CITY OF BELLE ISLE, FL

PLANNING & ZONING BOARD MEETING

Held in City Hall Chambers, 1600 Nela Avenue, Belle Isle, FL
Held the 4th Tuesday of Every Month
Wednesday, November 18, 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 – 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 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. **Invocation and Pledge to Flag** - Board Member Conduff, District 5
3. **Approval of Minutes**
   a. Approval of the P&Z meeting minutes - June 23, 2026
   b. Approval of the P&Z meeting minutes - July 28, 2026
4. **Public Hearings**
   a. **Planning and Zoning Case Number 2026-10-001:** 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(A) TO ALLOW AN ROOFED PATIO COVER ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED REAR YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT NICHOLAS GAROFALO FOR THE PROPERTY LOCATED AT 4232 BELL TOWER COURT, BELLE ISLE, FL 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1618-00-620.
   b. **Planning and Zoning Case Number 2026-10-020:** 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(A) TO ALLOW AN ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD BUILDING SETBACK AREAS, SUBMITTED BY APPLICANT REBECCA GOLD FOR THE PROPERTY LOCATED AT 3200 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812, ALSO KNOWN AS PARCEL ID # 17-23-30-4379-01-500.
   c. **Planning and Zoning Case Number 2026-10-042:** 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)(G) TO ALLOW AN ACCESSORY STRUCTURE EXCEEDING THE MAXIMUM ALLOWED 300 SQUARE FEET, SUBMITTED BY APPLICANT RYAN MCNALLY (MCNALLY CONSTRUCTION) FOR THE PROPERTY LOCATED AT 2010 HOFFNER AVENUE, BELLE ISLE, FL 32809, ALSO KNOWN AS PARCEL ID # 18-23-30-3648-00-271.
5. **Other Business**
6. **Adjournment**

APPEALS: Please be advised that Section 286.0105, Florida Statutes, states that "if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, they will need a record of the proceedings, and that for such purpose, may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." A notice of appeal to the City Clerk should be submitted within fifteen (15) days after such recommendation or decision is made. "Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-851-7730) at least 48 hours in advance of the meeting (Belle Isle's City Code Section 42-71). –Page 1 of 1

CITY OF BELLE ISLE, FL

PLANNING & ZONING BOARD MEETING

Tuesday, June 23, 2026 * 6:30 PM

MINUTES

The Belle Isle Planning & Zoning Board met on June 23, 2026, at 6:30 p.m. at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:	Absent was:
Board member Squires	District 2 - OPEN
Chairman Randy Holihan	
Board member Agrusa	
Board member Conduff	
Board member Hobbs	
Board member Thompson	

City Manager (CM) Rudometkin, Attorney Langley, City Planner April Fisher, 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.
2. **Invocation and Pledge to Flag** – Board Member Hobbs, District 7
   Board member Hobbs delivered the invocation and led the Pledge of Allegiance.
4. **Public Hearings** – N/A
5. **Other Business**
   ORDINANCE NO. 26-03: AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 50, ARTICLE II, SECTIONS 50-32 AND 50-33 OF THE CITY CODE TO AMEND THE PROVISIONS GOVERNING SUBDIVISIONS AND LOT SPLITS AND DEFINITIONS, AND AMENDING CHAPTER 54, ARTICLE I, SECTION 50-3 OF THE CITY CODE GOVERNING NONCONFORMING USES; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

   CM Rudometkin read the Ordinance by Title.
   Attorney Langley presented proposed amendments to the subdivision regulations to simplify the code, clarify existing provisions, and address issues identified through recent litigation. The amendments eliminate the informal subdivision process and replace it with an opt-out provision for certain qualifying subdivisions. The revisions also provide clearer definitions of flag lots and lot-width measurements, establishing that lot width is measured from the required front setback line rather than from the right-of-way. The proposed code clarifies that flag lots may only be approved through a waiver granted by the City Council and establishes criteria for the Council to consider when reviewing such requests, including compatibility with the surrounding neighborhood, traffic safety, vehicle access, deed restrictions, and ensuring that no nonconforming uses remain after a lot split. The amendments also specify application requirements for plats consistent with state law, clarify the review process for right-of-way and easement vacations, and establish notice requirements for public hearings. Attorney Langley explained that all lot splits and plat approvals are quasi-judicial decisions subject to public hearings and Council review. Additional provisions authorize the City to recover consultant costs associated with processing subdivision and plat applications. Attorney Langley further noted that the amendments primarily clarify the flag lot approval process, establish more specific application requirements, and define the standards for approving lot splits.

   Board member Agrusa asked whether there is a cap amount established by the city. CM Rudometkin said that the recovery is only for what is incurred.

   Chairman Holihan asked for clarification that the Council has the full right to approve only, regardless of whether they meet the requirements. Attorney Langley said that the discussion applies only to requests for a flag lot. The proposed code prohibits flag lots unless an applicant requests a waiver from the City Council. The Council may approve a flag lot through the waiver process based on four specified criteria.

One criterion involves how the lot width is measured. The width is measured at the required front yard setback line rather than at the road frontage. For example, in the R-1A zoning district, where the front yard setback is 30 feet, the lot width would be measured at a point 30 feet from the road and continue from that point through the remainder of the lot.

Board member Conduff asked whether the lot is obscure and whether it applies to all applications or just new ones. Attorney Langley explained that the proposed amendments are intended to eliminate irregularly shaped lots in new subdivisions. Lot width must meet the minimum required width beginning at the required front yard setback and continue consistently through the depth of the lot. While the lot may vary in shape beyond that point, it must maintain the required minimum width. He clarified that the amendments apply only to newly created lots and do not affect existing lots. He further explained that lot width issues most often occur near the front of a property. Measuring the width from the required front setback, rather than at the road frontage, eliminates irregularities caused by curves or narrow frontages and provides a consistent standard for lot width throughout the remainder of the property.

After further discussion, Board member Conduff read Ordinance 26-03 by title and moved to recommend approval by the City Council. Board member Dr. Hobbs seconded the motion, which passed unanimously.

6. Adjournment

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

CITY OF BELLE ISLE, FL

PLANNING & ZONING BOARD MEETING

Tuesday, July 28, 2026 * 6:30 PM

MINUTES

The Belle Isle Planning & Zoning Board met on July 28, 2026, at 6:30 p.m. at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:	Absent was:
Board member Squires	District 2 - OPEN
Chairman Randy Holihan	Board member Thompson
Board member Agrusa	
Board member Conduff	
Board member Hobbs	

City Manager (CM) Rudometkin, Attorney Schafer, City Planner April Fisher, 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.

2. **Invocation and Pledge to the Flag** – Board Member Hobbs, District 7
   Board Member Hobbs delivered the invocation and led the Pledge of Allegiance.

3. **Approval of Minutes**
   a. Approval of P&Z Meeting Minutes - June 23, 2026
   Board member Agrusa moved to approve the minutes as presented.
   Board member Squires seconded the motion, which passed unanimously 5:0.

4. **Public Hearings** – N/A

   a. Planning & Zoning Public Hearing 2026-06-047 - 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 (A), TO ALLOW A REAR ROOFED ADDITION TO BE BUILT THAT WOULD PROJECT INTO THE REQUIRED REAR YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT TODD ZIMMERMAN AND RONNIE ZIMMERMAN, THE PROPERTY OWNERS FOR THE PROPERTY LOCATED AT 6517 CAY CIRCLE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-0600-01170.

   Chairman Holihan opened the Public Hearing 2026-06-047.
   CM Rudometkin read the Public Hearing by title.

   April Fisher, City Planner, presented the staff report and said Mr. and Mrs. Zimmerman submitted the variance request for a proposed balcony addition to the rear of the primary structure. Ms. Fisher explained that the addition is intended to align with the existing rear porch area and would not extend closer to the lake than the existing structure. The property has an irregular configuration, and erosion along the lakeside has affected the ability to meet the required 50-foot setback from the regulatory water elevation. She noted that the hardship relates to the property's configuration and existing conditions and was not self-created by the applicants. The requested variance represents the minimum relief necessary to accommodate the proposed addition. Ms. Fisher stated that the request meets the applicable variance criteria, is consistent with the surrounding neighborhood, and recommended approval. Mr. and Mrs. Zimmerman were present and available to answer the Board's questions.

   The applicants, Ronnie and Todd Zimmerman, addressed the Board regarding their variance request. Mrs. Zimmerman explained that they specifically sought a home in Belle Isle because they appreciate the community, want to be good neighbors, and want to ensure the improvements to their property are aesthetically appropriate. Mrs.

Zimmerman stated that they are seeking a relatively small setback variance, estimated at approximately six to eight feet depending on the measurement point. She noted that neighbors have given positive comments on the proposed construction and that a site visit was conducted earlier that day. She emphasized that they want to complete the project in accordance with City requirements and respectfully requested the Board's approval of the variance.

There being no further discussion, Board member Agrusa moved, pursuant to Section 42-64, to approve the requested variance from Section 50-73(A) to allow a variance to allow the rear roofed addition to be built that would project into the required rear yard building setback area, submitted by applicant Todd Zimmerman and Ronnie Zimmerman, the property owners for the property located at 6517 Cay Circle, Belle Isle, Florida 32809, also known as Parcel ID # 24-23-29-0600-01170. Board member Conduff seconded the motion, which passed unanimously 5:0.

Ms. Fisher advised the applicants that the City Code provides a 15-day appeal period following approval of the variance. Although the permitting agency is prepared to issue the permit, staff explained that the permit should not receive final approval until the 15-day appeal period has expired.

b. Planning & Zoning Public Hearing 2026-06-050 - 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 SECION SECTION 50-102 (B) (8) TO ALLOW THE ROUGH SIDE OF A FENCE TO FACE OUT, SUBMITTED BY APPLICANT PERRY WILSON, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 1602 OVERLOOK ROAD, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-11-090. 5. Other Business a. ORDINANCE NO. 26-04 - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 50, CITY OF BELLE ISLE CODE OF ORDINANCES; AMENDING SECTION 50-78 GOVERNING ARTIFICIAL TURF REQUIREMENTS; PROVIDING FOR DEFINITIONS; PROVIDING REQUIREMENTS FOR INSTALLATION AND MAINTENANCE OF IMPERVIOUS AND PERVIOUS ARTIFICIAL TURF; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Chairman Holihan opened the Public Hearing 2026-06-050.
CM Rudometkin read the Public Hearing by title.

April Fisher, City Planner, presented the staff report and said that the variance application related to a recently submitted fence permit. She explained that the sides of the fence are proposed with the finished or “pretty” side facing outward, as required by City Code. However, for the rear portion of the property, the applicant is requesting a variance to allow the finished side of the fence to face inward. Ms. Fisher stated that an existing fence behind the proposed rear fence makes it difficult to construct the new fence with the finished side facing outward. The applicant provided information with the application explaining the existing site conditions and the reason for the requested variance. After reviewing the applicable variance criteria, staff recommended denial, finding that the application did not meet all required criteria. Ms. Fisher clarified that the Board has the authority to consider the applicant’s testimony and circumstances and may reach a decision different from staff’s recommendation. The applicant was present to address the Board and answer questions.

Mr. Wilson, the applicant, addressed the Board and explained the existing conditions along the rear property line. He stated that two neighboring fences are already in close proximity to the proposed fence location: one chain link fence and one privacy fence. Because the existing fences belong to separate adjoining properties, constructing the rear portion of his fence with the finished side facing outward would be difficult without obtaining permission to remove or temporarily alter both neighboring fences. Mr. Wilson explained that a similar issue along one side of the property was resolved by coordinating with a neighboring property owner and replacing the existing fence. However, the rear property line involves two separate property owners, making that solution more difficult. He stated that the proposed rear fence would be approximately six to eight inches from the existing fences and that installing the pickets with the finished side facing inward is the most practical way to construct the fence in the available space. He expressed concern that moving the new fence farther into his property to allow conventional construction would create an inaccessible area between the fences that would be difficult to maintain. Mr. Wilson stated that vegetation and overgrowth could accumulate in that space and potentially become an eyesore for the adjoining properties. He emphasized that, due to the existing fence configuration and limited space, he did not believe there was a practical alternative for constructing the rear portion of the fence.

The Board asked about the letters and email submitted with the application from the three neighboring property owners. Mr. Wilson confirmed that the correspondence represented the adjoining neighbors affected by the proposed

fence and that all three supported the fence being installed as proposed. He noted that one neighbor was traveling in Greece and therefore provided his support by email. The Board asked whether the applicant had discussed removing the neighbors' existing fences and replacing them with the proposed fence. Mr. Wilson stated that he had raised the issue with the neighbors but that replacing the existing fences was not a practical solution and described efforts he had made to clean vegetation and other items along a neighboring property and fence line.

Mr. Wilson stated that he discussed the situation with City staff before proceeding and attempted to identify an alternative construction method. He stated that using screws or other methods to attach the fence in the limited space between the existing fences could affect the fence's durability and structural integrity. He explained that his normal construction method uses specific ring-shank nails designed to withstand weather conditions. He noted that he had communicated with the surrounding property owners, obtained their support, and believed the proposed configuration was the most practical way to construct the rear fence given the existing conditions.

The Board noted that a vinyl fence would also work. Mr. Wilson discussed alternative fencing materials, including vinyl, but said the neighboring property owners preferred a wood fence. He explained that he had spoken directly with the neighbors regarding both the type and placement of the proposed fence and had adjusted portions of the fence layout based on their preferences. Mr. Wilson said that, from his perspective, the proposed rear fence would look similar to what would exist if the adjoining property owners installed their own fences. In that situation, the finished or "pretty" side of the neighbors' fences would face his property. He acknowledged that because he is the applicant installing the fence, City Code requires the finished side to face the adjoining properties, which is the requirement for which he is requesting the variance. Discussion ensued on practical alternatives available for constructing the rear fence. The applicant questioned staff's recommendation for denial and explained that, as a licensed builder, he did not believe the fence could reasonably be constructed in the required orientation because of the existing neighboring fences and limited working space.

Ms. Fisher clarified that the recommendation was based on an objective application of the City's variance criteria. She explained that a variance is based on hardship and that all required criteria must be satisfied. In this case, staff identified other possible alternatives, including constructing a fence with two finished sides or moving the fence farther inside the applicant's property, which would eliminate the need for the variance.

The applicant stated that moving the fence inward would reduce the usable area of his property and create a space between the fences that would be difficult to access and maintain. He also expressed concern that using a different fencing material or construction method would increase costs and result in a mismatched fence. Board members noted that these considerations demonstrated that other construction options were available, even if they were less desirable or more costly to the applicant. The Board also discussed the physical placement of the proposed fence and the limited space between the applicant's proposed fence and the neighboring fences. The applicant explained the location of the posts, rails, and pickets and stated that constructing the fence with the finished side outward would require working through or extremely close to the existing fences. He noted that the fencing materials had already been purchased at a cost of approximately $1,700. Staff clarified that the original fence permit did not indicate that the rear fence would be constructed contrary to the Code requirement and that the issue regarding reversing the orientation of the fence was raised after the permit had been submitted and issued.

There being no further discussion, Board member Squires moved pursuant to Section 42-64, having not done that, to deny the requested variance from Section 50-02(B)8 variance for the rough side of fan space out submitted by Applicant Perry Wilson, the property owner for the property located at 1602 Overlook Road, Belle Isle, Florida 32809, also known as Parcel ID 2520 320-958-8411 090. Chairman Holihan seconded the motion, which passed 4:1, with Board member Conduff, nay.

5. Other Business

ORDINANCE NO. 26-04 - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 50, CITY OF BELLE ISLE CODE OF ORDINANCES; AMENDING SECTION 50-78 GOVERNING ARTIFICIAL TURF REQUIREMENTS; PROVIDING FOR DEFINITIONS; PROVIDING REQUIREMENTS FOR INSTALLATION AND MAINTENANCE OF IMPERVIOUS AND PERVIOUS ARTIFICIAL TURF; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

CM Rudometkin introduced Ordinance No. 26-04, amending Chapter 50 of the City Code regarding artificial turf requirements. He explained that the proposed ordinance is intended to bring the City's regulations into compliance with recently adopted Florida Department of Environmental Protection (FDEP) rules following state legislation that preempted certain local regulation of artificial turf. Attorney Shafer stated that most of the proposed ordinance mirrors the FDEP

requirements, including provisions governing installation, maintenance, pervious and impervious artificial turf, and setback from water bodies. The primary City-specific provision discussed was a proposed limit of 50 parts per million for PFAS, which staff explained was included because the FDEP regulation does not establish a specific numerical threshold. Staff stated that the limitation is intended to address potential environmental and water-quality concerns associated with PFAS in manufactured turf materials.

The Board discussed the proposed standards, including whether the 50-parts-per-million threshold could result in future variance requests and the requirement that artificial turf on certain properties not be installed within 50 feet of artificial or natural water bodies. CM Rudometkin clarified that the setback and other installation requirements are derived from the state/FDEP regulations and that the City has limited discretion due to state preemption.

After discussion, Board member Agrusa moved to advance approval of Ordinance No. 26-04 to the City Council for consideration. Seconded by Board member Conduff. The motion carried, 4:1, with Board member Holihan, nay.

6. Adjournment

There being no further business, Chairman Holihan called for a motion to adjourn, which was passed unanimously at 7:08 pm.

FISHER PLANNING & DEVELOPMENT SERVICES

April Fisher, A
PRESIDENT
407.494.8789
fisherpds@outlook.com

a.

October 20, 2026

Variance Application: 4232 Bell Tower Court

Planning and Zoning Case Number 2026-10-001:

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(A) TO ALLOW A ROOFED PATIO COVER ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED REAR YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT NICHOLAS GAROFALO FOR THE PROPERTY LOCATED AT 4232 BELL TOWER COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1618-00-620.

Project Description and Background:

This application is to allow a roofed patio cover addition to be added on an existing pool patio, attached to the house and will project into the required 35-foot rear yard building setback by 18 feet.

Staff Recommendation: Approve the requested variance to allow a roofed patio cover attached to the house that will project into the required 35-foot rear yard building setback by 18 feet, consistent with the accompanying plan for this application.

An evaluation based on the variance criteria for the application is below.

1. Special Conditions and/ or Circumstances (Section 42-64 (1) d):

This criterion is met by the fact that the house is sitting at the required rear building setback line and the pool patio is already built past that setback line, consistent with land development code requirements. The proposed structure is similar to a screened enclosure but the land development code defines screened enclosure with having open mesh on the roof. The proposed structure will have open sides with a solid roof as shown in the application photos.

2. Not Self- Created (Section 42-64 (1) e):

This criterion is met as there is no other space in the rear yard to add shade at the existing pool area without encroaching into the rear setback area.

3. Minimum Possible Variance (Section 42-64 (1) f):

The requested variance is the minimum possible variance needed to accommodate the structure as it is proposed to be located on the existing patio.

4. Purpose and Intent (Section 42-64 (1) g):

The requested variance is in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood as it meets the supporting criteria above.

Next Steps
The Board may approve the variance application as it is, with specific conditions, continue the application if additional information is requested, or deny the application.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Sec. 42-71.

Motion Examples:

1. Approve the requested variance to allow a roofed patio cover addition to be added on an existing pool patio, attached to the house and will project into the required 35-foot rear yard building setback by 18 feet, consistent with the accompanying plan for this application.
2. Deny the requested variance to allow a roofed patio cover addition to be added on an existing pool patio, attached to the house and will project into the required 35-foot rear yard building setback by 18 feet, consistent with the accompanying plan for this application [specify which standards are not met] or,
3. Continue the requested variance to allow a roofed patio cover addition to be added on an existing pool patio, attached to the house and will project into the required 35-foot rear yard building setback by 18 feet, consistent with the accompanying plan for this application. [specify information needed from the applicant]

MEMORANDUM

TO: Planning and Zoning Board
DATE: November 18, 2026
RE: Variance Application 4232 Bell Tower Court

Planning and Zoning Case Number 2026-10-001:

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(A) TO ALLOW AN ROOFED PATIO COVER ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED REAR YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT NICHOLAS GAROFALO FOR THE PROPERTY LOCATED AT 4232 BELL TOWER COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1618-00-620.

Background:

1. On October 1, 2026, the applicant submitted a Variance application and the paperwork.
2. On October 16, 2026, letters to the abutting property owners were mailed within 300 feet of the subject property, and a legal advertisement was placed in the Orlando Sentinel on October 17, 2026.
3. The Public Hearing was rescheduled to November 18, 2026; letters to the abutting property owners were mailed on November 5, 2026, and a legal advertisement was placed in the Orlando Sentinel on November 7, 2026.

The Board may adopt all, some, or none of these determinations as part of its findings of fact and add any additional findings of fact presented at the public hearing. The Board must determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE: I MOVE PURSUANT TO SECTION 42-64 TO APPROVE REQUESTED VARIANCE FROM SECTION 50-73(A) TO ALLOW A ROOFED PATIO COVER ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED REAR YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT NICHOLAS GAROFALO FOR THE PROPERTY LOCATED AT 4232 BELL TOWER COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1618-00-620.

SAMPLE MOTION TO DENY: "I MOVE PURSUANT TO SECTION 42-64 **HAVING NOT BEEN MET** {*state only the subsections below that are not satisfied]*, **TO DENY** THE REQUESTED VARIANCE FROM SECTION 50-73(A) FOR A ROOFED PATIO COVER ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED REAR YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT NICHOLAS GAROFALO FOR THE PROPERTY LOCATED AT 4232 BELL TOWER COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1618-00-620.

Or the Board can request that it be tabled to a date certain to allow for revisions, as discussed.

SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship, and that said hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions.
SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.
SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

MEMORANDUM

TO: Planning and Zoning Board
DATE: October 27, 2026
RE: Variance Application 4232 Bell Tower Court

Planning and Zoning Case Number 2026-10-001:

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(A) TO ALLOW AN ROOFED PATIO COVER ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED REAR YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT NICHOLAS GAROFALO FOR THE PROPERTY LOCATED AT 4232 BELL TOWER COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1618-00-620.

Background:

1. On October 1, 2026, the applicant submitted a Variance application and the paperwork.
2. On October 16, 2026, letters to the abutting property owners were mailed within 300 feet of the subject property, and a legal advertisement was placed in the Orlando Sentinel on October 17, 2026.

The Board may adopt all, some, or none of these determinations as part of its findings of fact and add any additional findings of fact presented at the public hearing. The Board must determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE: I MOVE PURSUANT TO SECTION 42-64 TO APPROVE REQUESTED VARIANCE FROM SECTION 50-73(A) TO ALLOW A ROOFED PATIO COVER ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED REAR YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT NICHOLAS GAROFALO FOR THE PROPERTY LOCATED AT 4232 BELL TOWER COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1618-00-620.

SAMPLE MOTION TO DENY: "I MOVE PURSUANT TO SECTION 42-64 **HAVING NOT BEEN MET, TO DENY** *[use only if NONE of the justifying criteria have been met] the requirements of, Subsections: [state only the subsections below that are not satisfied] having NOT been met; [may be used in addition to above or alone]* THE REQUESTED VARIANCE FROM SECTION 50-73(A) FOR A ROOFED PATIO COVER ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED REAR YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT NICHOLAS GAROFALO FOR THE PROPERTY LOCATED AT 4232 BELL TOWER COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1618-00-620.

Or the Board can request that it be tabled to a date certain to allow for revisions, as discussed.

SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship, and that said hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions.
SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.
SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

City of Belle Isle
1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

Variance and Special Exception Application

City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code

APPLICANT Nicholas Garofalo	OWNER Nicholas Garofalo
ADDRESS 4232 Bell Tower Ct Belle Isle, Fl 32812	PROJECT ADDRESS 4232 Bell Tower Ct Belle Isle, Fl 32812
CONTACT NUMBER 407-230-6098	OWNER'S CONTACT NUMBER 407-230-6098
EMAIL ngarofalo1229@gmail.com	OWNER'S EMAIL ngarofalo1229@gmail.com
PARCEL ID# 20-23-30-1618-00-620	
LAND USE CLASSIFICATION 0100 - Single Family	ZONING DISTRICT BI-R-1-AA
SECTION OF THE CODE VARIANCE REQUESTED ON X Sec. 50-73(a); Sec. 42-64	X **Variance Fee $300** _____ **Special Exception $750**

DETAILED VARIANCE REQUEST

Variance from the 35-foot rear setback to 17 feet for an attached 18-foot by 18-foot aluminum patio cover. The existing rear of the house is at the required 35-foot setback. The proposed attached roof extends 18 feet into the rear setback. The request applies only to this attached roof projection and does not relocate or enlarge the existing residence.

- The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within nine (9) months. Further, the requested user does not violate any property deed restriction.
- By applying, I authorize the City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies.
- The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies.

APPLICANTS SIGNATURE	OWNER'S SIGNATURE

X VARIANCE	___SPECIAL EXCEPTION	___OTHER	P&Z CASE NUMBER	DATE OF HEARING
			2026-10-001	10-27-26

VARIANCE

Sec. 42-64. - Variances. The Board shall have the power to approve, conditionally approve or deny applications for a variance from the terms of the Land Development Code.

Criteria. The Board shall not approve an application for a variance from terms of the Land Development Code unless and until:

a. A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city manager's designee shall refer the application to the board.

b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.

c. The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.

d. It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.

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Variance and Special Exception Application

e. It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land Development Code or for the purpose of obtaining a variance.
f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.
h. The board shall find that the preceding requirements have been met by the applicant for a variance.

The Board shall find that the preceding requirements have been met by the applicant for a variance.
(2) *Violations of conditions.*

a. In granting any variance, the Board may prescribe appropriate conditions and safeguards to comply with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Land Development Code and punishable in accordance with this article. At the Board's discretion, such variance may be revoked for violation of the condition and safeguards.
b. The Board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed. Under no circumstances, except as permitted above, shall the Board grant a variance to allow a use not generally or by special exception allowed in the zoning district involved or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of land, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

SPECIAL EXCEPTION

Applications submitted must meet all of the above criteria before the Board can grant a variance. The applicant bears the burden of proof that they comply with the criteria.

A special exception addresses the compatibility of uses, differing slightly from a variance. The approval of a special exception depends on how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for a special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. (See Above)
2. The Board shall find that it is empowered under the section of the zoning ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.
3. It is determined that public health, safety, comfort, order, convenience, prosperity, morals, or general welfare is promoted, protected, or improved.

General Information

1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period allows all aggrieved parties to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where they feel the Planning and Zoning Board erred in their decision. Belle Isle's City Council will then hold an appeal hearing.
4. Sec 42-61 thru 41-72—Variances and special exceptions granted by the Board will become void if a permit necessary for utilizing the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board.

FOR OFFICE USE ONLY:
FEE: ✓ **$300 VARIANCE**
_____ **$750 SPECIAL EXCEPTION**

10-1-26 (Date Paid) CC205435689 (Check/Cash) YB (Rec'd By)

City of Belle Isle
1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

ABOUT YOUR PUBLIC HEARING

The following information is provided to assist applicants in applying for a variance, special exception, or use determination. The City of Belle Isle's Planning and Zoning Board, which comprises seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions, and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

A written application for a **variance must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month.** The application **MUST** include:

a. X $300 filing fee for a Variance: _____$750 filing fee for a Special Exception
b. a completed application form,
c. proof of ownership of the property, or a notarized statement from the owner with the representative's information,
d. Ten (10) copies of a plot plan or survey showing all improvements to the property, ten copies of a scale drawing of the planned construction, illustrated on the survey, and digital format for large-scale documents is required.
e. For boat dock variances, the survey must clearly illustrate Lake Conway's Normal High Water Line elevation (NHWL).
f. A narrative addressing how the variance complies with the following:

*Standards of Variance Justification	Section 42-64 of the Land Development Code (LDC) states that no application for a Zoning Variance shall be approved unless the Planning and Zoning Board finds that all of the following standards are met. Please answer each bold-text question in a separate typed or written document and submit it to the City as part of your variance request.
Special Conditions and/or Circumstances Section 42-64 (1) d	The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship. That hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions. **WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY?** **WHAT WOULD BE THE UNNECESSARY HARDSHIP?**
Not-Self- Created Section 42-64 (1) e	The applicant must prove that the special conditions and circumstances do not result from the applicant's actions. A personal (self-created) hardship shall not justify a variance; i.e., when the applicant creates the alleged hardship, they are not entitled to relief by their conduct. **HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?**
Minimum Possible Variance Section 42-64 (1) f	The applicant must prove that the zoning variance is the minimum variance that will make the reasonable use of the land, building, or structure possible. **CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY?** **LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.**
Purpose and Intent Section 42-64 (1) g	The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code, and such variance will not be injurious to the neighborhood, detrimental to public welfare, or contrary to the public interest. **WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE, ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC).**

***For a variance application from Sec. 50-102 (b) fences and walls, please also identify how you comply with the variance criteria identified in Sec. 50-102 (b) (16). Please note that for a fence variance, you do not have to comply with Sec. 42-64 (1) d and (1) f.**

SUPPLEMENTAL VARIANCE JUSTIFICATION

Property: 0100 – Single Family **Zoning:** BI-R-1-AA

Requested variance: Relief from the 35-foot rear building setback for an attached 18-foot-deep by 18-foot-wide patio cover, resulting in a 17-foot rear setback for the proposed covered area.

1. Special Conditions and Circumstances — §42-64(1)(d)

The existing single-family residence is already established with its rear building line at the required 35-foot rear setback. The proposed improvement is an attached roof extension from that existing residence rather than a detached accessory building. The City Code establishes a 35-foot rear setback for the BI-R-1-AA district, and the proposed attached roof is therefore subject to the principal-building setback. The special circumstance presented by this request is the existing location and configuration of the principal residence, together with the proposed attached form of the improvement. Literal application of the 35-foot setback would prevent the owner from extending the covered outdoor living area 18 feet beyond the existing rear wall while maintaining the same attached design.

2. Not Self-Created — §42-64(1)(e)

The existing residence and its established rear building line were not created for the purpose of obtaining this variance. The requested relief arises from the existing placement of the principal residence and the City's treatment of a roof-connected improvement as part of the principal building. No lot reconfiguration, artificial grading, or other action has been undertaken to create the setback condition. The requested variance is being sought only because the proposed improvement is attached to the existing residence.

3. Minimum Possible Variance — §42-64(1)(f)

The proposed improvement is limited to an 18-foot-deep by 18-foot-wide covered patio. The request is limited to the 18-foot projection necessary to provide that specific covered outdoor area. It does not request a reduction of the rear setback for the existing residence, does not seek authority for a separate dwelling or detached building, and does not request a blanket reduction applicable to future construction elsewhere on the property. A shallower cover would not provide the proposed 18-foot covered area. The variance is therefore limited to the footprint and depth of the proposed attached roof.

4. Purpose and Intent — §42-64(1)(g)

The proposed patio cover is a residential improvement accessory to the existing single-family home. It will remain open-sided and will not create a separate residence or commercial use. The proposed 18-foot projection will terminate 17 feet from the rear property line. The improvement is intended for ordinary residential outdoor use and will remain on the applicant's property. Approval would not alter the residential character or use of the property. The final construction will be subject to the City's permitting, structural, drainage, and other applicable requirements.

Requested Board Action

The applicant respectfully requests approval of the variance under §42-64 to permit the proposed 18-foot-deep attached patio cover, reducing the applicable rear setback from 35 feet to 17 feet for the proposed covered area only, subject to any reasonable conditions the Planning and Zoning Board determines appropriate.

CITY OF BELLE ISLE - VARIANCE SUPPLEMENT

Property: 4232 Bell Tower Ct., Belle Isle, FL 32812

Applicant/Owner: Nicholas Garofalo

1. Special Conditions and/or Circumstances - Sec. 42-64(1)(d)

The property is subject to a 35-foot rear building setback. The proposed improvement is an attached 18-foot-deep patio cover extending from the rear of the existing residence. Literal enforcement of the setback would prevent the applicant from constructing the proposed attached covered outdoor living area in the location immediately adjacent to the existing residence. The requested relief is limited to the portion of the attached structure that projects into the required rear setback.

2. Not-Self-Created - Sec. 42-64(1)(e)

The requested variance is driven by the existing site configuration, the applicable rear setback requirement, and the private restrictions applicable to the property. The applicant did not create these zoning or private restrictions for the purpose of obtaining a variance.

3. Minimum Possible Variance - Sec. 42-64(1)(f)

The applicant has considered whether the proposed covered outdoor living area can be accomplished through a detached or stand-alone structure. The Association's private restrictions applicable to the property do not permit the proposed improvement to be constructed as a stand-alone/detached structure. Accordingly, a detached structure is not a feasible alternative for this property. The applicant is therefore requesting only the minimum variance necessary to construct the proposed 18-foot-deep attached patio cover while maintaining the existing residence and complying with the applicable private restrictions.

4. Purpose and Intent - Sec. 42-64(1)(g)

The proposed patio cover is open-sided and attached to the existing residence. It is intended for residential outdoor use and will not create additional dwelling units, increase traffic, or alter the residential use of the property. The improvement will remain within the applicant's property and will be constructed in accordance with applicable permitting and building requirements. The requested variance is limited to the rear setback projection necessary for the attached cover.

HOA language is included as stated by the applicant and should be supported by the applicable recorded governing document before submission.

Garofalo

In accordance to Plat Book 36, page 3, Conway Groves Unit 1 Dedication has Tract "A" for neighborhood retention. RL 10/10/22 Onsite retention to 4232 Bell Tower Ct is optional.

ASD ALUMINUM SCREEN DESIGN
Aluminum & Construction Engineering

MICHAEL THOMPSON
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***Plan Types:**

- ☐ Screen Room ☐ Sun Room ☐ Fill In
- ☐ Pool Screen/Cage (Non-Removable Screen – Designed to withstand actual Wind Speed)
  - ☐ Expansion View (Non Standard)
- ☐ Car Port ☑ Patio Cover
- ☐ Pergola
- ☐ Swimming Pool (Non Standard)
- ☐ Summer Kitchen (Non Standard)
- ☐ Other _____

* ☑ Standard ☐ Non Standard ☐ Revision ☐ Commercial ☐ $75.00 Rush Fee

***Project Address:** 4232 Bell Tower Court

***City:** Belle Isle, Fl. 32812 **Date:** 07/09/2026

***Contractor/Company Name:** US Aluminum Services
***Address:** 2211 W. Washington Street
***City:** Orlando, Fl.
***Zip Code:** 32805
***Phone/Fax:** 407-237-3128
***Email:** bwalter@us-aluminum.com

***Choose One:** ☐ Mail ☐ Pick Up ☑ E-File ☐ Fed Ex/UPS* _____# of Copies

☑ Single PDF
☐ Each Page Separate

*(For FedEx option go to www.aluminumscreendesign.com and provide FedEx/UPS account #)

*** Payment:** ☐ Check ☑ Credit Card*

*(For Credit Card option go to www.aluminumscreendesign.com to pay by credit card)

Engineering prepared by:

ASD

Engineer: Michael Thompson, MSc, P.E. (P.E. # 47509)
4401 Vineland Road- Suite A6 Orlando, FL 32811
Office:888-607-0747 or 407-734-1470 Cell: 407-721-2292
Project Manager Paul Thomas 386-479-9504 Fax: 888-923-8181
Email: aluminumscreendesign@yahoo.com
Website: www.aluminumscreendesign.com **CA#30930**

ASD ALUMINUM SCREEN DESIGN
Aluminum & Construction Engineering

MICHAEL THOMPSON
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* Ultimate Wind Speed (mph): 130 Exposed Category: C Risk Category: 1

☐ Screen Room ☐ Fill In ☐ Sun Room (Window Type ☐ Vinyl or ☐ Glass)
Roof Type: ☐ Insulated ____" ☐ Pan Roof ____"
Roof Connecting to: ☐ Gutter ☐ Fascia ☐ Block Wall ☐ Conventional Wall ☐ 4th Wall ☐ Riser
Front Wall: Uprights ____X____ Top Plate ____X____ Bottom Plate ____X____ Chair Rail ____X____
Side Wall: Uprights ____X____ Top Plate ____X____ Bottom Plate ____X____ Chair Rail ____X____
Roof Ridge Beam (gable style): Beams ____X____ Kick Plate ____

Pool Screen/Cage :
Roof Type: ☐ Dome ☐ Gable ☐ Mansard/Hip ☐ Flat/Slope
Roof Connecting to: ☐ Gutter ☐ Fascia ☐ Block Wall ☐ Conventional Wall ☐ Riser
Roof: Beams ____X____ Front Wall: Uprights ____X____ Purlin ____X____ Chair Rail ____X____
Side Wall: Uprights ____X____ Chair Rail ____X____
Expansion View: Beams ____X____ Post ____X____ Kick Plate ____

☐ Car Port ☑ Patio Cover or ☐ Pergola (pergola material ☑ Aluminum ☐ Wood)
Roof Type: ☑ Insulated 4 " ☐ Pan Roof ____" ☐ None (Pergola Only)
Roof Connecting to: ☑ Gutter ☐ Fascia ☐ Block Wall ☐ Conventional Wall ☐ 4th Wall
Beams 2 X 8 Post 4 X 4 Pergola Purlins ____ X ____
Roof Ridge Beam (gable style): Beams ____X____

Swimming Pool ☐ Gunite ☐ Fiberglass Overall Deck SQ FT _____

☐ Summer Kitchen

Concrete:
☐ Existing ☐ New 4" w/6" Thickened Edge ☐ Pier _____X_____X_____
☐ Ribbon Footer ____X____ With _____#_____Rebar
☐ Pavers with Footer ____X____ With _____#_____Rebar

Other: _____

Note: In the event that there is a conflict with the design plans and general notes and design standard, the contractor shall utilize the more stringent dimensions and member sizes prior to ordering materials, fabrication and/or construction between the plans and the general notes and design standard.

Engineer: Michael Thompson, MSc, P.E. (PE#47509)
4401 Vineland Road Suite A6, Orlando, FL 32811
(CA#30930)-Ph 407-734-1470/Fax 407-734-1790

MICHAEL A. THOMPSON LICENSE No. 47509 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMPSON
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General Notes & Design Standards

(Unscreened Patio Room Enclosure)

The following are general design standards. More stringent design standards may be noted on the plans. In the event of a conflict in plans and/or design standard dimensions and/or member sizes, the contractor must utilize the more stringent dimensions and/or member sizes prior to ordering materials, fabrication and/or construction.

Design Codes:
Florida Building Code 2023 (8th Edition)
Aluminum Design Manual 2020
ASCE 7-22

Design Loads:
Pursuant to FBC Chapters 16 & 20
Ultimate Wind: **-130 MPH** (FBC Table 2002.4) (35 psf)
Risk Category:-See attach site specific plan sheet (FBC Table 1604.5)
Exposure Category: -See attach site specific plan sheet (FBC 1609.4.3)

Additional Load requirements:
Structural members supporting screened enclosures are designed for wind in both of two orthogonal directions using the pressures given in Table 2002.4. Each primary member is also designed for a 300 pound load applied vertically downward along any 1 foot of any member, not occurring simultaneously with wind load. In addition to wind pressures, purlins is also be designed for a 200 pound load applied vertically downward along any 1 foot of any member, not occurring simultaneously with wind load.

Design Basis:
Allowable Stress Design (ASD) =Allowable Strength Design (ASD) divide by safety factor

General Requirements:
Reproductions of contract drawings by contractor in lieu of preparation of shop drawings signifies acceptance of information shown as correct and obligates himself to any expense, real or implied, arising from their use.

A change to the structural drawings due to the acceptance of alternates and/or substitutes is the responsibility of the contractor and must be submitted to the engineer for approval.

The general contractor and each subcontractor shall review the approve construction plans in its entirety and verify all existing conditions prior to the start of any work. All inconsistencies shall be reported to the designer and/or structural engineer, if needed. Should contractor construct the premises in a fashion not consistent with the plans prepared by the designer and/or structural engineer, or in any fashion, change the plans and drawing without the review and approval from the designer and/or structural engineer. Then designer and/or structural engineer shall bear no responsibility or liability for the construction of premises and accuracy of the drawings.

Foundation and Earthwork:
Applicable only when unsuitable soils are encountered.
When unsuitable soils are encountered as specified bearing strata, notify owner's representative/engineer.
Soil bearing capacity – 2,000 psf Minimum

Provide neat excavation for footing and place concrete immediately after excavation and inspection.

Pump water from footing excavation if greater than one inch.
Compact all fill to 95% ASTM D698 density.

Unit soil weight = 105 pcf
Internal angle of friction = 30 degrees

Coeff. Of friction between footing and soil = 0.5

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Structural Aluminum:
Conform to latest edition of Florida Building Code and Aluminum Design Manual standard practice for aluminum design.

All aluminum shall be 6005-T5 (E= 10,000 ksi; Fy = 35 ksi) with a minimum wall thickness of 0.046"

Splicing prohibited without prior approval as to location and type.

Burning of holes in aluminum members is prohibited. Any member with burned holes must be replaced.

Aluminum Protection:
Shall be pursuant FBC 2003.8.4. Aluminum surfaces in contact with dissimilar materials, lime-mortar, concrete, or other masonry materials, shall be protected with powder coated or ESP paint or alkali-resistant coatings, such as heavy-bodied bituminous paint or water-white methacrylate lacquer.

Screws:
Aluminum self-tapping screws shall conform to ASME B18.6.4 specification.
Self –tapping screws shall meet the requirements of ADM J.5
Maximum fastener spacing shall not exceed (3+20t) where "t" is the member thickness in inches.
For roofing and siding connection, use minimum #12 screws for end and side laps spaced at 12" max for side lap and end lap fasteners shall be no more than 2" from the end of overlapping sheets.
For bottom plate and column base, secure with ¼" tapcons a minimum embedment of 1 1/8" and 2 ¼" respectively into concrete footer.

Bolts:
Bolts and other fasteners shall be aluminum, stainless steel, hot-dip or electro-galvanized steel. Double cadmium plated steel bolts may also be used. Bolt holes diameter shall not exceed 1/16" larger than the bolt diameter and shall be spaced at a minimum of 2.5 times the bolt diameter with minimum edge distance of 1.5 times the bolt diameter.
Bolts shall meet the requirements of ADM J.3

Concrete:
Conform to ACI 318, latest edition and ACI 301
Compressive Ultimate Strength (Minimum at 28 days) shall be 3000 psi
Exposed chamfer edges shall be ¾"

Reinforcing Steel:
Conform to ACI 318 and 315, Latest edition
All reinforcement steel shall be ASTM A615 Grade 60.
Smooth dowels & ties shall be ASTM A185
Welded Wire Fabric shall be ASTM A185 or A82 (Flat sheet).
Deformed bar anchors shall be ASTM A496, Grade 70
Cover: Footing 3"

Washer:
Washers shall be used under bolt heads and under nuts.

Hole Alignment:
Poor matching holes must be rejected. Contractor shall prevent holes from drifting and distort the metal. All chips and foreign matter between contacting surfaces shall be removed before assembly.

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Beams & Uprights:
In the event of a conflict with the values in this table and the site specific plan, the contractor must utilize the more stringent dimensions and/or member sizes between the site specific plan and the below applicable span limitations prior to ordering materials, fabrication and/or construction.

130 MPH

PRIMARY HEADER BEAM MEMBERS-OPEN COVERED PATIO-(No Screen Insert)

SIZE	3" Insulated/Pan Roof Span Maximum Roof Span = 6'-0"	3" Insulated/Pan Roof Span Maximum Roof Span = 8'-0"**	3" Insulated/Pan Roof Span Maximum Roof Span = 10'-0"**	3" Insulated/Pan Roof Span Maximum Roof Span = 12'-0"**	3" Insulated/Pan Roof Span Maximum Roof Span = 15'-0"**
2 X 4	10'-0"	9'-0"	9'-0"	8'-0"	8'-0"
2 X 5	13'-0"	12'-0"	11'-0"	10'-0"	9'-0"
2 X 6	15'-0"	14'-0"	13'-0"	12'-0"	11'-0"
2 X 7	17'-0"	16'-0"	14'-0"	14'-0"	13'-0"
2 X 8	21'-0"	20'-0"	18'-0"	17'-0"	16'-0"
2 X 9	21'-0" *	20'-0" *	20'-0"	20'-0"	19'-0"
2 X 10	21'-0" *	20'-0" *	20'-0" *	20'-0" *	19'-0" *

Column size is 3 x 3 x 0.125" (1/8") unless noted otherwise with a max height of 9'-0" -*(CSR) control < 1.0. Larger span req larger column size.
**Pan roof span limitation is based on Florida Product approval and intermediate purlins/cross beams shall be provided to underside of pan roof when pan roof span exceeds 7'-0".

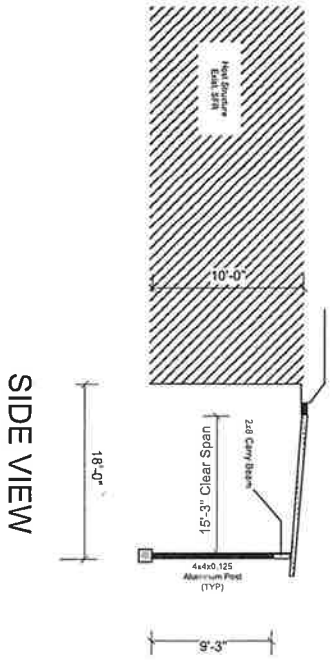
Knee Bracing:
Contractor shall provide knee bracing on 45 degree angle pursuant the attach detail sheet that specified size and length requirements. Knee bracing on upright above super gutter intersection shall be connected to upright no more than 6" above the super gutter. Knee brace size shall be a minimum of 2 x 2 for beam span of 15' max; 2 x 3 for 30' max; 2 x 4 for beam span greater than 30'.

Intermediate/Header Beam:
Contractor is required to install a minimum 2 x 7 intermediate header beam supported with 3 x 3 column spaced at 10 feet (max) when insulated roof span exceeds 15 feet.

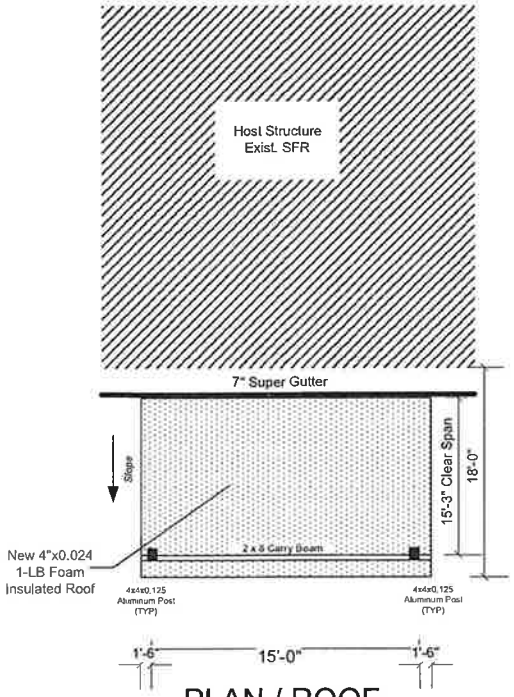
Patio Cover:
Contractor is required to install insulated roof covering pursuant to the Florida product approval specification. Overhang shall be a maximum of 1'-0" along the side, 3'-0" along the front and 1/2" along the front interface between the super gutter and the attached pool cage knee riser wall. Maximum deflection shall be limited to L/80.

Edge Distance:
Contractor is required to install uprights to provide a 2" minimum clearance from edge of slab and/or footer.

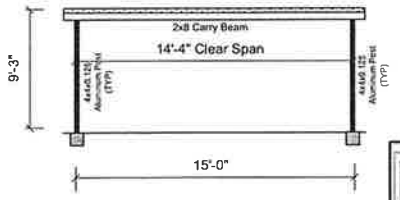
NEW PATIO COVER w/ ISOLATED FOOTERS



SIDE VIEW



PLAN / ROOF



FRONT VIEW

Digitally signed by MICHAEL THOMPSON
Reason: This item has been digitally signed & sealed by Michael A. Thompson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2026.07.13 18:23:14 -04'00'

MICHAEL A. THOMPSON LICENSE No. 47509 STATE OF FLORIDA PROFESSIONAL ENGINEER

In the event of a conflict in member sizes shown on the plans and the general notes, the contractor must utilize the more stringent member size requirements.

Engineer: Michael Thompson, P.E. 47509/CA30930

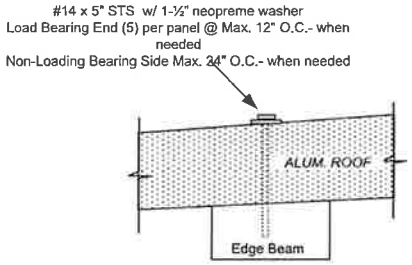
US ALUMINUM SVCS CORP.
2211 West Washington St.
Orlando – FL
32805

Date: 07/09/2024 | Drafted By: BW

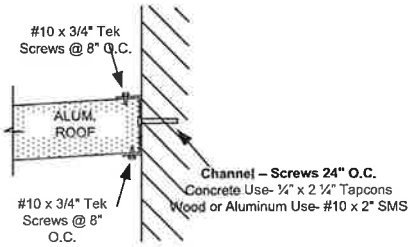
NAME: Garofalo, Nicholas

ADDRESS: 4232 Bell Tower Court
Belle Isle, Fl. 32812

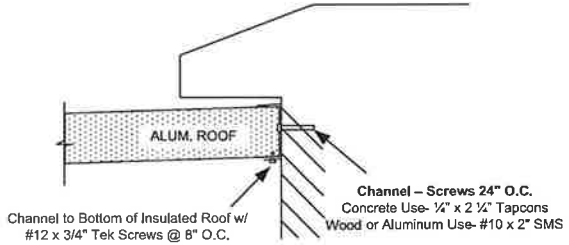
PATIO COVER DETAILS



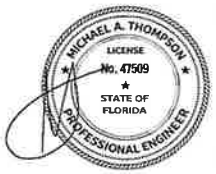
TYPICAL ROOF TO EDGE BEAM DETAIL



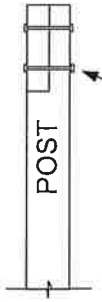
ALUMINUM INSULATED ROOF TO HOUSE WALL



ALUMINUM INSULATED ROOF TO HOUSE WALL UNDER OVERHANG



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Date: 2026.07.13 18:23:24 -04'00'

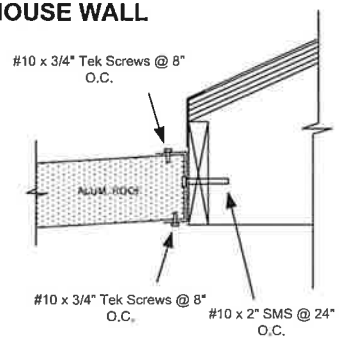


POST TO BEAM DETAIL

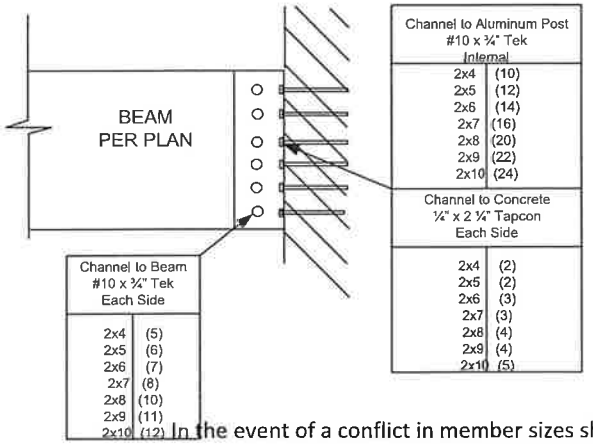
3x3 Post-
(4) 3/8" x 3 ½" Thru Bolts

4x4 Post-
(4) 3/8" x 4 ½" Thru Bolts

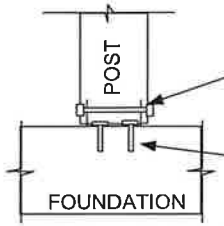
6x6 Post-
(4) 3/8" x 6 ½" Thru Bolts



ALUM. ROOF TO FASCIA



ISOLATED FOOTER DETAIL



POST TO FOUNDATION DETAIL

3x3 Post-
(2) 3/8" x 3 ½" Thru Bolts
4x4 Post-
(2) 3/8" x 4 ½" Thru Bolts
6x6 Post-
(2) 3/8" x 6 ½" Thru Bolts

3x3, 4x4, or 6x6 Insert .125
To Concrete (4) ¼" x 2 ¼" Tapcons
To Concrete w/ Pavers (4) ¼" x 5" Tapcons
To Wood (4) #10 x 3" SMS

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Engineer: Michael Thompson, P.E. 47509/CA30930

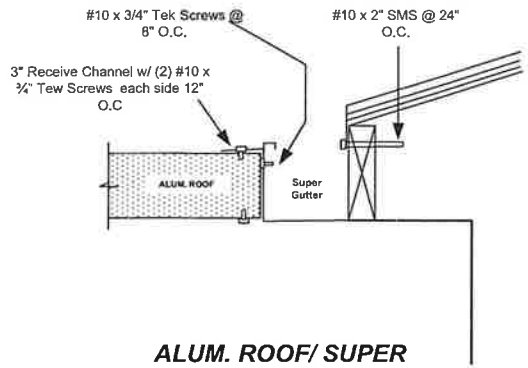
US ALUMINUM SVCS CORP.
2211 West Washington St.
Orlando – FL 32805

Date: 07/09/2024 | Drafted By: BW

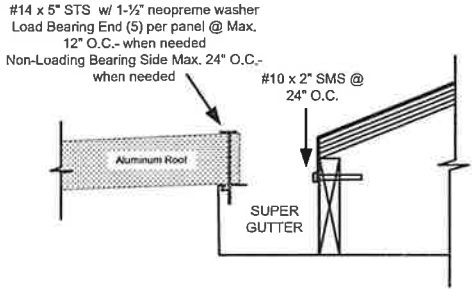
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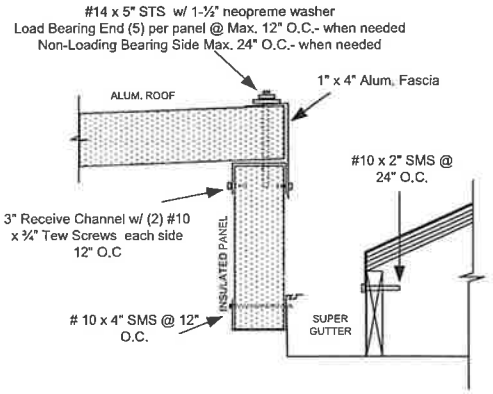
PATIO COVER w/ INSULATED ROOF ATTACHED TO SUPER GUTTER DETAILS



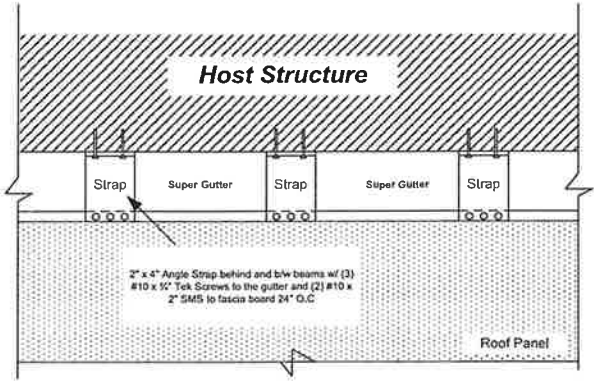
ALUM. ROOF/ SUPER GUTTER DETAIL



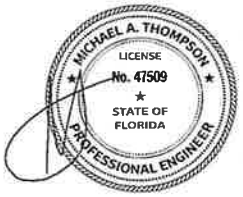
ALUM. ROOF TO SUPER GUTTER



INSULATED RISER PANEL
ALUM. ROOF TO SUPER GUTTER



GUTTER STRAP DETAIL



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Engineer: Michael Thompson, P.E. 47509/CA30930

US ALUMINUM SVCS CORP. 2211 West Washington St. Orlando – FL 32805	Date: 07/09/2024	Drafted By: BW
	NAME: Garofalo, Nicholas	
	ADDRESS: 4232 Bell Tower Court Belle Isle, Fl. 32812	



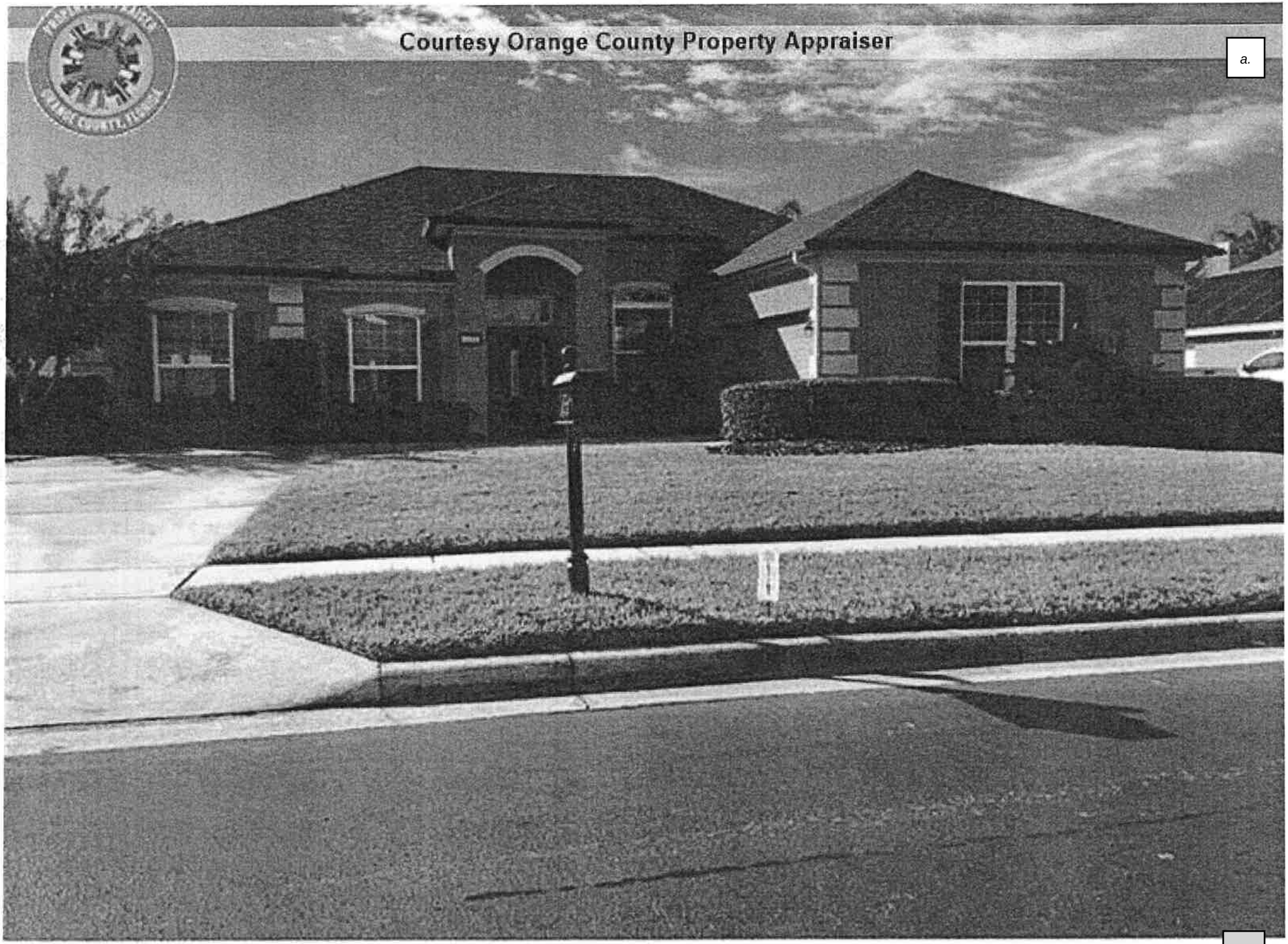
a.



a.


a.


a.



4232 BELL TOWER CT. BELLE ISLE. FL 32812 11/9/2023 9:24 AM

Print Date: 09/30/2026 System Refresh Date: 09/30/2026

4232 Bell Tower Ct 20-23-30-1618-00-620

Name(s):
GAROFALO NICHOLAS
GAROFALO CHELSI C

Physical Street Address:
4232 Bell Tower Ct

Property Use:
0103 - Single Fam Class III

Mailing Address On File:
4232 Bell Tower Ct
Belle Isle, FL 32812-3624
Incorrect Mailing Address?

Postal City and Zip:
Belle Isle, FL 32812

Municipality:
Belle Isle



Upload Photos

View 2026 Property Record Card

PROPERTY FEATURES | VALUES, EXEMPTIONS AND TAXES | SALES | MARKET STATS | LOCATION

Historical Value and Tax Benefits

Has Homestead in 2026

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2026 MKT	$110,000	$409,370	$14,000	$533,370	-1.4%	$297,296	2.7%
2025 MKT	$110,000	$416,330	$14,680	$541,010	3.8%	$289,480	2.9%
2024 MKT	$110,000	$396,537	$14,680	$521,217	5.0%	$281,322	5.1%
2023 MKT	$120,000	$366,857	$9,520	$496,377	N/A	$267,788	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2026 HX CAP	$25,000	$26,411	$0	$236,074	$4,635
2025 HX CAP	$25,000	$25,722	$0	$251,530	$4,911
2024 HX CAP	$25,000	$25,000	$0	$239,895	$4,601
2023 HX CAP	$25,000	$25,000	$0	$228,589	$4,405

2026 Taxable Value and Estimate of Proposed Taxes

Tax Year: 2026 | 2025 | 2024 | 2023

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	$297,296	$25,000	$272,296	3.0950	-3.3%	$842.76	19%
Public Schools: By Local Board	$297,296	$25,000	$272,296	3.2480	0.0%	$884.42	20%
General County	$297,296	$51,411	$245,885	4.4347	0.0%	$1,090.43	25%
City Of Belle Isle	$297,296	$51,411	$245,885	4.9999	4.5%	$1,229.40	28%
Library - Operating Budget	$297,296	$51,411	$245,885	0.3748	0.0%	$92.16	2%
St Johns Water Management District	$297,296	$51,411	$245,885	0.1793	0.0%	$44.09	1%
Lake Conway Mstu	$297,296	$51,411	$245,885	0.5750	0.0%	$141.38	3%
Totals				16.9067		$4,324.64	

Non-Ad Valorem Assessments

2026 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
CITY OF BELLE ISLE	BELLE ISLE RES - BIGBR - (407)851-7730	1.00	305.40	$305.40
CITY OF BELLE ISLE	BELLE ISLE STOR - BISTRM - (407)851-7730	1.00	140.00	$140.00
				$445.40

2026 Gross Tax Total: $4,770.04

2026 Tax Savings Tax Savings
Your taxes without exemptions would be: $9,017.54
Your ad-valorem tax with exemptions is: - $4,324.64

Providing You A Savings Of: = $4,692.90

FISHER PLANNING & DEVELOPMENT SERVICES

April Fisher, A
PRESIDENT
407.494.8789
fisherpds@outlook.com

b.

October 20, 2026

Variance Application: 3200 Cullen Lake Shore Drive

Planning and Zoning Case Number 2026-10-020:

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(A) TO ALLOW AN ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD BUILDING SETBACK AREAS, SUBMITTED BY APPLICANT REBECCA GOLD FOR THE PROPERTY LOCATED AT 3200 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 17-23-30-4379-01-500.

Project Description and Background:

This application is 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. The property is a corner lot and the existing home sits in the middle of the lot. There is limited space to site the addition and the proposed location on the property is the only possible location. Since the addition is proposed as an attached structure to the main house, it meets the required street side yard setback of 15 feet.

Staff Recommendation: Approve the requested variance 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, as shown on the accompanying plan. An evaluation based on the variance criteria for the application is below.

1. Special Conditions and/ or Circumstances (Section 42-64 (1) d):

This criterion is met by the fact that the lot is a corner lot, with limited space to locate the addition. The current house sits in the middle of the lot, this coupled with the limited space in the rear yard, makes this the only area where an addition could be located.

2. Not Self- Created (Section 42-64 (1) e):

This criterion is met by the fact that the lot is a corner lot, with limited rear yard space.

3. Minimum Possible Variance (Section 42-64 (1) f):

The requested variance is the minimum possible variance needed to accommodate the addition. The proposed addition will be in line with the existing pool deck, meet the street side yard setback requirement, and the size of the addition is less than 500 square feet.

4. Purpose and Intent (Section 42-64 (1) g):

The requested variance is in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood as it meets the supporting criteria above.

Next Steps
The Board may approve the variance application as it is, with specific conditions, continue the application if additional information is requested, or deny the application.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Sec. 42-71.

Motion Examples:

1. Approve the requested variance 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, as shown on the accompanying plan, or,
2. Deny the requested variance 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, as shown on the accompanying plan, [specify which standards are not met] or,
3. Continue the requested variance 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, as shown on the accompanying plan, pending review of [specify information needed] from the applicant.

MEMORANDUM

TO: Planning and Zoning Board
DATE: November 18, 2026
RE: Variance Application 3200 Cullen Lake Shore Drive

Planning and Zoning Case Number 2026-10-020:

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(A) TO ALLOW AN ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD BUILDING SETBACK AREAS, SUBMITTED BY APPLICANT REBECCA GOLD FOR THE PROPERTY LOCATED AT 3200 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 17-23-30-4379-01-500.

Background:

1. In October 2026, the applicant submitted a Variance application and the paperwork.
2. On October 16, 2026, letters to the abutting property owners were mailed within 300 feet of the subject property, and a legal advertisement was placed in the Orlando Sentinel on October 17, 2026.
3. The Public Hearing was rescheduled to November 18, 2026; letters to the abutting property owners were mailed on November 5, and a legal advertisement was placed in the Orlando Sentinel on November 7, 2026.

The Board may adopt all, some, or none of these determinations as part of its findings of fact and add any additional findings of fact presented at the public hearing. The Board must determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE: I MOVE PURSUANT TO SECTION 42-64 TO APPROVE REQUESTED VARIANCE FROM SECTION 50-73(A) **TO ALLOW** AN ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD BUILDING SETBACK AREAS, SUBMITTED BY APPLICANT REBECCA GOLD FOR THE PROPERTY LOCATED AT 3200 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 17-23-30-4379-01-500.

SAMPLE MOTION TO DENY: "I MOVE PURSUANT TO SECTION 42-64 **HAVING NOT BEEN MET,** *[state only the subsections below that are not satisfied]* THE REQUESTED VARIANCE FROM SECTION 50-73(A) **TO DENY** AN ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD BUILDING SETBACK AREAS, SUBMITTED BY APPLICANT REBECCA GOLD FOR THE PROPERTY LOCATED AT 3200 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 17-23-30-4379-01-500.

Or the Board can request that it be tabled to a date certain to allow for revisions, as discussed.

SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship, and that said hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions.
SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.
SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

M E M O R A N D U M

TO: Planning and Zoning Board
DATE: October 27, 2026
RE: Variance Application 3200 Cullen Lake Shore Drive

Planning and Zoning Case Number 2026-10-020:

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(A) TO ALLOW AN ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD BUILDING SETBACK AREAS, SUBMITTED BY APPLICANT REBECCA GOLD FOR THE PROPERTY LOCATED AT 3200 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 17-23-30-4379-01-500.

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The Board may adopt all, some, or none of these determinations as part of its findings of fact and add any additional findings of fact presented at the public hearing. The Board must determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE: I MOVE PURSUANT TO SECTION 42-64 TO APPROVE REQUESTED VARIANCE FROM SECTION 50-73(A) **TO ALLOW** AN ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD BUILDING SETBACK AREAS, SUBMITTED BY APPLICANT REBECCA GOLD FOR THE PROPERTY LOCATED AT 3200 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 17-23-30-4379-01-500.

SAMPLE MOTION TO DENY: "I MOVE PURSUANT TO SECTION 42-64 **HAVING NOT BEEN MET,** *[use only if NONE of the justifying criteria have been met] the requirements of, Subsections: [state only the subsections below that are not satisfied] having NOT been met; [may be used in addition to above or alone]* THE REQUESTED VARIANCE FROM SECTION 50-73(A) **TO DENY** AN ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD BUILDING SETBACK AREAS, SUBMITTED BY APPLICANT REBECCA GOLD FOR THE PROPERTY LOCATED AT 3200 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 17-23-30-4379-01-500.

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SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

City of Belle Isle
1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

Variance and Special Exception Application

City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code

APPLICANT Rebecca Gold	OWNER V Edward Gold & Rebecca Gold
ADDRESS 3200 Cullen Lake Shore Dr. Belle Isle 32812	PROJECT ADDRESS Same
CONTACT NUMBER 407-923-7781	OWNER'S CONTACT NUMBER 407-923-7781
EMAIL becky.F.gold@gmail.com	OWNER'S EMAIL becky.F.gold@gmail.com edgoldjr@gmail.com
PARCEL ID# 30-23-29-4379-01-500	
LAND USE CLASSIFICATION 01	ZONING DISTRICT R-1-AA
SECTION OF THE CODE VARIANCE REQUESTED ON addition to home in the back yard - 470 square feet - attached	_____ Variance Fee $300 _____ Special Exception $750
DETAILED VARIANCE REQUEST side yard and rear yard set backs	

- The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within nine (9) months. Further, the requested user does not violate any property deed restriction.
- By applying, I authorize the City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies.
- The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies.

APPLICANTS SIGNATURE	OWNER'S SIGNATURE
Rebecca Gold	V Edward Gold Jr., Rebecca Gold

___ VARIANCE	___ SPECIAL EXCEPTION	___ OTHER	P&Z CASE NUMBER 10-27-2016	DATE OF HEARING 2016-10-27

VARIANCE

Sec. 42-64. - Variances. The Board shall have the power to approve, conditionally approve or deny applications for a variance from the terms of the Land Development Code.

Criteria. The Board shall not approve an application for a variance from terms of the Land Development Code unless and until:

a. A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city manager's designee shall refer the application to the board.

b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.

c. The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.

d. It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.

SPECIAL CONDITIONS AND/OR CIRCUMSTANCES

The property is subject to special physical conditions and circumstances that significantly limit the reasonable placement of an addition. The existing residence and existing improvements occupy a substantial portion of the practical buildable area of the property, and the configuration of the lot and existing structure restrict the locations where an addition can be constructed while maintaining a functional residential site.

The proposed addition is intentionally located at the rear of the existing residence and is designed as an integrated addition to the home rather than as a separate detached structure. This location provides the most practical opportunity to create the necessary additional living space while minimizing disruption to the existing residence and the surrounding property.

Literal enforcement of the applicable setback would substantially restrict the reasonable use of the property for the proposed addition because there is not an equally practical alternative location that would provide the required space while complying with the setback.

The proposed addition is needed to provide a safe and appropriate space for a member of the household with significant medical and health challenges. The family's circumstances explain the need for the additional space; however, the requested variance is based upon the physical limitations and configuration of the property and the resulting inability to reasonably locate the addition while meeting the required setback.

NOT SELF-CREATED

The special conditions described above are inherent characteristics of the property and existing residence and were not created by the applicant for the purpose of obtaining a variance.

The existing lot configuration, existing residence, and existing improvements were established independently of the proposed addition. The applicant did not create the setback limitation or alter the property in order to manufacture a hardship.

The proposed addition has been designed to work within the existing conditions of the property and to request only the relief necessary to accomplish a reasonable residential use.

The applicant recognizes that personal hardship alone cannot serve as the basis for a variance. The medical needs of the household member are presented as the reason the additional space is necessary, while the requested variance itself is based upon the physical characteristics and limitations of the property.

MINIMUM POSSIBLE VARIANCE

The requested variance is the minimum relief necessary to permit the proposed addition in the most practical location on the property.

Alternative locations were considered, including locating the addition farther from the affected

property line. Those alternatives would either substantially reduce the usable size and functionality of the addition or require relocation of the addition to a less practical portion of the property and would not reasonably accomplish the intended purpose.

The applicant has limited the proposed addition to approximately 470 square feet and has designed it as an extension of the existing residence rather than requesting approval for a larger independent structure. The requested setback relief is limited specifically to the area necessary to accommodate the proposed addition.

No additional setback relief, building area, or expansion beyond what is shown on the submitted plans is being requested.

PURPOSE AND INTENT

Approval of the variance would remain consistent with the general purpose and intent of the Land Development Code because the proposed improvement remains a residential addition that is compatible with the existing use and character of the property and surrounding neighborhood.

The addition will be connected to and integrated with the existing residence and will not introduce a new or incompatible land use. The design and location have been selected to minimize impacts on adjacent properties while providing the necessary additional residential space.

The proposed variance will not adversely affect the reasonable use of neighboring properties, pedestrian or vehicular access, neighborhood character, or public welfare. The addition will remain subordinate to the existing residence and will not create a use that is inconsistent with the surrounding residential area.

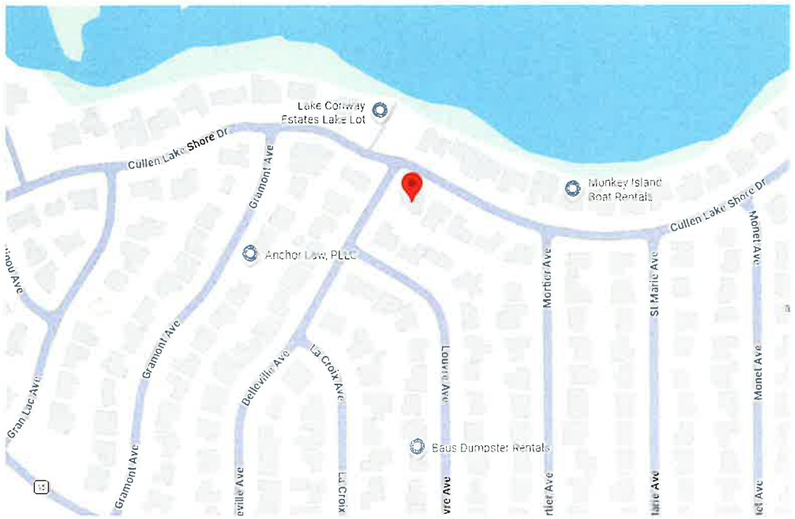
Granting the variance would therefore allow a reasonable use of the property while providing the minimum relief necessary from the dimensional requirement.

INDEX OF DRAWINGS

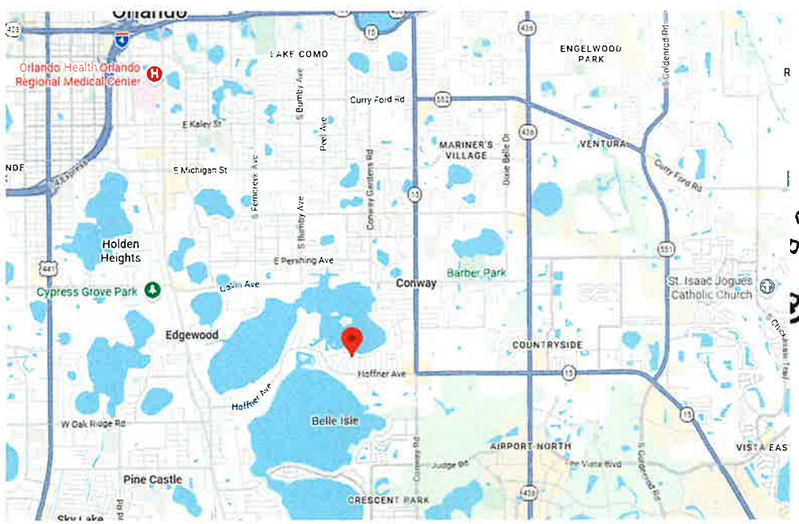
A0 INDEX OF DRAWINGS, SITE LOCATION MAP & SITE PLAN

AREA CALCULATIONS

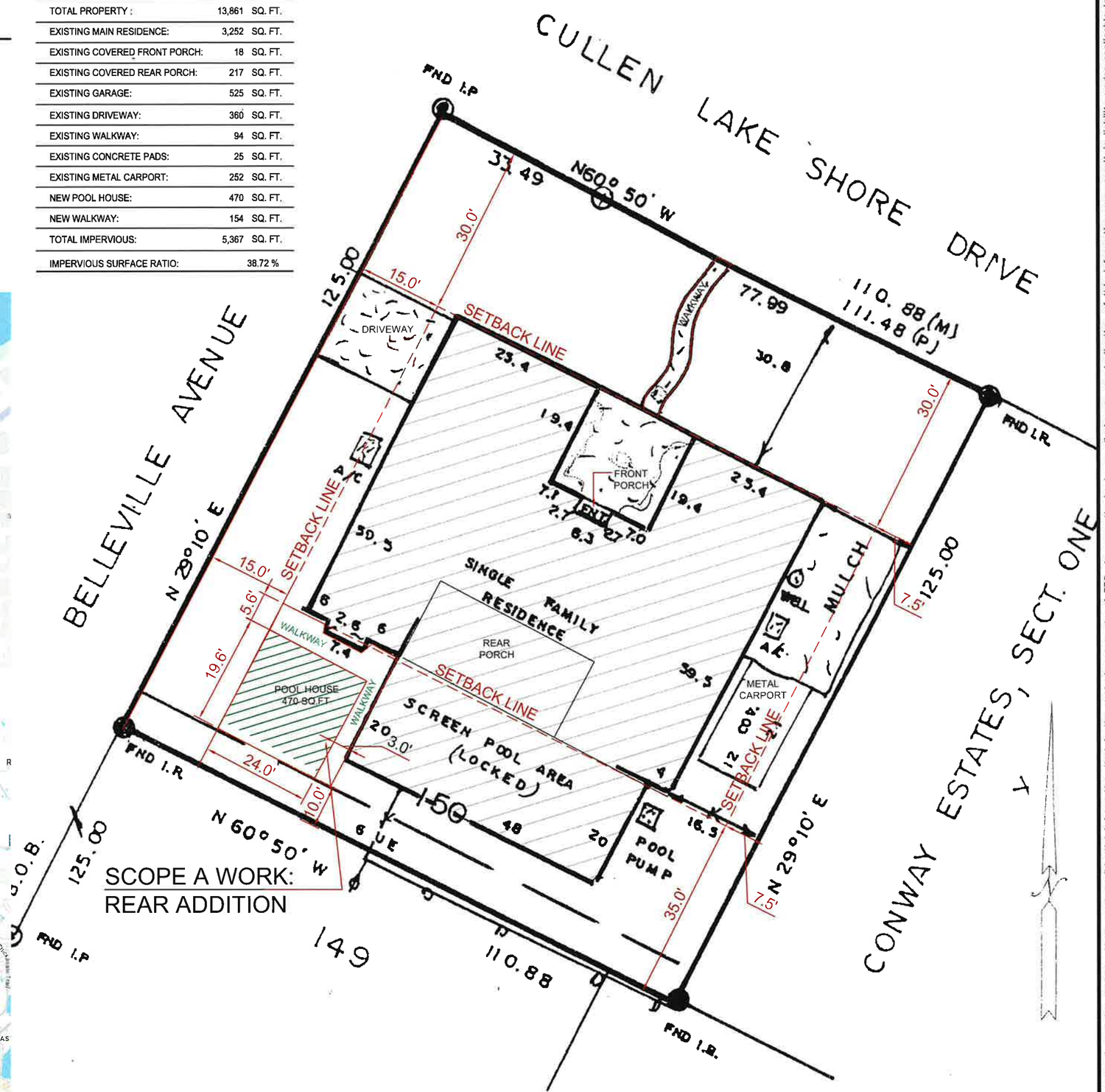
TOTAL PROPERTY :	13,861	SQ. FT.
EXISTING MAIN RESIDENCE:	3,252	SQ. FT.
EXISTING COVERED FRONT PORCH:	18	SQ. FT.
EXISTING COVERED REAR PORCH:	217	SQ. FT.
EXISTING GARAGE:	525	SQ. FT.
EXISTING DRIVEWAY:	360	SQ. FT.
EXISTING WALKWAY:	94	SQ. FT.
EXISTING CONCRETE PADS:	25	SQ. FT.
EXISTING METAL CARPORT:	252	SQ. FT.
NEW POOL HOUSE:	470	SQ. FT.
NEW WALKWAY:	154	SQ. FT.
TOTAL IMPERVIOUS:	5,367	SQ. FT.
IMPERVIOUS SURFACE RATIO:	38.72 %	



LOCATION OF PROPOSED CONSTRUCTION



SITE LOCATION MAP



SCOPE A WORK:
REAR ADDITION

SITE PLAN

1/20" = 1'-0"
THIS SITE PLAN DOES NOT CONSTITUTE A SURVEY

REVISIONS:
b.

REAR ADDITION
3200 CULLEN LAKE SHORE DR,
BELLE ISLE, FL 32812

TEG
THOMPSON ENGINEERING GROUP, INC.
Michael A. Thompson
PE # 47509
4401 Vineland Road, Suite A6
Orlando, Fl. 32811
407-734-1450
www.tegfl.com

DATE: 08/04/26
SCALE: AS NOTED
DRAWN BY: K.H.
SHEET
A0 39

This document contains designs, plans, and confidential information that is the exclusive property of TEG. Any unauthorized use, disclosure, or duplication of this information may result in liability under applicable laws.

FISHER PLANNING & DEVELOPMENT SERVICES

April Fisher, A
PRESIDENT
407.494.8789
fisherpds@outlook.com

C.

November 5, 2026

Variance Application: 2010 Hoffner Avenue

Planning and Zoning Case Number 2026-10-042: 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)(G) TO ALLOW AN ACCESSORY STRUCTURE EXCEEDING THE MAXIMUM ALLOWED 300 SQUARE FEET, SUBMITTED BY APPLICANT RYAN MCNALLY (MCNALLY CONSTRUCTION) FOR THE PROPERTY LOCATED AT 2010 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 18-23-30-3648-00-271.

Project Description and Background:

This application is to allow a 368 square-foot detached gym accessory building for use by the residents of the property. It will meet all other setback and zoning requirements. The property is a large parcel (.66 acres) and it will sit in the rear yard of the property. The applicant has provided supporting documentation with their application.

Staff Recommendation: Deny the requested variance to allow a detached personal gym addition to be built that is 68 square-feet larger than what the land development code allows. An evaluation based on the variance criteria for the application is below:

1. Special Conditions and/ or Circumstances (Section 42-64 (1) d):

This criterion is not met as the gym could be designed to comply with the 300 square-feet maximum or be attached to the main house by a breezeway.

2. Not Self- Created (Section 42-64 (1) e):

This criterion is not met as the gym could be designed to comply with the 300 square-feet maximum or be attached by a breezeway.

3. Minimum Possible Variance (Section 42-64 (1) f):

The requested variance is the minimum possible variance needed to accommodate the gym. It meets the required building setbacks and is requesting less than 23% of an increase in the size of an accessory structure.

4. Purpose and Intent (Section 42-64 (1) g):

The requested variance could be considered in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood as it is in the rear yard of the property and will be screened from adjoining properties.

Next Steps

The Board may approve the variance application as it is, with specific conditions, continue the application if additional information is requested, or deny the application.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Sec. 42-71.

Motion Examples:

1. Approve the requested variance to allow a 368 square-foot detached gym accessory building to be built in the rear yard as shown in the application.
2. Deny the requested variance to allow a 368 square-foot detached gym accessory building to be built in the rear yard as shown in the application, [specify which standards are not met] or,
3. Continue the requested variance to allow a 368 square-foot detached gym accessory building to be built in the rear yard as shown in the application pending [specify information needed] from the applicant.

MEMORANDUM

TO: Planning and Zoning Board
DATE: November 18, 2026
RE: Variance Application 2010 Hoffner Avenue

Planning and Zoning Case Number 2026-10-042: 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)(G) TO ALLOW AN ACCESSORY STRUCTURE EXCEEDING THE MAXIMUM ALLOWED 300 SQUARE FEET, SUBMITTED BY APPLICANT RYAN MCNALLY (MCNALLY CONSTRUCTION) FOR THE PROPERTY LOCATED AT 2010 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 18-23-30-3648-00-271.

Background:

1. On October 27, 2026, the applicant submitted a Variance application and the paperwork.
2. On November 5, 2026, letters to the abutting property owners were mailed within 300 feet of the subject property, and a legal advertisement was placed in the Orlando Sentinel on November 7, 2026.

The Board may adopt all, some, or none of these determinations as part of its findings of fact and add any additional findings of fact presented at the public hearing. The Board must determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE: I MOVE PURSUANT TO SECTION 42-64 TO **APPROVE** REQUESTED VARIANCE FROM SECTION 50-102(A)(4)(G) TO ALLOW AN ACCESSORY STRUCTURE EXCEEDING THE MAXIMUM ALLOWED 300 SQUARE FEET, SUBMITTED BY APPLICANT RYAN MCNALLY (MCNALLY CONSTRUCTION) FOR THE PROPERTY LOCATED AT 2010 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 18-23-30-3648-00-271.

SAMPLE MOTION TO DENY: "I MOVE PURSUANT TO SECTION 42-64 **HAVING NOT BEEN MET** *{state only the subsections below that are not satisfied}*, **TO DENY** THE REQUESTED VARIANCE FROM SECTION 50-102(A)(4)(G) TO ALLOW AN ACCESSORY STRUCTURE EXCEEDING THE MAXIMUM ALLOWED 300 SQUARE FEET, SUBMITTED BY APPLICANT RYAN MCNALLY (MCNALLY CONSTRUCTION) FOR THE PROPERTY LOCATED AT 2010 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 18-23-30-3648-00-271.

Or the Board can request that it be tabled to a date certain to allow for revisions, as discussed.

SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship, and that said hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions.
SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.
SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

City of Belle Isle
1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

Variance and Special Exception Application

City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code

APPLICANT Ryan McNally (McNally Construction)	OWNER Oscar Rosales
ADDRESS P.O. Box 818 Windermere FL 34786	PROJECT ADDRESS 2010 Hoffner Ave Belle Isle FL 32809
CONTACT NUMBER 407.873.9616	OWNER'S CONTACT NUMBER 305.395.8582
EMAIL Ryan@mcnallybuilds.com	OWNER'S EMAIL oscarrosales@icloud.com
PARCEL ID# 18-23-30-3648-00-271	
LAND USE CLASSIFICATION 0130 - Sfr - Lake front	ZONING DISTRICT R-1-AA
SECTION OF THE CODE VARIANCE REQUESTED ON Sec. 50-102 - Accessory Structures	K Variance Fee $300 _____ Special Exception $750

DETAILED VARIANCE REQUEST
Requesting a variance to allow a 368 SF detached accessory gym structure, exceeding the maximum permitted 300 SF by 68 SF. The proposed structure meets all required setbacks and is intended soley for private residential use.

- The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within nine (9) months. Further, the requested user does not violate any property deed restriction.
- By applying, I authorize the City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies.
- The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies.

APPLICANT'S SIGNATURE			OWNER'S SIGNATURE	
K VARIANCE	___SPECIAL EXCEPTION	___OTHER	P&Z CASE NUMBER 2026-10-042	DATE OF HEARING 11/10/2026

VARIANCE

Sec. 42-64. - Variances. The Board shall have the power to approve, conditionally approve or deny applications for a variance from the terms of the Land Development Code.

Criteria. The Board shall not approve an application for a variance from terms of the Land Development Code unless and until:

a. A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city manager's designee shall refer the application to the board.

b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.

c. The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.

d. It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.

City of Belle Isle
1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleisle.fl.gov
Variance and Special Exception Application

e. It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land Development Code or for the purpose of obtaining a variance.
f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.
h. The board shall find that the preceding requirements have been met by the applicant for a variance.

The Board shall find that the preceding requirements have been met by the applicant for a variance.
(2) *Violations of conditions.*

a. In granting any variance, the Board may prescribe appropriate conditions and safeguards to comply with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Land Development Code and punishable in accordance with this article. At the Board's discretion, such variance may be revoked for violation of the condition and safeguards.
b. The Board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed. Under no circumstances, except as permitted above, shall the Board grant a variance to allow a use not generally or by special exception allowed in the zoning district involved or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of land, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

SPECIAL EXCEPTION

Applications submitted must meet all of the above criteria before the Board can grant a variance. The applicant bears the burden of proof that they comply with the criteria.

A special exception addresses the compatibility of uses, differing slightly from a variance. The approval of a special exception depends on how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for a special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. (See Above)
2. The Board shall find that it is empowered under the section of the zoning ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.
3. It is determined that public health, safety, comfort, order, convenience, prosperity, morals, or general welfare is promoted, protected, or improved.

General Information

1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period allows all aggrieved parties to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where they feel the Planning and Zoning Board erred in their decision. Belle Isle's City Council will then hold an appeal hearing.
4. Sec 42-61 thru 41-72—Variances and special exceptions granted by the Board will become void if a permit necessary for utilizing the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board.

FOR OFFICE USE ONLY:
FEE: X $300 VARIANCE
_____ $750 SPECIAL EXCEPTION

10/27/26 cc2069309/2
Date Paid Check/Cash Rec'd by

City of Belle Isle
1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleisleFl.gov
Variance and Special Exception Application

ABOUT YOUR PUBLIC HEARING

The following information is provided to assist applicants in applying for a variance, special exception, or use determination. The City of Belle Isle's Planning and Zoning Board, which comprises seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions, and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

A written application for a **variance must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month.** The application **MUST** include:

a. _X_ $300 filing fee for a Variance: _____ $750 filing fee for a Special Exception
b. a completed application form,
c. proof of ownership of the property, or a notarized statement from the owner with the representative's information,
d. Ten (10) copies of a plot plan or survey showing all improvements to the property, ten copies of a scale drawing of the planned construction, illustrated on the survey, and digital format for large-scale documents is required.
e. For boat dock variances, the survey must clearly illustrate Lake Conway's Normal High Water Line elevation (NHWL).
f. **A narrative addressing how the variance complies with the following:**

*Standards of Variance Justification	Section 42-64 of the Land Development Code (LDC) states that no application for a Zoning Variance shall be approved unless the Planning and Zoning Board finds that all of the following standards are met. Please answer each bold-text question in a separate typed or written document and submit it to the City as part of your variance request.
Special Conditions and/or Circumstances Section 42-64 (1) d	The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship. That hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions. **WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY?** **WHAT WOULD BE THE UNNECESSARY HARDSHIP?**
Not-Self- Created Section 42-64 (1) e	The applicant must prove that the special conditions and circumstances do not result from the applicant's actions. A personal (self-created) hardship shall not justify a variance; i.e., when the applicant creates the alleged hardship, they are not entitled to relief by their conduct. **HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?**
Minimum Possible Variance Section 42-64 (1) f	The applicant must prove that the zoning variance is the minimum variance that will make the reasonable use of the land, building, or structure possible. **CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY?** **LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.**
Purpose and Intent Section 42-64 (1) g	The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code, and such variance will not be injurious to the neighborhood, detrimental to public welfare, or contrary to the public interest. **WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE, ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC).**

***For a variance application from Sec. 50-102 (b) fences and walls, please also identify how you comply with the variance criteria identified in Sec. 50-102 (b) (16). Please note that for a fence variance, you do not have to comply with Sec. 42-64 (1) d and (1) f.**

Variance Justification

Detached Private Exercise Building

Property 2010 Hoffner Avenue, Belle Isle, Florida 32809
Owner Oscar Rosales
Prepared by McNally Construction Group

Request

We request approval of an area variance for a proposed 368-square-foot detached private exercise building at the property above. The request is for a 68-square-foot increase over the 300-square-foot limit and is limited to building area.

Limited increase and setback compliance

The proposed building measures 24 feet by 15 feet 4 inches, for a total of 368 square feet. It meets all required setbacks. No setback variance is requested.

Appearance of the detached design

Maintaining the gym as a detached structure avoids adding a connecting breezeway that the owner believes would create a less desirable appearance for neighboring properties.

Private homeowner use only

The building will be used solely as a private exercise space for the homeowner and family. It will not be configured or used as rental space and will have no commercial use.

Neighbor support

A neighbor letter of non-objection is available in support of this request.

We respectfully request approval of this 68-square-foot area variance to allow the proposed private exercise building to remain detached while meeting all required setbacks.

NEIGHBOR ACKNOWLEDGMENT AND LETTER OF NON-OBJECTION

Variance Request - Accessory Exercise/Gym Structure
2010 Hoffner Avenue, Belle Isle, Florida 32809

Dear Neighbor,

We are writing on behalf of **Oscar Rosales**, owner of the property located at **2010 Hoffner Avenue, Belle Isle, Florida 32809**, regarding a proposed detached accessory structure on the property that will be used as a private exercise/gym building.

As part of the planned improvements to the property, the proposed gym has been designed at approximately **368 square feet**. The applicable limitation for this accessory structure is **300 square feet**; therefore, the owner is seeking a variance for an additional **68 square feet**.

The proposed structure and its location are shown on the attached site plan. The accessory structure meets all required setbacks for the property. The requested variance relates only to the size of the accessory structure. The gym is intended solely for the private use of the property owner and his family and is not intended for any commercial use

As part of the variance process, we are reaching out to neighboring property owners to make you aware of the request and to provide you with an opportunity to acknowledge that you have reviewed the proposed location and size of the structure.

If you have no objection to the requested variance, we would greatly appreciate your signature below. Your signature simply confirms that you have been informed of the proposed accessory gym structure and do not object to the owner's request for a variance allowing the structure to be approximately 368 square feet rather than the otherwise permitted 300 square feet.

Thank you for your time and consideration.

Sincerely,
McNally Construction Group
On behalf of Oscar Rosales, Property Owner
2010 Hoffner Avenue, Belle Isle, Florida 32809

NEIGHBOR ACKNOWLEDGMENT / NON-OBJECTION

I/We, the undersigned owner(s) of the property identified below, acknowledge that I/we have been informed of the proposed accessory exercise/gym structure at **2010 Hoffner Avenue, Belle Isle, Florida 32809**, have had an opportunity to review the proposed location and size, understand that the proposed structure meets the required property setbacks, and have no objection to the property owner's request for a variance to permit the approximately 368-square-foot accessory structure.

Neighbor Property Address: 1938 HOFFNER AVE BELLE ISLE FL 32809

Property Owner Name(s): BONNIE VAN DYKE

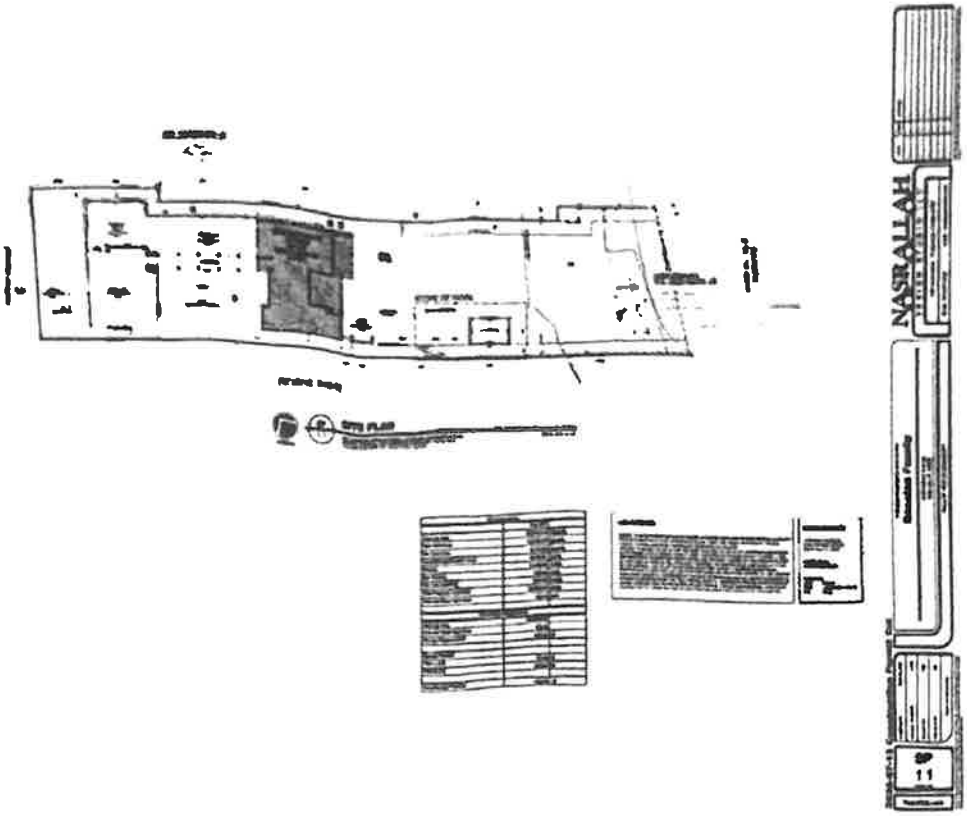
Signature: Bonnie Van Dyke Date: 10/11/26

Signature: (Oscar Rosales) Date: 10/11/26

Comments (optional):

EXHIBIT A

Site Plan - Proposed Detached Gym
2010 Hoffner Avenue, Belle Isle, Florida 32809





*Proposed location of gym structure is where current shed is located.







Property Record - 18-23-30-3648-00-271

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name
2010 Hoffner Ave

Names
Rosales Oscar D

Municipality
BI - Belle Isle

Property Use
0130 - Sfr - Lake Front

Mailing Address
2010 Hoffner Ave
Belle Isle, FL 32809-3530

Physical Address
2010 Hoffner Ave
Belle Isle, FL 32809

QR Code For Mobile Phone



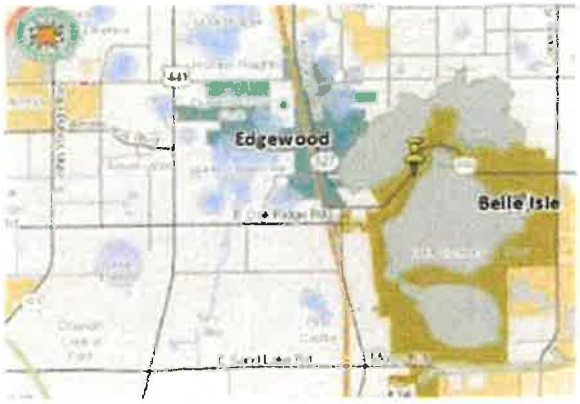








302318364800271 08/28/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land		Building(s)		Feature(s)	Market Value	Assessed Value
2026 W MKT	$689,700	+	$898,890	+	$55,200	= $1,643,790 (27%)	**$1,643,790** (84%)
2025 ✓ MKT	$689,700	+	$543,750	+	$56,200	= $1,289,650 (2.0%)	**$894,211** (2.9%)
2024 ✓ MKT	$689,700	+	$518,046	+	$56,200	= $1,263,946 (8.7%)	**$869,010** (3.0%)
2023 ✓ MKT	$627,000	+	$479,634	+	$56,700	= $1,163,334	**$843,699**

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2026 W	n/a	n/a	n/a	n/a	$0
2025 ✓ $ HX CAP	$25,000	$25,722	$0	$395,439	**$7,328**
2024 ✓ $ HX CAP	$25,000	$25,000	$0	$394,936	**$7,149**
2023 ✓ $ HX CAP	$25,000	$25,000	$0	$319,635	**$5,897**

2026 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	$1,643,790	$0	$1,643,790	3.0950 (-3.31%)	**$5,087.53**	18%
Public Schools: By Local Board	$1,643,790	$0	$1,643,790	3.2480 (0.00%)	**$5,339.03**	19%
Orange County (General)	$1,643,790	$0	$1,643,790	4.4347 (0.00%)	**$7,289.72**	26%
City Of Belle Isle	$1,643,790	$0	$1,643,790	4.9999 (4.50%)	**$8,218.79**	30%
Library - Operating Budget	$1,643,790	$0	$1,643,790	0.3748 (0.00%)	**$616.09**	2%
St Johns Water Management District	$1,643,790	$0	$1,643,790	0.1793 (0.00%)	**$294.73**	1%
Lake Conway Mstu	$1,643,790	$0	$1,643,790	0.5750 (0.00%)	**$945.18**	3%
				16.9067	**$27,791.07**	

2026 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF BELLE ISLE	BELLE ISLE STOR - STORMWATER IMPROVEMENT - (407)851-7730	1.00	$140.00	**$140.00**
CITY OF BELLE ISLE	BELLE ISLE RES - GARBAGE - (407)851-7730	1.00	$305.40	**$305.40**
				$445.40

Property Features

Property Description

C H HOFFNERS SUB F/37 THE E 11 FT LOT 27 & ALL LOT 28 (LESS S 255.53 FT OF N 330.53 FT OF E 7.85 FT OF LOT 28)

Total Land Area

28,848 sqft (+/-) | 0.66 acres (+/-) GIS Calculated

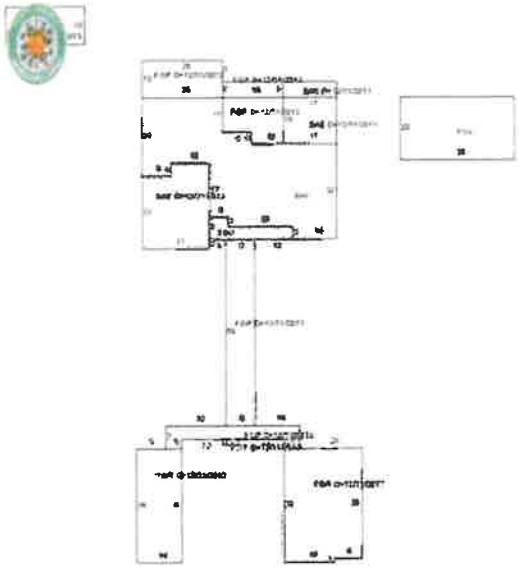
Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	BI-R-1-AA	1 Units	$689,700.00	$689,700	$0.00	$0

Buildings

Model Code	1 - Single Fam Residence
Type Code	0104 - Single Fam Class Iv
Building Value	$898,890
Estimated New Cost	$959,300
Actual Year Built	1966
Beds	3
Baths	3.0
Floors	2
Gross Area	6442 sqft
Living Area	3542 sqft
Exterior Wall	Cb.Stucco
Interior Wall	Plastered

Subarea Description	Sqft	Value
BAS - Base Area	1651	$354,899
BAS - Base Area	531	$114,144
BAS - Base Area	85	$18,272
BAS - Base Area	255	$54,815
FOP - Finished O	300	$16,122
FOP - Finished O	122	$6,664
FUS - Finished U	300	$54,815
FOP - Finished O	531	$28,590
FUS - Finished U	720	$131,556
FOP - Finished O	198	$10,748
FGR - Finished G	504	$54,170
FGR - Finished G	891	$95,872
FOP - Finished O	249	$13,328
FOP - Finished O	95	$5,159
FOP - Finished O	10	$645



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
FPL1 - Fireplace 1	01/01/1966	1 Unit(s)	$1,500.00	$1,500
BD3 - Boat Dock 3	01/01/2012	1 Unit(s)	$10,000.00	$10,000
BC3 - Boat Cover 3	01/01/2012	1 Unit(s)	$6,000.00	$9,000
SHED - Shed	01/01/2012	1 Unit(s)	$500.00	$500
PT2 - Patio 2	01/01/2012	1 Unit(s)	$2,000.00	$2,000
WLDC - Wall Dec	01/01/2013	180 Unit(s)	$20.00	$2,700
FPL2 - Fireplace 2	01/01/2013	1 Unit(s)	$2,500.00	$2,500
SPA2 - Spa 2	01/01/2022	1 Unit(s)	$3,500.00	$3,500
PL2 - Pool 2	01/01/2022	1 Unit(s)	$25,000.00	$24,500

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
04/25/2025	$2,200,000	20250259185	/	Warranty Deed			Improved
04/09/2016	$100	20160204645	/	Quit Claim Deed			Improved
01/23/2012	$485,000	20120057869	10327 / 2531	Warranty Deed			Improved
07/20/2010	$0	20100642419	10129 / 8130	Quit Claim Deed			Improved
06/05/2009	$100	20090401739	09902 / 0786	Trustees Deed			Improved
07/16/2001	$100	20010378791	06329 / 6735	Warranty Deed			Improved
04/01/1986	$100	19862500370	03771 / 1163	Warranty Deed			Improved

A Custom Exercise Building for the:

Rosales Family

2010 Hoffner Avenue
Belle Isle, FL 32809
Parcel ID 18.23.30.3648-00-271

DRAWING INDEX

REVISION	SHEET NO.	DESCRIPTION
		GENERAL NOTES
	0.1	COVER SHEET, DRAWING INDEX, PROJECT TEAM
	0.2	CODE INFORMATION, GENERAL NOTES
		LANDSCAPE ARCHITECTURE
	L-100	GRADING AND DRAINAGE PLAN - PARTIAL
	L-101	GRADING AND DRAINAGE PLAN - PARTIAL
		ARCHITECTURAL
	SP1.1	SITE PLAN
	1.1	FLOOR PLAN / ROOF PLAN / POWER & LIGHTING
	3.1	ELEVATIONS / BUILDING SECTION / WALL SECTIONS
	6.1	WINDOW & DOOR DETAILS / SCHEDULES
	MEP0.1	GENERAL ELECTRICAL / MECH. / PLUMBING NOTES
		STRUCTURAL
	S0	NOTES AND SCHEDULES
	S1.3	FOUNDATION PLAN - D
	S2.3	STRUCTURAL PLAN - D
	S3.3	ROOF FRAMING PLAN - D
	L1.3	FIRST FLOOR LINTEL PLAN - D
	D2	DETAILS

PROJECT SITE





BUILDER

MCNALLY CONSTRUCTION GROUP
7345 W. SAND LAKE RD.
ORLANDO, FLORIDA 32819
PH: 407-352-8200

LANDSCAPE ARCHITECT

Verlander
Landscape Architect
706 Turnbull Avenue, Suite 201 Phone: (407) 834-4104
Altamonte Springs, FL 32701 Fax: (407) 834-2919
STEVEN P. VERLANDER, ASLA
License No. LA6667258

STRUCTURAL ENGINEER

TSG
Making Dreams Come True
TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
Maitland, Florida, 32751
(407) 880 2333
CA No. 9161
100% Employee Owned
myTSGhome.com

DESIGNER

NASRALLAH
DESIGN STUDIO, LLC
1007 LEWIS DRIVE,
WINTER PARK, FLORIDA 32789
PH: 407-973-6744
PROJECT MANAGER:
ADAM METEL

DATE	MARK	REMARK

NASRALLAH
DESIGN STUDIO LLC
1007 Lewis Drive Winter Park, Florida 32789
Phone: 407-647-0938 Email: Adam@nasrallah.com

A Custom Exercise Building for the
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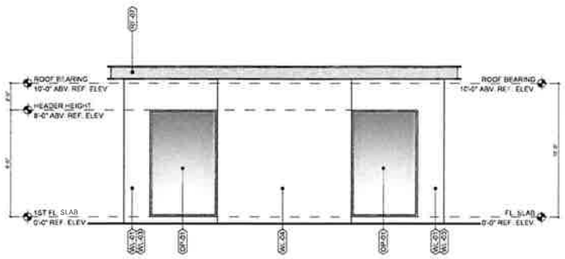
2026-07-13 Construction Permit Set

ISSUE DATE:	MAY 05, 2025
PROJECT NUMBER	17310
DRAWN BY:	AM
CHECKED BY:	AM
	SCALE AS INDICATED

0.1
SHEET NO.

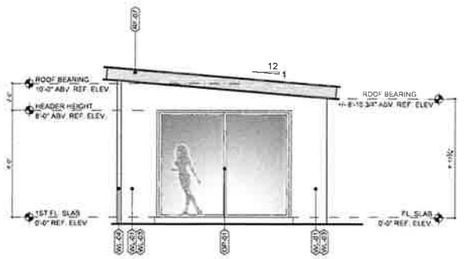
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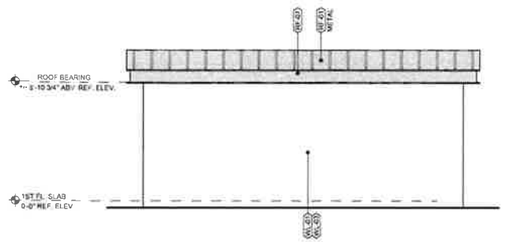
1 3.1 **LEFT ELEVATION**

DETACHED EXERCISE BUILDING — SCALE: 1/4" = 1'-0"



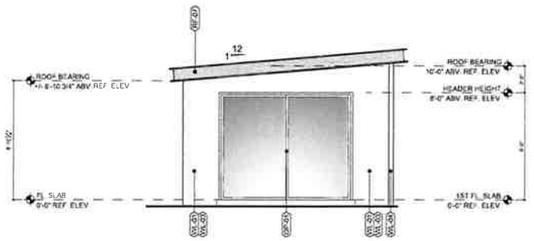
2 3.1 **FRONT ELEVATION**

DETACHED EXERCISE BUILDING — SCALE: 1/4" = 1'-0"



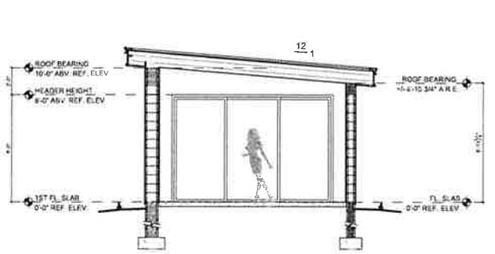
3 3.1 **RIGHT ELEVATION**

DETACHED EXERCISE BUILDING — SCALE: 1/4" = 1'-0"



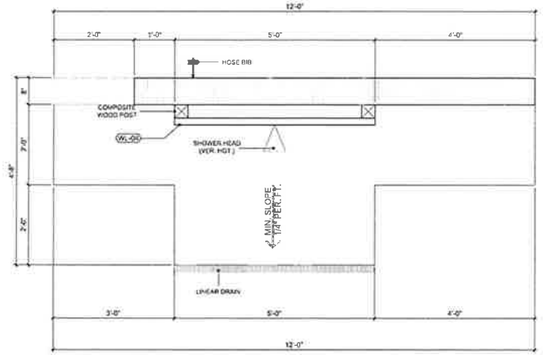
4 3.1 **REAR ELEVATION**

DETACHED EXERCISE BUILDING — SCALE: 1/4" = 1'-0"



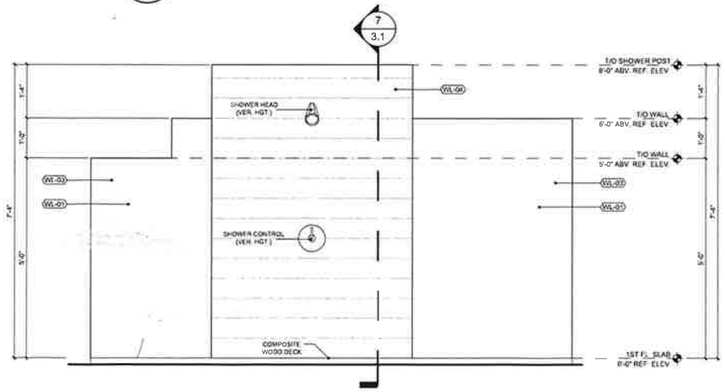
5 3.1 **BUILDING SECTION**

DETACHED EXERCISE BUILDING — SCALE: 1/4" = 1'-0"



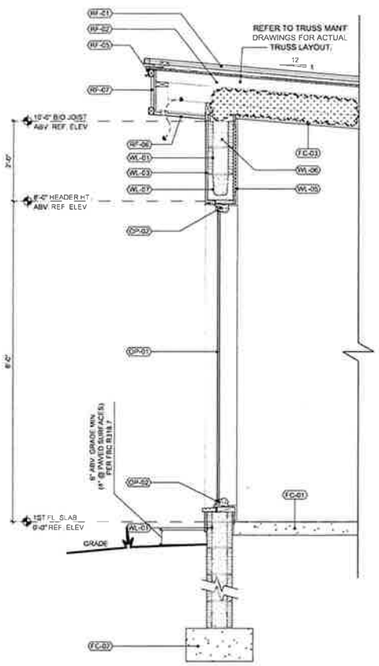
8 3.1 **SHOWER PLAN**

1 STORY SHOWER — SCALE: 3/4" = 1'-0"



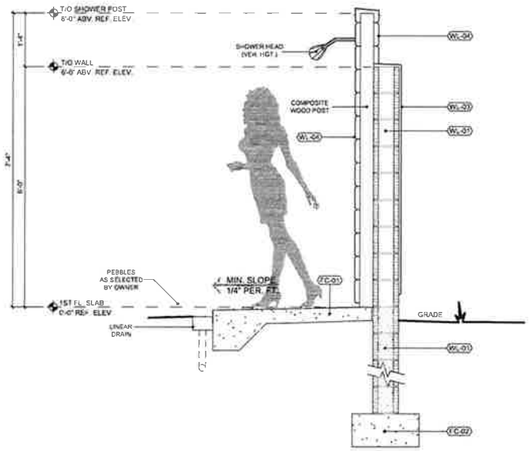
9 3.1 **SHOWER ELEVATION**

1 STORY SHOWER — SCALE: 3/4" = 1'-0"



6 3.1 **WALL SECTION - 01**

1 STORY GYM — SCALE: 3/4" = 1'-0"



7 3.1 **SHOWER - WALL SECTION**

SHOWER — SCALE: 3/4" = 1'-0"

SECTION/ ELEVATION TYPICAL NOTES:

DRYWALL SPEC

-WALLS THAT ABUT NON-CONDITIONED SPACE AND WALLS THAT ARE IN DIRECT CONTACT WITH WET AREAS INCLUDING BUT NOT LIMITED TO BATHROOMS, UTILITY ROOMS, GARAGE & COVERED OUTDOOR SPACES USE FIBERGLASS BACKED DRYWALL

ROOF NOTE

-SEE ROOF PLAN FOR GENERAL ROOF NOTES AND ROOF MATERIAL SELECTION NOTES

TYPICAL ARCHITECTURAL NOTES

-VERIFY ALL STRUCTURAL ELEMENTS WITH STRUCTURAL ENGINEER

-COORDINATE ALL INTERIOR WALL, SOFFITS AND CEILING TREATMENTS WITH INTERIOR DESIGNER/ OWNER

-ROOF AND BEARING HEIGHTS ARE SHOWN RELATIVE TO A REFERENCE ELEVATION BASED ON TOP OF SLAB U N O

-ALL HANDRAILS AND GUARD RAILS TO BE 36" AFF U N O. W/ VERTICAL PICKETS/RAILS/BARS SPACED SO AS TO NOT ALLOW THE PASSAGE OF A 4" SPHERE. PROVIDE TOE RAILING AS REQ'D. MAX 2" A.F.F. COORD FINAL MATERIAL, DESIGN AND FINISH WITH IDOWNER. HANDRAILS AND GUARDS MUST COMPLY WITH THE REQUIREMENTS OF THE FBC R

-SEAL ALL PENETRATIONS IN THERMAL ENVELOPE, WHETHER CONCEALED OR VISIBLE. PROVIDE WATERPROOFING, AIR BARRIER AND/OR THERMAL BARRIER SEAL BASED ON APPLICATION USE & ASSEMBLY TYPE. CONSIDER COMPATIBILITY OF MATERIALS.

SECTION/ ELEVATION KEY NOTES

RF: ROOF/ EAVE ASSEMBLY

- RF-01 ROOFING MATERIAL: METAL ENGLERT SERIES 1300 1.5" ARCHITECTURAL SEAMED PANEL ROOF SYSTEM. SEE MANUFACTURER'S INSTALATION AND UNDERLAYMENT GUIDELINES
- RF-02 PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C. SEE FRAMING PLAN AND SHOP DRAWINGS FROM TRUSS MFR. **PROVIDE MIN. R-30 SPRAY FOAM INSULATION TO THE UNDERSIDE** OF ROOF SHEATHING AND AS NEEDED TO CREATE A SEALED ENVELOPE FOR CONDITIONED SPACES. INSTALL PER MFR'S WRITTEN INSTRUCTIONS. TYP. SEE ROOF PLAN FOR VENTILATION NOTES. MANUF/VENDOR SHALL ONLY USE PRODUCTS THAT MEET FBC 107, FBCR 316 AND R806.5 AND ALL SUBSECTIONS. VENDOR SHALL PROVIDE ALL TESTING APPROVALS FOR THE SPECIFIC PRODUCT USED AS REQUIRED BY LOCAL AHJ
- RF-03 STRUCTURAL FASTENER. S.S.D.
- RF-04 **CONTINUOUS FLASHING. SEE ROOF PLAN AND NOTES. USE COPPER ALT. DARK BROWN FACTORY COATED ALUM.**
- RF-05 **CONTINUOUS METAL DRIP EDGE ON 1"X6" FASCIA ON 2X BLOCKING OR** EXPOSED RAFTER TAILS. FOR BARREL, VILLA, AND "S" STYLE TILE PROVIDE FACTORY BIRD STOP (ONE PIECE METAL EAVE CLOSURE)
- RF-06 ALUMINUM COMPOSITE SOFFIT (SEE FC-07) WITH CONTINUOUS SOFFIT VENT
- RF-07 **ALUMINUM COMPOSITE PANEL. INSTALL AS PER MANUF. WRITTEN INSTRUCTIONS.**

WL: WALL ASSEMBLY

- WL-01 EXTERIOR MASONRY ASSEMBLY 8" NOMINAL REINFORCED CMU WALL - S.S.D.
- WL-02 NOT USED
- WL-03 EXTERIOR FINISH: CEMENT PLASTER NOTE: PROVIDE EXPANSION JOINTS/ CONTROL JOINTS AT DISSIMILAR MATERIALS/ CHANGES IN CONSTRUCTION. SO THAT PANEL SIZES DO NOT EXCEED 240 SF AND AS REQUIRED BY TCNA AND ASTM C 1063. PROVIDE A CONT. STUCCO STOP @ MIN. 4" ABOVE EARTH (FIN GRADE) OR 2" ABV. PAVEMENT/CONC. DECK. PROVIDE WEEP SCREEDS AT ALL REQUIRED LOCATIONS PER FBC R703.7.2.1 @ THE FOUNDATION PLATE LINE ON EXTERIOR STUD FRAMING IF APPLICABLE, AND ALL CURRENT INDUSTRY STANDARDS. EXTERIOR PLASTER SHALL BE INSTALLED ON THE FOLLOWING SUBSTRATES PER R703.7.2 IN THE FOLLOWING THICKNESS(S) PER TABLE R702.1
  MASONRY SUBSTRATE: MIN 1/2" CEMENT PLASTER ON CONCRETE MASONRY WALL. FINISH AS SELECTED BY OWNER
  WOOD FRAME SUBSTRATE: MIN 7/8" STUCCO ON GALV. MTL. LATH ON TYPAR STUCCO WRAP ON EXTERIOR FRAME ASSEMBLY. SEE WL-02
- WL-04 EXTERIOR FINISH: COMPOSITE WOOD MATERIAL
- WL-05 INTERIOR FINISH: DRYWALL. SEE SECTION/ ELEVATION TYPICAL NOTES. MASONRY SUBSTRATE: 1/2" DRYWALL INTERIOR WALL FINISH ON P.T. 2X FURRING STRIPS W/ 1" STYROFOAM PERMEABLE RADIANT BARRIER **WITH MIN. R5 INSULATION VALUE. CONTINUE THE RADIANT BARRIER TO THE TOP OF THE MASONRY WALL BEYOND THE DRYWALL FINISH** AND AS NEEDED TO CREATE A THERMAL ENVELOPE FOR CONDITIONED SPACES. HOLD DRYWALL 1/2" OFF FLOOR DECKING/SLAB. TYP. COORD FURRING THICKNESS WITH FLOOR PLANS. WHERE ADDITIONAL **THICKNESS IS SHOWN USE 2X STUDS W/ MIN. 1/2" AIR GAP TO SEPARATE STUDS FROM CONCRETE SUBSTRATE. USE P.T. MEMBERS WHERE IN** DIRECT CONTACT WITH CONCRETE SUBSTRATE
- WL-06 CONT. BOND BEAM. S.S.D.
- WL-07 P.C. LINTEL - S.S.D.
- WL-08 HEADER. S.S.D.
- WL-09 PROVIDE JOINT AT DISSIMILAR MATERIALS PER FBCR.

FC: FLOOR/ CEILING ASSEMBLY

- FC-01 FLOOR SYSTEM: MIN. 4" THICK REINFORCED CONCRETE SLAB ON CONTINUOUS 6 MIL VAPOR BARRIER ON CLEAN AND WELL COMPACTED **TERMITE TREATED FILL. SSD. FLOOR FINISH - AS SELECTED BY OWNER. FOUNDATION AND FOOTING: MIN 16" BELOW GRADE. SSD.**
- FC-02 **CEILING FINISH: 1/2" C.D. GYP. BOARD**

NASRALLAH
DESIGN STUDIO LLC
1007 Lewis Drive Winter Park, Florida 32789
Phone: 407-647-0938 Email: Adam@nasrallah.com

DATE	MARK	REMARK

A Custom Exercise Building for the
Rosales Family
2010 Hoffner Avenue
Belle Isle, FL 32809
Parcel ID: 18.23.30.3648-05-271

2026-07-13 Construction Permit Set

ISSUE DATE	MAY 01, 2025
PROJECT NUMBER	BELLE
DRAWN BY	AM
CHECKED BY	AM
	SCALE AS INDICATED

3.1
SHEET NO.

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C.

LIGHTING LEGEND:

NOTE: VERIFY 'ROUND' OR 'SQUARE' FIXTURES FOR ALL DOWNLIGHT APPLICATIONS

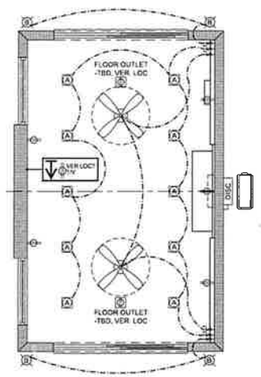
ALL EXTERIOR LIGHTS TO BE UL EXTERIOR RATED FOR WET LOCATIONS

NOTE: NOT ALL FIXTURES SHOWN IN THE LEGEND ARE USED IN THE PROJECT. VERIFY ON PLAN

- 3" LED RECESS DN
- EXT SURFACE MTD. (IN SOFFIT) - FIXTURE BY OWNER/ID

ELECTRICAL LEGEND

- SWITCH
- GFI DUPLEX OUTLET w/ MOUNTING HEIGHT A.F.F.
- UNDER COUNTER APPLIANCE. VERIFY POWER REQUIREMENTS
- 110V DUPLEX CONVENIENCE OUTLET W/ ARC FAULT INTERRUPTER
- FLOOR OUTLET - PROVIDE CONDUIT CHASE AS REQUIRED VERIFY LOCATION W/ INTERIOR DESINGER / OWNER
- 52" CEILING FAN W/ LIGHT FIXTURE - FIXTURE BY OWNER/DESIGNER
- CABLE OUTLET & REQUIRED POWER VERIFY HT IN WITH OWNER/DESIGNER
- MSC DISCONNECT SWITCH



3 / 1.1 **POWER & LIGHTING PLAN**
EXERCISE BUILDING — SCALE: 1/4" = 1'-0"

GENERAL ROOF NOTES:

ALL ROOF ASSEMBLIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023)

1. ALL OVERHANGS ARE 1'-0" UNLESS NOTED OTHERWISE
2. ROOF PITCH IS 1 1/2 SLOPE - UNLESS NOTED OTHERWISE
3. CONDENSATE LINES AND ROOF DOWNSPOUTS TO DISCHARGE MIN 1 FOOT AWAY FROM EXTERIOR WALL LINE
4. BUILT-UP ROOFS SEE "BUILT-UP ROOF SPECIFICATION" THIS SHEET
5. ROOF FLASHING TO MEET THE REQUIREMENTS OF SECTION 1503.2 OF THE FLORIDA BUILDING CODE, 8TH EDITION (2023) BUILDING & SECTION R903.2 OF THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL
6. THIS STRUCTURE IS DESIGNED TO BE A NON-VENTED STRUCTURE WITHIN THE THERMAL ENVELOPE OF THE BUILDING IN ACCORDANCE WITH FBC R806.5. SEE ROOF PLAN, BUILDING SECTIONS, AND WALL SECTIONS FOR SPECIFIC ATTIC VENTILATION REQUIREMENTS THROUGHOUT THE STRUCTURE
7. GUTTERS OPTIONAL. VERIFY WITH OWNER

ROOFING MATERIAL SPECIFICATION:

METAL ROOFING

ENGLERT SERIES 1300 1 1/2" ARCHITECTURAL SEAMED PANEL ROOF SYSTEM ON MANUF RECOMMENDED UNDERLAYMENT. MINIMUM ROOF SHEATING THICKNESS 19/32"

1. INSTALL FLASHING, COUNTER FLASHING VALLEYS AND OFF RIDGE VENTS
3. STRIP ALL FLANGES WITH MEMBRANE AND PLASTIC ROOF CEMENT.
4. INSTALL METAL ROOF PER M'FR WRITTEN INSTRUCTIONS.

FLASHING SPECIFICATION:

GALVANIZED METAL FLASHING
26 GA. VALLEYS & COUNTER FLASHING
24 GA. COPINGS

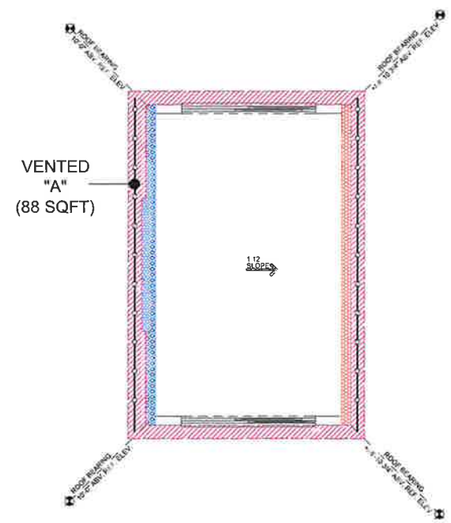
26 GA. ALUMINUM CONTINUOUS EAVE DRIP. FACTORY PAINTED. COLOR AS SELECTED BY OWNER

R807.1 ATTIC ACCESS:

BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M²)

THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

THE ROUGH FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHERE LOCATED IN A WALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH). WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.



PROJECT SPECIFIC VENTILATION REQUIREMENT CALCULATIONS (VENT SIZE)

VENT TO BE OFFSET 6" FROM ROOF / BALCONY EDGE.

3" REVEAL DEPTH (5 VENT SLOT)
VENT AREA PER LINEAL FOOT APPROX. 5 SQ. IN.
PERCENT OF AREA VENTED APPROX. 14.3%

VENTILATED ROOF AREA "A"
REQUIRED VENT AREA: 12,672 SQ IN / 150 = 85 SQ IN
PROVIDE SOFFIT VENT: 3" WIDE X 30'-0" = 250 SQ IN

VENTILATION REQUIREMENTS:
1/150 OF THE AREA OF THE SPACE VENTILATED.

ATTIC VENTILATION LEGEND:

- INDICATES ROOF AREA TO BE VENTED
- INDICATES SOFFIT VENT

WALL HEIGHT
- TOP OF WALL (CMU) +14'-10 3/4" A.F.F.
- TOP OF WALL (CMU) 10'-0" A.F.F.

2 / 1.1 **ROOF PLAN**
EXERCISE BUILDING — SCALE: 1/4" = 1'-0"

FLOOR PLAN TYPICAL NOTES:

INCLUDES BUT IS NOT LIMITED TO

APPLIANCES

UNDER COUNTER APPLIANCES MAY VARY IN SIZE. BUILDER SHALL COORD. ALL APPLIANCES W/ ID/OWNER SELECTION AND CABINETRY CONSULTANT.

COORD. WIDTH & HEIGHT WITH FRONT LOAD WASHER AND DRYER IF APPLICABLE.

COORD. IRONING BOARD LOCATION - WALL INSET. W/ ID/ OWNER IF APPLICABLE.

SEE FLOOR PLAN FOR ADDITIONAL APPLIANCES

GENERAL

VERIFY FINISH FLOOR ELEVATIONS W/ LANDSCAPE GRADING AND DRAINAGE PLANS.

SEE STRUCTURAL DRAWINGS FOR ALL LOAD BEARING WALL, COLUMN AND FILLED CELL LOCATIONS.

SITE

MECHANICAL SCREEN WALLS. T.O. WALL TO BE 5'-0" ABOVE FINAL GRADE. VERIFY FINAL GRADING WITH GRADING PLANS.

SEE FOUNDATION PLAN FOR RETAINING WALL DIMENSIONS. SEE LANDSCAPE ARCHITECT'S DRAWINGS FOR WALL HEIGHT ABOVE GRADE.

REFER TO LANDSCAPE PLANS FOR POOL LOCATION.

COORDINATE GUTTER DOWNSPOUT LOCATIONS WITH LANDSCAPE ARCHITECT.

FLOOR PLAN KEY NOTES: (XX)

G GENERAL

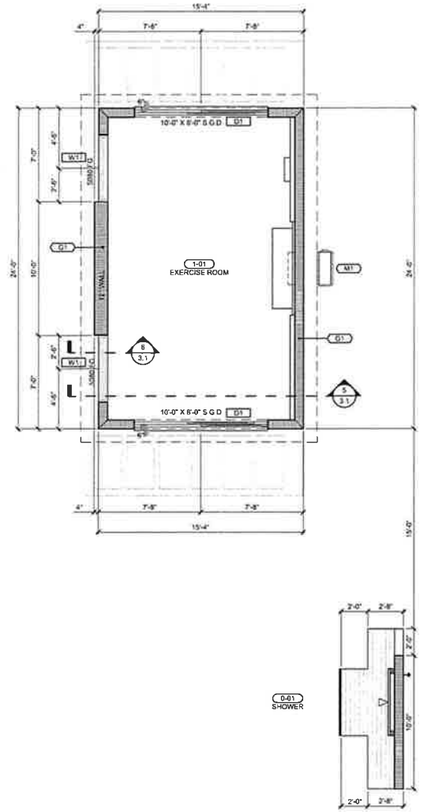
G1 NEW CMU WALL. SIZE AND FINISH TO MATCH EXISTING
G2 STRUCTURAL COLUMN. SEE STRUCTURAL DRAWINGS.

M MECHANICAL

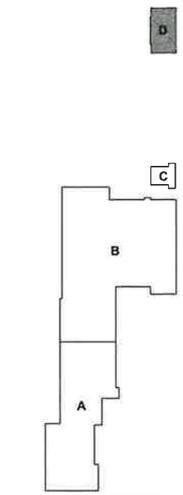
M1 A/C COMPRESSOR (MINI-SPLIT). COORD. WITH MECHANICAL CONTRACTOR

BUILDING AREA CALCULATIONS

	CONDITIONED AREA	NON-CONDITIONED AREA
EXERCISE BUILDING		
ADDITION - EXERCISE BUILDING	368 SQ.FT.	
TOTAL CONSTRUCTED AREA	368 SQ.FT.	



1 / 1.1 **FLOOR PLAN**
EXERCISE BUILDING — SCALE: 1/4" = 1'-0"



"KEY PLAN"

WALL TYPE LEGEND
- NEW EXTERIOR CMU WALL

MARK	REMARK

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NASRALLAH
DESIGN STUDIO LLC
1007 Lewis Drive Winter Park, Florida 32789
Phone: 407-647-0938 Email: Adam@nasrallah.com

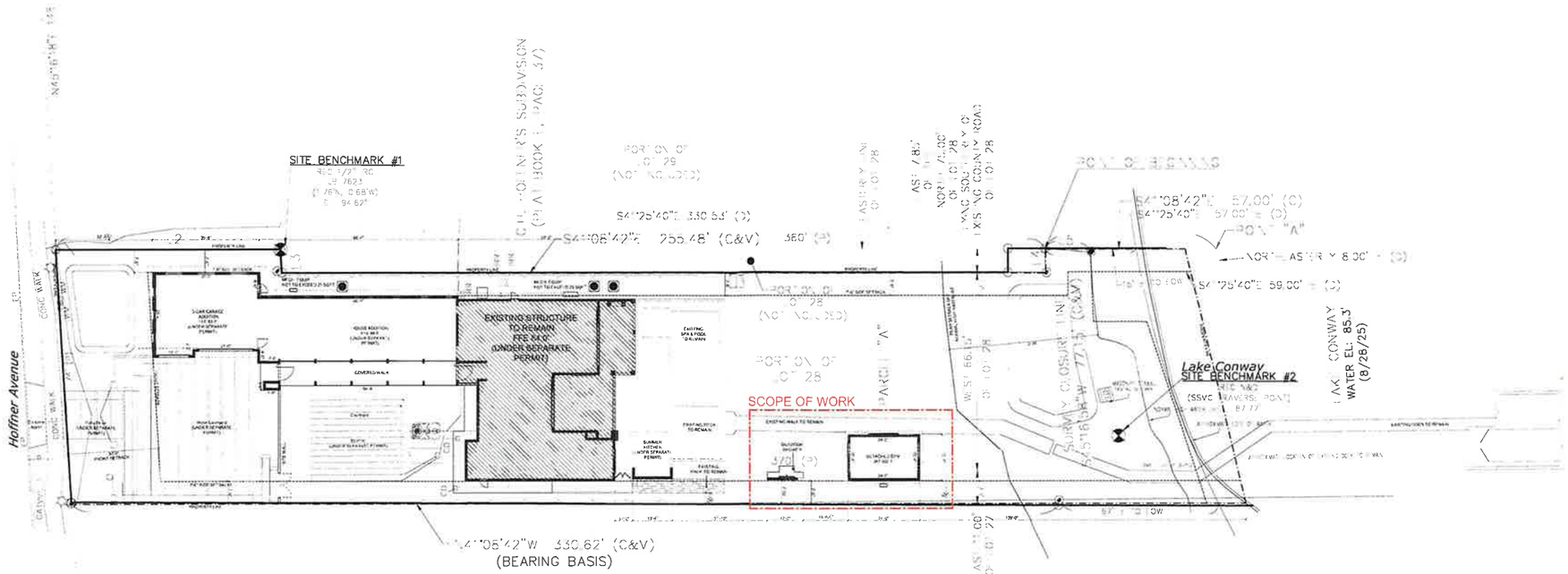
2026-07-13 Construction Permit Set

A Custom Exercise Building for the:
Rosales Family
2010 Hoffner Avenue
Belle Isle, FL 32809
Parcel ID: 18 23 30 3648 00 271

ISSUE DATE:	MAY 01, 2025
PROJECT NUMBER:	17330
DRAWN BY:	AW
CHECKED BY:	AN
	SCALE AS INDICATED

1.1
SHEET NO

Nasrallah.com



NORTH

SP 1.1

SITE PLAN

SEE LANDSCAPE ARCHITECTS/CIVIL ENGINEERS DOCUMENTS FOR ALL GRADING, DRAINAGE, AND HARDSCAPE DIMENSIONS AND DETAILS
THIS SITE PLAN DOES NOT CONSTITUTE A SURVEY

SCALE 1/16" = 1'-0"

Site Calculations		
	Area (SF)	
Total Lot Area	28,848.00	100.00%
Base Impervious	10,096.80	35.00%
Max Impervious	18,751.20	65.00%
House/Garage/Covered Areas	6,146.84	21.31%
Driveway	2,402.05	8.33%
Gym Building	368.16	1.28%
Pool Area (existing)	1,912.92	6.63%
Total Proposed Impervious	10,829.95	37.5%
Area over Base Impervious	733.15	2.5%
Stormwater Requirements		
Total Lot Area	28,848.00	
Area over Base Impervious	733.15	
Storage Required (7.5")	458.22	CF
Storage Provided		
POND A (4')	173.42	CF
POND B (4')	316.80	CF
Total Storage Provided	480.22	CF

LEGAL DESCRIPTION

PARCEL "A" AS SET FORTH ON PLAT OF SURVEY ATTACHED AS EXHIBIT TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3771 PAGE 1163 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND MORE PARTICULARY DESCRIBED AS FOLLOWS
THE EAST 11.00 FEET OF LOT 27 AND THE WEST 66.15 FEET OF LOT 28, CH. HOFFNER'S SUBDIVISION, AS RECORDED IN PLAT BOOK H, PAGE 37, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (LYING SOUTHEASTERLY OF EXISTING COUNTY ROAD) AND THE EAST 7.85 FEET OF THE NORTH 75.00 FEET OF THAT PART OF SAID LOT 28 LYING SOUTHEASTERLY OF EXISTING ROAD AND BEGIN AT A POINT OF THE EASTERLY LINE OF LOT 28 SITUATED 330.53 FEET SOUTH 41 DEGREES 25 MINUTES 40 SECONDS EAST ALONG SAID LOT LINE 57.00 FEET MORE OR LESS TO THE WATERS OF LAKE CONWAY FOR A POINT CALLED "A" TO RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 7.85 FEET, THENCE SOUTH 41 DEGREES 25 MINUTES 40 SECONDS EAST 59 FEET MORE OR LESS TO THE WATER OF LAKE CONWAY, THENCE NORTHEASTERLY ALONG SAID WATERS 8.00 FEET MORE OR LESS TO THE POINT CALLED "A" AND THE POINT OF TERMINATION.

PROJECT INFORMATION

PROPERTY ADDRESS
2010 HOFFNER AVENUE,
BELLE ISLE, FL 32809

PARCEL ID NO
18-23-30-3648-00-271

SETBACKS
30'-0" FRONT
50'-0" LAKEFRONT (REAR)
7'-6" SIDES

NASRALLAH
DESIGN STUDIO LLC
1697 Lewis Drive, Winter Park, Florida 32789
Phone: 407-647-0938 Email: Adam@nasrallah.com

DATE	MARK	REMARK

A Custom Exercise Building for the:
Rosales Family
2010 Hoffner Avenue
Belle Isle, FL 32809
Parcel ID: 18-23-30-3648-00-271

VARIANCE SUBMITTAL
2026-07-13 Construction Permit Set

ISSUE DATE:	MAY 01, 2025
PROJECT NUMBER:	17178
DRAWN BY:	AM
CHECKED BY:	AM
	SCALE AS INDICATED

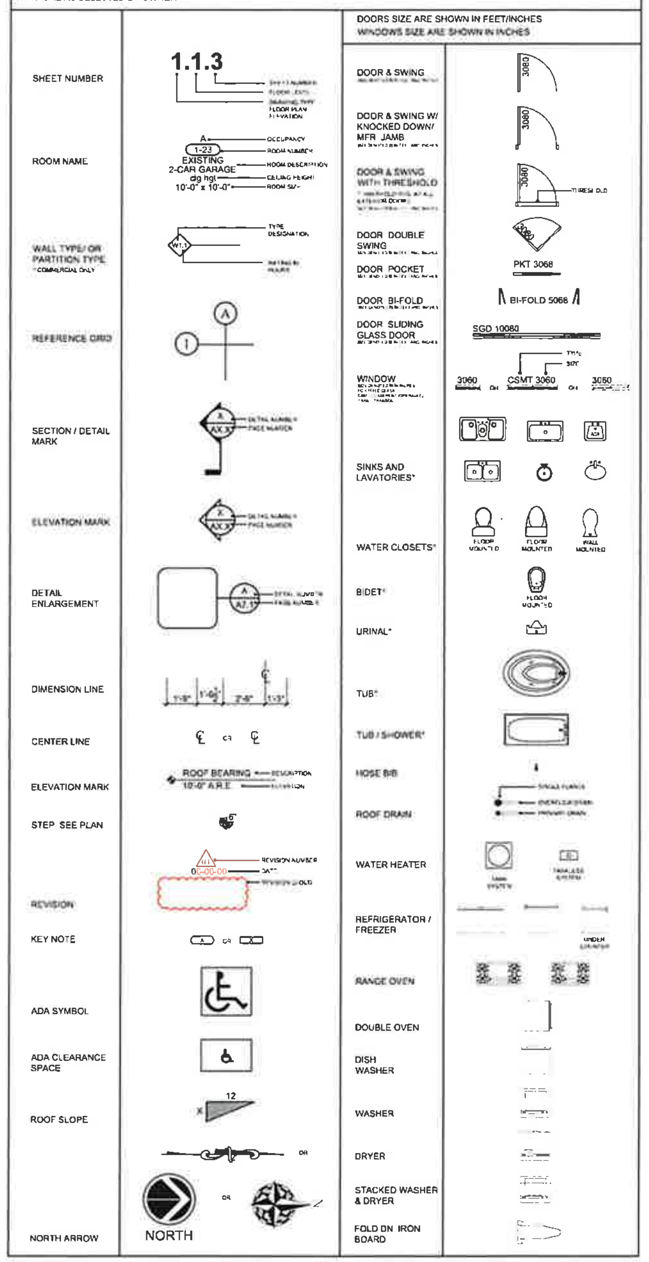
SP 1.1
SHEET NO

Nasrallah.com

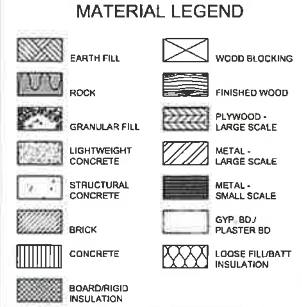
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SYMBOL LEGEND

*FIXTURE AS SELECTED BY OWNER



MATERIAL LEGEND

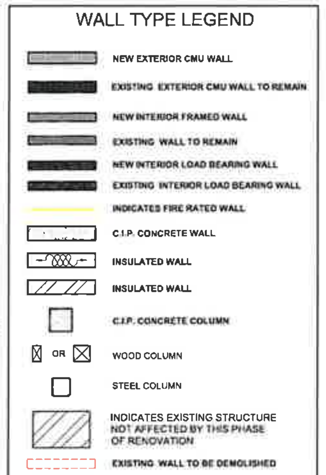


"CALL SUNSHINE STATE"
1-800-432-4770 TOLL-FREE
FL STATUE 553.851 (1979) REQUIRES MIN. OF 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.
ALL EXCESS FILL MATERIAL / EXCAVATED DIRT TO BE HAULED OFFSITE



INVESTIGATE BEFORE YOU EXCAVATE

WALL TYPE LEGEND



FIRE RATING NOTES

- (A) FIRE RESISTANT CONSTRUCTION PER FBCR 302
- (B) PER FBC 721 3 SEE CV1 2
- (C) FBCR 302.5 DWELLING OPENING/PENETRATION
  302 6 FIRE SEPARATION
  302 7 UNDER STAIR PROTECTION SEE CV1 2

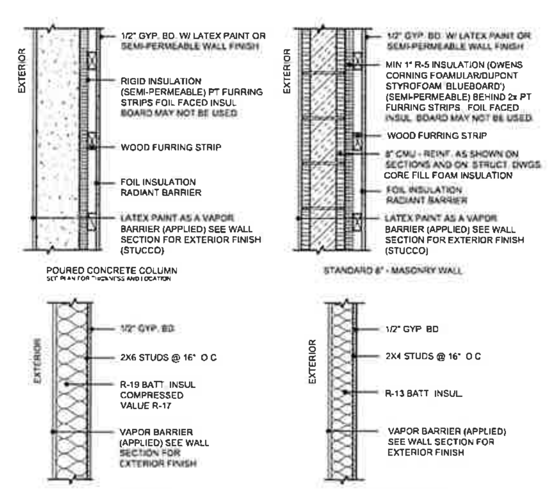
TERMITE PROTECTION

CODE SECTION:	
FBC 105 11	"A permanent sign which identifies the termite treatment provider and need for re-inspection and treatment contract renewal shall be provided The sign shall be posted near the water heater or electric panel"
N/A	"Condensate and roof downspouts shall discharge at least 1'-0" away from building side walls"
N/A	"Irrigation / sprinkler systems including all risers and spray heads shall not be installed within 1'-0" of the building walls"
FBCR 704	In order to provide for inspection for termite infestation, clearance between exterior wall coverings and final earth grade on the exterior of a building shall not be less than 6 inches (152 mm) Exceptions 1 Paint or decorative cementitious finish less than 5/8 inch (17 1 mm) thick adhered directly to the masonry foundation sidewall 2 Access or vehicle ramps which rise to the interior finish floor elevation for the width of such ramps only 3 A 4-inch (102 mm) inspection space above patio and garage slabs and entry areas 4 If the patio has been soil treated for termites the finish elevation may match the building interior finish floor elevations on masonry construction only 5 Masonry veneers
FBCR 318 1 1	"The initial chemical soil treatment inside the foundation perimeter shall be done after all excavation backfilling and compaction is complete"
FBCR 318 1 2	"Soil area disturbed after initial chemical soil treatment shall be retreated with a chemical soil treatment including spaces boxed or formed"
FBCR 318 1 3	"Space in concrete floors boxed out or formed for the subsequent installation of plumbing traps drains or any other purpose shall be created by using plastic or metal permanently placed forms of sufficient depth to eliminate any planned soil disturbance after initial chemical soil treatment"
FBCR 318 1 4	"Chemically treated soil shall be protected with a minimum 6 mil vapor retarder to protect against rainfall dilution If rainfall occurs before vapor retarder placement, retreatment is required Any work, including placement of reinforcing steel done after chemical treatment until the concrete floor is poured shall be done in such manner as to avoid penetrating or disturbing treated soil"
FBCR 318 1 5	"Concrete overpour or mortar accumulated along the exterior foundation perimeter shall be removed prior to exterior chemical soil treatment, to enhance vertical penetration of the chemicals"
FBCR 318 1 6	"Chemical soil treatments shall also be applied under all exterior concrete or grade within 1 foot (305 mm) of the primary structure sidewalls"
FBCR 318 1 6	"A vertical chemical barrier shall be applied promptly after construction is completed including initial landscaping and irrigation/sprinkler installation Any soil disturbed after the chemical vertical barrier is applied shall be promptly retreated"
N/A	"All buildings are required to have pre-construction treatment"
FBCR 318 1 7	"If a registered termiticide formulated and registered as a bait system is used for subterranean termite prevention, Sections R318 1 1 through R318 1 6 do not apply; however, a signed contract assuring the installation, maintenance and monitoring of the baiting system for a minimum of five years from the issue of the certificate of occupancy shall be provided to the building official prior to the pouring of the slab, and the system must be installed prior to final building approval If the baiting system directions for use require a monitoring phase prior to installation of the pesticide active ingredient, the installation of the monitoring phase components shall be deemed to constitute installation of the system"
FBCR 318 1 8	"If a registered termiticide formulated and registered as a wood treatment is used for subterranean termite prevention Sections R318 1 1 through R318 1 6 do not apply Application of the wood treatment termiticide shall be as required by label directions for use and must be completed prior to final building approval"
FBCR 318 2	"Protective sleeves around metallic piping penetrating concrete slab-on-grade floors shall not be of cellulose-containing materials and, if soil treatment is used for subterranean termite protection, shall receive application of a termiticide in annular space between sleeve and pipe"
FBCR 318 1	"A certificate of compliance must be issued to the building department by a licensed pest control company before a certified of occupancy will be issued The certified of compliance shall state "The building has received a complete treatment for the prevention of subterranean termites The treatment is in accordance with the rules and laws of the Florida Department of Agriculture and Consumer Services ""
FBCR 404 1 6	"Height above finished grade Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere"
FBCR 404 1 2 3 5 Item 4	"Foam plastic insulation shall be permitted below grade on foundation walls in accordance with one of the following conditions 4 1 When in addition to the requirements of R 318 1, an approved method of protecting the foam plastic and structure from subterranean termite damage is provided 4.2 The structural members of walls, floors, ceilings and roofs are of noncombustible materials or pressure-preservative-treated wood 4.3 On the interior side of basement walls"
FBCR 318 3	"CLEANING Cells and cavities in masonry units and air gaps between brick, stone or masonry veneers and the structure shall be cleaned of all non-preservative treated or non-naturally durable wood, or other cellulose-containing material prior to concrete placement Exception Inorganic material manufactured for closing cells in foundation concrete masonry unit construction or clean earth fill placed in concrete masonry units voids below slab level before termite treatment is performed"
FBCR 318 4	"CONCRETE BEARING LEDGE Brick, stone or other veneer shall be supported by a concrete bearing ledge at least equal to the total thickness of the brick, stone or other veneer, which is poured integrally with the concrete foundation No supplemental concrete foundation pours which will create a hidden cold joint shall be used without supplemental treatment in the foundation unless there is an approved physical barrier. An approved physical barrier shall also be installed from below the wall sill plate or first block course horizontally to embed in a mortar joint If masonry veneer extends below grade, a termite protective treatment must be applied to the cavity created between the veneer and the foundation, in lieu of a physical barrier Exception Veneer supported by a shelf angle or lintel secured to the foundation sidewall in accordance with ACI 530/ASCE 5/TMS 402 provided at least a 6-inch (152 mm) clear inspection space of the foundation sidewall exterior exist between the veneer and the top of any soil, sod, mulch or other organic landscaping component, deck, apron, porch, walk or any other work immediately adjacent to or adjoining the structure"
FBCR 408 5	"The under-floor grade shall be cleaned of all vegetation and organic material All wood forms used for placing concrete shall be removed before a building is occupied or used for any purpose All construction materials shall be removed before a building is occupied or used for any purpose"
	The foundation and the area encompassed within 1 foot (305 mm) therein shall have all vegetation, stumps, dead roots, cardboard, trash, and foreign material removed and the fill material shall be free of vegetation and foreign material The fill shall be compacted to assure adequate support of the foundation
FBCR 317 & 318	Refer to "Protection against decay and termites"
FBC R Figure(s) 403 1(2)(3)	Permanent Wood Foundation Crawl Space Section
FBCR 408 (all sections)	Crawl space access & ventilation

TYP. WALL TYPE

NOTE FOIL FACED INSUL BOARD MAY NOT BE USED. INTERIOR NON-PERMEABLE WALL COVERINGS SHALL NOT BE USED ON AN EXTERIOR WALL PLANE

FLORIDA
(HOT HUMID CLIMATE)
ONLY 1-VAPOR BARRIER SHALL EXIST AND THIS SHALL OCCUR ON THE OUTBOARD EXTERIOR WALL PLANE



ABBREVIATIONS

NOTE CLARIFY ALL ABBREVIATIONS NOT LISTED HERE WITH PROFESSIONAL DESIGNER

AB	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AHJ	AUTHORITY HAVING JURISDICTION
AL	ALUMINUM
ALT.	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BTWN	BETWEEN
B.U.R.	BUILT UP ROOFING
B.W	BOTH WAYS
C.J	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
C.M.U	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
C.T	CERAMIC TILE
DEG.	DEGREE
DET (or) DTL	DETAIL
D.F.	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIA (or) Ø	DIAMETER
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
E.J	EXPANSION JOINT
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
EL (or) ELEV	ELEVATION
ELEC	ELECTRICAL
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
E.W	EACH WAY
E.W.C	ELECTRIC WATER COOLER
EXP.	EXPANSION
EXT	EXTERIOR
F.A	FIRE ALARM
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
F.L.	FLOWLINE
FLR.	FLOOR
FND	FOUNDATION
FLUOR.	FLUORESCENT
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
F.S.	FULL SIZE
FT	FOOT (or) FEET
FTG.	FOOTING
FURR	FURRING
GA	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL	GLASS
GR	GRADE
GYP.	GYPSUM
GYP BD	GYPSUM BOARD
H.B	HOSE BIB
H.C.	HOLLOW CORE
HC	HANDICAPPED
HDWD	HARDWOOD
HDWE	HARDWARE
H.M.	HOLLOW METAL
HR.	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING

ID	INTERIOR DESIGNER
INSUL	INSULATION
INT.	INTERIOR
JAN	JANITOR
JNT.	JOINT
JST	JOIST
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAV.	LAVATORY
LT	LIGHT
MAX	MAXIMUM
MECH	MECHANICAL
M.E.P.	MECH. ELEC. PLUMBING
MFR	MANUFACTURER
M.H	MANHOLE
MIN.	MINIMUM
MISC	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL	METAL
MUL	MULLION
N	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S	NOT TO SCALE
O.C	ON CENTER
O.D.	OUTSIDE DIAMETER
OH.	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
PCT	PRE-CAST
P.L.	PROPERTY LINE
P.LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
Q.T.	QUARRY TILE
R.	RISER
R.D.	ROOF DRAIN
RE:	REFER TO
REFR	REFRIGERATOR
REINF.	REINFORCED
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
S	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
S.F.	SQUARE FOOT
SHT	SHEET
SIM.	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
S.S.	STAINLESS STEEL
S.S.D	SEE STRUCTURAL DRAWINGS
STAGG.	STAGGERED
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
SUSP	SUSPENDED
STRUC.	STRUCTURAL
TR	TREAD
T.& B.	TOP AND BOTTOM
TER.	TERRAZZO
T.& G.	TONGUE AND GROOVE
THK	THICK
T/ (or) T.O.	TOP OF
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U.O.N.	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VER.	VERIFY
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
V.T.E.	VENT TO EXTERIOR
W.	WEST
W/	WITH
W.C.	WATER CLOSET
WD	WOOD
W/O	WITHOUT

FIRE RATING NOTES:

FBCR 302 5 OPENING/ PENETRATION PROTECTION

FBCR 302 5 1 OPENING PROTECTION OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3 / 8 INCHES (35 MM) IN THICKNESS SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3 / 8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF CLOSING DEVICE

FBCR 302 5 2 DUCT PENETRATION DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO 26 GAGE (0 48 MM) SHEET STEEL, 1 INCH MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE

FBCR 302 5 3 OTHER PENETRATIONS PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302 6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302 11, ITEM 4

FBCR302 6 DWELLING/GARAGE FIRE SEPARATION PER FBCR TABLE R302 6 FROM THE RESIDENCE AND ATTICS - NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE FROM ALL HABITABLE ROOMS ABOVE THE GARAGE - NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT

FOR 8" CMU WALLS BETWEEN A GARAGE AND A RESIDENCE PROVIDE AN ASSEMBLY WITH THE MIN EQUIVALENT FIRE SEPARATION PER FBCR TABLE R302 6 ASSEMBLY MUST CONFORM WITH THE FIRE RATING AND STANDARDS OF THE FBC AND NFPA SEE FBC 722 3 FOR ESTABLISHING CALCULATED FIRE RESISTANCE RATINGS OF CONCRETE MASONRY

FBC R302 7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12 7 MM) GYPSUM BOARD

INSULATION FBCR3002 10 1 INSULATION INSULATING MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES CRAWL SPACES AND ATTICS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION THEY SHALL EXHIBIT A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723 INSULATING MATERIALS, WHERE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION, SHALL INCLUDE FACINGS WHERE USED SUCH AS VAPOR RETARDERS, VAPOR-PERMEABLE MEMBRANES AND SIMILAR COVERINGS

EXCEPTIONS
1 WHERE SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES THE FLAME SPREAD INDEX & SMOKE DEVELOPED INDEX LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH

2 CELLULOSE FIBER LOOSE-FILL INSULATION THAT IS NOT SPRAY APPLIED, COMPLYING WITH THE REQUIREMENTS OF SECTION R302 10 3, SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT BUT SHALL BE REQUIRED TO MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHERE TESTED IN ACCORDANCE WITH CAN/ULC S102 2

3 FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION R316

CODE INFORMATION

CONSTRUCTION TYPE	FBC RESIDENTIAL R-3 CONSTRUCTION TYPE V
OCCUPANCY TYPE	DETACHED ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT WITH A SEPARATE MEANS OF EGRESS AND THEIR ACCESSORY STRUCTURES
APPLICABLE CODES	STRUCTURE MUST COMPLY WITH ALL APPLICABLE CODES LISTED BELOW INCLUDING ALL APPLICABLE REFERENCED STANDARDS INCLUDED WITHIN THOSE CODES ALSO SEE NOTE (13) UNDER GENERAL NOTES
	8TH EDITION (2023) FBC
	8TH EDITION (2023) FBC EXISTING
	8TH EDITION (2023) RESIDENTIAL
	8TH EDITION (2023) MECHANICAL
	8TH EDITION (2023) PLUMBING
	8TH EDITION (2023) FUEL GAS
	8TH EDITION (2023) FBC ACCESSIBILITY
	8TH EDITION (2023) FBC ENERGY CONSERVATION
	8TH EDITION (2023) FBC TEST PROTOCOLS
	8TH EDITION (2023) FLORIDA FIRE PREVENTION CODE
	2021 NFPA 1 W/ FLORIDA AMENDMENTS
	2021 NFPA 101 W/ FLORIDA AMENDMENTS
	2023 NFPA 70 (NATIONAL ELECTRICAL CODE)
	FLORIDA STATUTES
	FLORIDA ADMINISTRATIVE CODE
STRUCTURAL INFORMATION	THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF ALL APPLICABLE STRUCTURAL SECTIONS OF FLORIDA BUILDING CODE 8TH EDITION (2023) AS WELL AS ASCE CURRENT EDITION WHERE APPLICABLE FOR 140 MPH OR LESS WIND SPEED CERTIFICATION BY ENGINEER APPLIES TO STRUCTURAL DESIGN ONLY ULTIMATE WIND SPEED = 140 MPH - PER FBCR FIGURE R301 2(4) S S D RISK CATEGORY = II - PER FBC TABLE 1604 5 WIND EXPOSURE CATEGORY= D - PER FBCR 301 2 1 4 3 S S D INTERNAL PRESSURE COEFFICIENT = +/-0 18 FULLY ENCLOSED - PER ASCE 7-16 WIND PRESSURES FOR COMPONENTS AND CLADDING FOR WALL ELEMENTS = PER FBCR TABLE R301 2(2) S S D
FLORIDA ADMIN STATUE	THESE DESIGN PLANS ARE PREPARED IN ACCORDANCE WITH THE 2011 FLORIDA STATUE TITLE XXXII CHAPTER 481 SECTION 229
CONSTRUCTION NARRATIVE	NEW CONSTRUCTION OF A SIGLE STORY DETACHED EXERCISE BUILDING
CONSTRUCTION ADMINISTRATION	CONSTRUCTION ADMINISTRATION IS NOT IN THE SCOPE OF WORK BY THE DESIGN PROFESSIONAL ON THIS PROJECT

GENERAL NOTES:

THE CONSTRUCTION DOCUMENTS ARE A PACKAGE OF DRAWINGS, AND ALL OF THE DRAWINGS OF ALL DISCIPLINES (PROFESSIONAL DESIGNER, STRUCTURAL, MEP, LANDSCAPING & CIVIL ENGINEERING) SHALL BE VIEWED AS A WHOLE. ALL NOTES IN THIS SET OF BOUND PAGES ARE PART OF A CONTINUOUS WORKING SET AT ANY MOMENT DURING CONSTRUCTION THE DESIGNER RESERVES THE RIGHT TO ADD, REVISE, AMEND AND REMOVE ANY OR PART OF ANY NOTE. NOTES MAY APPLY TO THE JOB IN PART OR IN FULL IT IS THE BUILDER'S RESPONSIBILITY TO COORDINATE WITH THE DESIGNER IF THE STATEMENT OF A NOTE IS UNCLEAR IT IS THE BUILDER'S RESPONSIBILITY TO COORDINATE WITH THE DESIGNER

1 ALL DIMENSIONS ARE TO FACE OF MASONRY OR STUD WALL
2 ALL COLUMNS ARE DIMENSIONED TO CENTER-POINT OF COLUMN
3 ALL WINDOW AND DOOR OPENINGS ARE DIMENSIONED TO THE CENTER OF THE OPENING VERIFY REQUIRED ROUGH OPENING WITH DOOR OR WINDOW MANUFACTURER'S WRITTEN INSTRUCTIONS
4 ALL WALL THICKNESS SHOWN ARE NOMINAL
5 ALL STEPS HAVE 7" RISERS AND 11" TREADS U N O OR SPECIFIED DIFFERENTLY ON DRAWINGS
6 ALL FINISHED FLOOR ELEVATIONS ARE TO TOP OF SLAB OR TOP OF STRUCTURE U N O CONTRACTOR TO COORD FINAL FINISH FLOOR MATERIAL THICKNESS WITH ALL TRANSITIONS IN FFE TO MEET SPECIFIED ELEVATION DIMENSIONS
7 ALL INTERIOR COMPONENTS - DOORS, CASEWORK, CABINETRY, MILLWORK, FIXTURES, RAILINGS, COLUMN COVERS, APPLIANCES, AND MATERIAL FINISHES ARE TO BE SELECTED BY OWNER/INTERIOR DESIGNER
8 ALL INTERIOR FEATURES SHOWN ARE CONCEPTUAL VERIFY SHAPE, HEIGHT AND DISTANCE OFF FINISH FLOOR WITH OWNER AT CONSTRUCTION PHASE
9 ALL CEILING DROPS AND SOFFITS SHOWN ARE CONCEPTUAL SEE INTERIOR DESIGN PACKAGE FOR DETAILS
10 ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY OWNER
11 CONTRACTOR/BUILDER SHALL VERIFY ALL DIMENSIONS, DETAILS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB
12 CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER PER CONTRACT
13 ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR
14 EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES WORKING SIMULTANEOUSLY OR FOLLOWING THEM
15 CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION
16 ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT
17 ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT AS SPECIFIED, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS
18 THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR
19 ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT
20 CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK
21 CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH PREMISES TO BE SWEPT CLEAN WEEKLY OF RELATED CONSTRUCTION DEBRIS AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN
22 DO NOT SCALE DRAWINGS- DIMENSIONS GOVERN LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE
23 PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING
24 TO INSURE PROPER AND ADEQUATE BLOCKING, ALL BLOCKING FOR MILLWORK WILL BE THE RESPONSIBILITY OF THE CABINET CONTRACTOR
25 UPON COMPLETION OF WORK THE CONTRACTOR SHALL WALK THROUGH WITH OWNER/ARCHITECT AND COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS
26 CONTRACTOR SHALL FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS AT ALL TIMES WHEN INSTALLING ANY CONSTRUCTION MATERIAL, FIXTURE OR APPLIANCE ETC IN THE CASE WHERE THE MANUFACTURER'S WRITTEN INSTRUCTIONS ARE NOT AVAILABLE CONTACT THE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION
27 AT ALL MOMENTS BEFORE CONSTRUCTIONS END THIS SET OF BOUND PAGES IS TO BE CONSIDERED BY THE CONTRACTOR, ALL SUBCONTRACTORS AND ALL PARTIES INVOLVED IN THE CONSTRUCTION AS A WORKING SET
28 EMERGENCY ESCAPES AND RESCUE OPENINGS ARE PROVIDED PER FBCR 8TH EDITION (2023) SECTION R310
29 ALL WATERPROOFING, MOISTURE BARRIER, SHOULD BE APPLIED PER MANUFACTURE'S WRITTEN INSTRUCTIONS

MOLD PREVENTION:

THE FOLLOWING CONSTRUCTION TECHNIQUES ARE RECOMMENDED TO REDUCE THE GROWTH OF MOLD IN BUILDINGS

NOTE MOLD WILL ALWAYS EXIST AND THESE RECOMMENDATIONS WILL NOT ELIMINATE THE PRESENCE OF BOTH ACTIVE OR DORMANT MOLD SPORES IMPLEMENTATION OF THESE RECOMMENDATIONS MAY REDUCE THE SOURCE OF ENVIRONMENTAL CONDITIONS THAT ENCOURAGES THE GROWTH AND SPREAD OF MOLD SPORES

1 ALL BUILDING MATERIALS ARE TO BE KEPT DRY BOTH DURING ON SITE STORAGE AND AFTER INSTALLATION ALL IN-PLACE FRAMING SHOULD BE "EFFECTIVELY DRIED-IN" AS SOON AS POSSIBLE AFTER ERECTION
2 ANY AND ALL BUILDING MATERIALS THAT HAVE ACTIVE/VISIBLE MOLD GROWTH WILL BE REMOVED FROM THE CONSTRUCTION SITE AND REPLACED WITH NEW MATERIAL
3 ALL EXTERIOR DOOR AND WINDOW OPENINGS ARE TO BE INSPECTED FOR MOISTURE PROTECTION AND PENETRATIONS PRIOR TO "CLOSING UP" THE STRUCTURE
4 ALL FLASHING CONDITIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING, ARE TO BE INSPECTED FOR MOISTURE PROTECTION AND PENETRATIONS PRIOR TO "CLOSING-UP" THE STRUCTURE ROOF FLASHING, EAVES, KNEE WALLS, DOOR AND WINDOW HEAD, JAMB, AND SILL FLASHING, BALCONY DECKS AND DRAINS, PLUMBING AND MECHANICAL VENT STACKS, PITCH PANS, THROUGH FLASHING, PARAPET WALLS, AND CHIMNEY FLASHING
5 REFER TO THE DESIGNERS ROOF PLAN, WALL SECTIONS AND DETAILS FOR FLASHING AND DRY-IN CONSTRUCTION DETAILS
6 IT IS FURTHER RECOMMENDED NOT TO USE ANY TYPE OF NON-PERMEABLE WALL FINISHES OR VINYL WALL PAPER ON ANY WALL SURFACE THAT ABUTS AN EXTERIOR WALL OR NON-CONDITIONED SPACE THIS ALSO INCLUDES WAXED AND/OR PAINTED FINISHES THAT IMPEDE OR STOP THE FLOW OF MOISTURE THROUGH A WALL ASSEMBLY
7 AFTER FRAMING INSPECTION ALL EXPOSED INTERIOR BUILDING COMPONENTS WITH VISIBLE MOLD ARE TO BE CLEANED WITH "MICROSHIELD 2 STEP SYSTEM" OR AN APPROVED MOLD PREVENTION SYSTEM OF EQUAL OR BETTER GRADE TO REMOVE ALL APPEARANCES OF MOLD BEFORE APPLYING CLEAN UP ALL RESIDUAL CONSTRUCTION DEBRIS SPRAY-APPLY ENVIRONMENTALLY SAFE ANTIMICROBIAL/CHEMICAL AGENT TO ALL EXPOSED INTERIOR BUILDING COMPONENTS - CONTRACTOR TO RECEIVE WARRANTY CERTIFICATE FOR PROTECTION AGAINST FUTURE MOLD GROWTH OF FUNGI AND MICROORGANISMS FOR A MINIMAL 15 YEARS COORD WITH DESIGNER FOR FINAL PRODUCT APPROVAL
8 USE FIBERGLASS DRYWALL IN ALL CONDITIONED AREAS WHERE MOISTURE MAY ACCUMULATE (BATHROOMS, SHOWERS, UTILITY ROOMS)

DATE	MARK	REMARK

NASRALLAH
DESIGN STUDIO LLC
1007 Lewis Drive Winter Park, Florida 32789
Phone: 407-647-0938 Email: Adam@nasrallah.com

A Custom Exercise Building for the
Rosales Family
2010 Hoffner Avenue
Belle Isle, FL 32809
Parcel ID: 18.23.30.3648-00-271

2026-07-13 Construction Permit Set

START DATE	MAY 01, 2025
PROJECT NUMBER	1737B
DRAWN BY:	AM
CHECKED BY	AM
SCALE AS INDICATED	

0.2
SHEET NO

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