTES

The Belle Isle Planning & Zoning Board met on February 24, 2026, at 6:30 p.m. at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Chairman Randy Holihan
Board member Squires
Board member Thompson
Board member Agrusa
Board member Conduff

Absent was:

District 2 - OPEN
Board member Hobbs

City Manager (CM) Rudometkin, Attorney Schaffer, City Planner April Fisher, Admin Assistant Lizary Simons, and City Clerk Yolanda Quiceno were also present.

1. Call to Order and Confirmation of Quorum

Chairman Holihan opened the meeting at 6:30 p.m., and the Clerk confirmed the quorum.

Chairman Holihan called for a motion to excuse Board member Hobbs.

Board member Squires moved to approve the excused absence for Board members Zimmerman, Thompson, and Conduff.

Board member Agrusa seconded the motion, which passed unanimously 4:0.

2. Invocation and Pledge to Flag – Board Member Conduff, District 5

Board member Conduff delivered the invocation and led the Pledge of Allegiance.

3. Approval of Minutes

a. Approval of P&Z Board Meeting Minutes – January 27, 2026

Board member Conduff moved to approve the minutes as presented.

Board member Squires seconded the motion, which passed unanimously 5:0.

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.

Chairman Holihan opened the public hearing.

CM Rudometkin read the P&Z Board Case Number 2026-01-018 by title.

April Fisher, City Planner, presented her staff report and said the lot is irregularly shaped. The front yard is also the side yard, and it meets the hardship test for a variance. Their application did not include the screen inclusion; however, the staff included it for future use. The fences are part of the variance because they also serve as the front and side yards. The portion considered the side yard is requested to be 6 feet in height. Staff finds that they meet the variance requirements and recommends approval.

Christina Clifford, the homeowner, stated that her application is for the installation of a pool in the side yard to avoid disrupting the big oak tree on her property. The taller fence is requested for privacy. Austin Kimmel from Exquisite Pool and Spa was present for questions.

Board member Agrusa noted that he is one of the neighbors and appreciates the application put forward.

There being no further questions Board member Squires moved, pursuant to Belle Isle Code 42—64, 50-102(A)(2) and 50-102 (D)(1) and 50-102 (B)(5)(A) to approve a swimming pool, deck, and screened enclosure to be built that would project into the required front yard and front yard setback areas, and 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. Board member Conduff seconded the motion, which passed unanimously 5:0.

April Fisher stated that there is a 15-day appeal period before completing the building permitting process.

- 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.

Chairman Holihan opened the public hearing.

CM Rudometkin read P&Z Board Case Number 2026-02-004 by title.

April Fisher, City Planner, presented her staff report and said the lot is irregular and has two fronts. The property is a corner lot, and the existing home sits over 30 feet back from each front of the lot. There is limited space to site the addition, and the proposed location on the property is the only possible one, on the interior side at the rear of the property. They are seeking a setback that will encroach into that side yard at a minimum. The front will meet the 7 ½, and the back at 6 feet; they will need a 10-foot rear yard setback. The addition is proposed to provide more living space for the family, and they desire to remain part of the community. Staff finds that they meet the variance requirements and hardship criteria and recommends approval.

The Contractor, Todd Milroy from Milroy Construction, was present to answer any questions. Scott Lane, property owner, stated that the proposed variance is requested to add additional living space for his family.

Board member Squire noticed that the neighbors have similar lot lines and asked if they had submitted for similar variances. Ms. Fisher said she was not aware that they did; however, the applicant did receive letters of support for the variance from surrounding and neighboring residents.

After discussion, Board member Agrusa moved to approve the requested variance Public Hearing #2026-02-004 with Parcel ID # 19-23-30-4382-02-300 to allow an addition to be built on an existing home to provide the family additional living space that will encroach into the rear setback by 25 feet and the interior side setback by 1.5 feet at the closest point, as shown on the accompanying plan.

Board member Squires seconded the motion, which passed unanimously 5:0.

April Fisher stated that there is a 15-day appeal period before completing the building permitting process.

5. Other Business

Chairman Holihan inquired about revisiting the discussion regarding the potential creation of an overlay district along McCoy Road, noting that he has observed a gradual deterioration of the area. CM Rudometkin responded that he and staff will need to reevaluate the corridor to determine what improvements are most needed to enhance and beautify the area. Staff is also coordinating with FDOT to address portions of the corridor that abut or fall under state jurisdiction. Following the discussion, the Board reached a consensus to direct the City Manager and staff to prepare a report identifying the areas of concern, current maintenance conditions, and potential steps moving forward for Council's consideration and future presentation.

6. Adjournment

There being no further business, Chairman Holihan called for a motion to adjourn, motion passed unanimously at 6:46 pm.