



CITY OF BELLE ISLE, FL
PLANNING & ZONING BOARD MEETING

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

Held the 4th Tuesday of Every Month

Tuesday, April 28, 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 mas información referente a esta vista pública, favor de comunicarse con la ciudad al número (407) 851-7730.

1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag** – Board Member Dr. Hobbs, District 7
3. **Approval of Minutes**
 - a. P&Z Board Meeting Minutes - March 24, 2026
4. **Public Hearings**
 - a. **Planning and Zoning Case Number 2026-03-046:** PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 AND SECTION 54-132 (D) TO ALLOW A FRONT PORCH ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT ERIC D. KURITZKY, ARCHITECT, CBO, FOR THE PROPERTY LOCATED AT 2514 NELA AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 19-23-30-5888-02-060.
 - b. **Planning and Zoning Case Number 2026-04-007:** PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 TO ALLOW AN ATTACHED TWO-CAR GARAGE ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT BEATA NARATH, PROPERTY OWNER, FOR THE PROPERTY LOCATED AT 1420 BELLE VISTA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-5306-01-100.
5. **Other Business**
 - a. Briefing on McCoy Overlay Consideration
6. **Adjournment**

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, March 24, 2026 * 6:30 PM
MINUTES

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

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

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

1. Call to Order and Confirmation of Quorum

Vice Chairman Squires 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.

3. Approval of Minutes

- a. Approval of P&Z Board Meeting Minutes – February 24, 2026
Board member Agrusa moved to approve the minutes as presented.
Board member Conduff seconded the motion, which passed unanimously 4:0.

4. Public Hearings

- a. **Planning and Zoning Case Number 2026-02-023:** PURSUANT TO SECTION 42-64 AND 48-33, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 48-34 (B) TO ALLOW AN EXISTING DOCK TO ADD A ROOF OVER THE DOCK AND MODIFY THE EXISTING DOCK THAT IS NOT IN COMPLIANCE WITH SECTION 48-32 (A) (3) AND (B) (2-4) WITH RESPECT TO TERMINAL PLATFORM SIZE, ENCROACHMENT INTO A TRAVEL WATERWAY, AND ENCROACHMENT INTO A DEDICATED DRAINAGE EASEMENT (SECTION 48-32 (C) (1)), SUBMITTED BY APPLICANT PABLO ROSEMBERG, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 3625 WATERS EDGE DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID# 20-23-30-1678-00-370.

Vice Chairman Squires opened the public hearing.
CM Rudometkin read the P&Z Board Case Number 2026-02-023 by title.

April Fisher, City Planner, presented her staff report and said the variance is a request to change an existing dock. The existing dock did not have a roof, so the applicant is seeking approval to install one. They're adding some square footage to the terminal platform on the landward side. They're not looking to extend the dock into the existing canal, so it won't create any additional encroachment into the waterway. However, the code does not allow a roof or certain structural changes unless the applicant goes through the variance process. So, based on that, the staff finds it meets the requirements for a variance. For docks, they have a slightly different purview, so, given that it is the minimum required, they're not looking to extend it further into the waterway. Staff recommends approval, subject to the property owner entering into an easement agreement with the city as a condition of approval.

Board member Conduff asked how many feet the distance is on the easement. City Planner Fisher said the required travel way within the canal is 15 feet. The existing structure provides approximately 12.86 feet, which falls short of the requirement. However, it appears this condition likely predates the current code section, as the dock was constructed

prior to the regulation. Regarding easements, the property has a 30-foot drainage easement. Based on the site plan, the existing dock extends more than halfway into this easement. Additionally, the property owner has submitted letters of support from adjacent property owners. This suggests that the reduced travel way has not created any significant navigational issues.

Luis Leal, representing the property owner Pablo Rosemberg residing at 1791 Amboy Drive, Deltona, Florida, presented the power of attorney for the file to represent the applicant.

There being no public comment, **Board member Squires moved to approve the variance to allow the existing dock to add a roof, retaining wall, and deck as shown in the accompanying plans, subject to the property owner executing an easement agreement with the city. Pursuant to Section 42-64 and 48-33 the City of Belle Isle Planning and Zoning Board shall approve the and take action on the requested variance for Section 48-34 to allow the existing dock, to add a roof over the dock and modify the existing dock that is not in compliance with a Section 48-32(a)(3) and (b)(2-4), with respect to the terminal platform size, encroachment into a travel waterway and encroachment into the dedicated drainage easement Section, 48-32 (c)(1) submitted by applicant Pablo Rosenberg, the property owner, also for the property located at 3625 Water's Edge Drive Belle Isle, Florida, 32812, also known as Parcel ID 20-23-30-1678-00-370. Board member Conduff seconded the motion, which passed unanimously 4:0.**

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

- a. **Planning and Zoning Case Number 2025-12-001 Continuance:** PURSUANT TO SECTION 54-79 (F) (4), THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED SITE PLAN TO ALLOW A NEW WALK-UP ATM WITH ADA RAMP, PARKING SPACE, AND ACCESS AISLE, BOLLARDS, AND ELECTRICAL SERVICE AND LIGHTING, SUBMITTED BY APPLICANT INFINITY GROUP, LLC, FOR THE PROPERTY LOCATED AT 5120 CONWAY ROAD, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 17-23-30-0000-00-062.

Vice Chairman Squires opened the public hearing.
CM Rudometkin read the P&Z Board Case Number 2026--12-001 by title.

April Fisher, City Planner, noted that this application previously came before the board a few months ago and was continued to a date certain in order for the applicant to provide additional information. At that time, the board requested a traffic study to evaluate trip generation and potential impacts to the shopping center entrance. Since then, the applicant has completed and submitted the traffic study to the City, and it has been included in the materials for this meeting. The study concluded that the proposed use will not generate additional trips beyond what would normally be expected for the site. Based on these findings, the staff is recommending approval of the application. It is important to note that this request is for site plan approval, not a variance. The proposed use is permitted within the zoning district; however, the Land Development Code requires site plan approval by this board prior to the issuance of a building permit. The applicant has demonstrated compliance with all applicable setback and development standards. Additionally, stormwater management requirements have been reviewed and addressed in coordination with the City's engineering department and consultants. Based on the information provided and the application's compliance with all relevant requirements, the staff recommends approval.

Richard Hernandez from Infinity Engineering Group, with officers at 1208 East Kennedy Boulevard, Tampa, Florida, was present to answer any questions.

Board member Agrusa asked staff whether the previously discussed issue regarding volumetric data for impervious surface area, as reviewed by the City's engineering consultants, had been addressed. Staff confirmed that the matter had been addressed. Board member Agrusa thanked the applicant for completing and submitting the traffic study. He noted that the study indicates the proposed use is expected to generate a relatively low number of trips. Based on that finding, he asked for clarification on the anticipated value or benefit of the project, particularly given the limited increase in traffic associated with the proposed use. Mr. Hernandez explained that the primary purpose of the proposed bank facility is to provide convenient service access to its clients. The success of the location is not dependent on generating high traffic volumes or long customer lines. Instead, the bank's goal is to expand its network through smaller locations like this one, improving customers' access to financial services. By increasing accessibility and convenience, the bank aims to enhance overall customer satisfaction.

There being no further discussion, Board member Conduff said pursuant to Section 54-79(f)(4) moved to approve the requested site plan to allow a new walk up ATM with ADA ramp, parking space and access aisle bollards and electrical service and lighting submitted by applicant Infinity Group LLC for property located at 5120 Conway Road, Belle Isle, Florida, 32812, also known as Parcel ID 17-23-30-0000-00-062. Board member Squires seconded the motion, which passed 3:1, with Board Member Agrusa nay.

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

5. Other Business

CM Rudometkin referenced materials included in the board’s packet from a previous meeting regarding potential zoning changes along McCoy Road. He noted that the area under consideration extends from Daetwyler Road west to just before the SR 528 overpass and includes a corridor with multiple existing businesses. The Chairman had previously suggested exploring the creation of an overlay district for this section of McCoy Road to enhance aesthetics and encourage improvements. This could include establishing additional standards or stipulations for property owners to improve the overall appearance of the corridor. Staff provided a SWOT analysis for the area and asked the Board to review the analysis, consider the information, and develop notes or ideas. He noted that this will be an agenda item at the next Planning & Zoning meeting to allow for further discussion and direction on how the board would like to proceed. CM Rudometkin noted that Board members, if unfamiliar with the area, were also encouraged to visit the area to better understand existing conditions.

Discussion ensued regarding the area around Orange Avenue and Jetport Drive, as well as possible annexation and beautification.

6. Adjournment

There being no further business, Vice Chairman Squires called for a motion to adjourn, motion passed unanimously at 6:50 pm.

MEMORANDUM

TO: Planning and Zoning Board
DATE: April 28, 2026
RE: Variance Application 2514 Nela Avenue

Planning and Zoning Case Number 2026-03-046:

PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 AND SECTION 54-132 (D) TO ALLOW A FRONT PORCH ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT ERIC D. KURITZKY, ARCHITECT, CBO, FOR THE PROPERTY LOCATED AT 2514 NELA AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 19-23-30-5888-02-060.

Background:

1. On March 27, 2026, the applicant submitted a Variance application and the paperwork.
2. On April 15, 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 April 18, 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 AND SECTION 54-132 (D) TO ALLOW A FRONT PORCH ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT ERIC D. KURITZKY, ARCHITECT, CBO, FOR THE PROPERTY LOCATED AT 2514 NELA AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 19-23-30-5888-02-060.

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 AND SECTION 54-132 (D) TO ALLOW A FRONT PORCH ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT ERIC D. KURITZKY, ARCHITECT, CBO, FOR THE PROPERTY LOCATED AT 2514 NELA AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 19-23-30-5888-02-060.

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.



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 ERIC D. KURITZKY	OWNER RACHEL LANGE
ADDRESS 1800 EVERHART DR ORLANDO	PROJECT ADDRESS 2514 NELA AVE.
CONTACT NUMBER 407 496 0697	OWNER'S CONTACT NUMBER 407 595 1454
EMAIL ERIC@KURITZKY.NET	OWNER'S EMAIL RACHEL.LANGEME@GMAIL.COM
PARCEL ID# 19-23-30-5888-02-060	
LAND USE CLASSIFICATION LDR	ZONING DISTRICT R-1-AA
SECTION OF THE CODE VARIANCE REQUESTED ON 42-64(1)f 42-64(1)g	<input checked="" type="checkbox"/> Variance Fee \$300 <input type="checkbox"/> Special Exception \$750
DETAILED VARIANCE REQUEST SEE ATTACHED	
<ul style="list-style-type: none"> 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
<input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> OTHER	P&Z CASE NUMBER 2026-03-046 DATE OF HEARING 4-28-2026

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.belleislefl.gov
Variance and Special Exception Application

a.

- 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.
- 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.

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

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: <input checked="" type="checkbox"/> \$300 VARIANCE <input type="checkbox"/> \$750 SPECIAL EXCEPTION	3/27/26 Date Paid	322 <input checked="" type="checkbox"/> Check <input type="checkbox"/> Cash	 Rec'd By
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7



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. \$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.

ERIC D. KURITZKY, ARCHITECT, CBO
AR0007981 BU0001096

March 26, 2026

**City of Belle Isle
1600 Nela Avenue
Belle Isle, FL 32809**

**RE: 2514 Nela Avenue
Front Porch Addition**

Variance and Special Exception Application
(Detailed Variance Request)

The Owner is proposing to add a roofed-over front porch and entry extension at the north-east corner of the existing house.

The proposed patio will have a depth of only about 7'-3". The proposed roof assures that the patio is useful in various weather conditions, and enhances the entry weather protection. The proposed gable roof will also enhance the front appearance of the house and entry, raising it's value and appearance for the neighborhood.

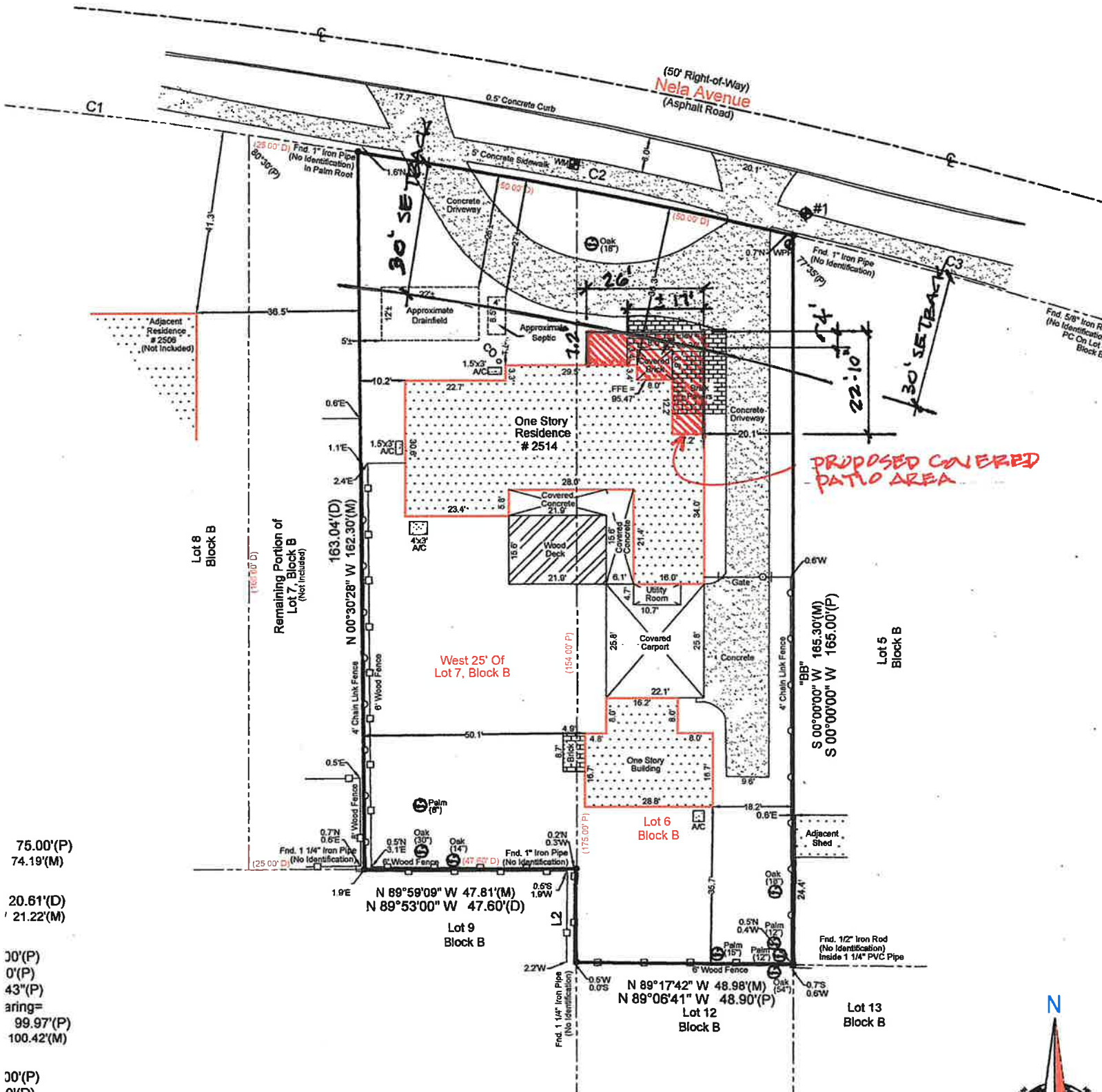
The front property lines curves towards the NE corner of the house, creating a very limited ability to enhance the house and entry, as the house was built parallel to the side property lines, not oriented to curvature of the road.

The NE corner of the proposed patio encroaches into the 30' front setback by about 4'-0", which curves with the front property line, then tapering to the front setback line. There is only about 34sf of porch encroachment into the front setback.

The variance is primarily related to the porch roof, as the patio is permitted to extend into the setback. The age and location on the property of the house contribute to the challenge of creating a useful, enhancing front patio and entry.

Thank you.


Eric D. Kuritzky, Architect, CBO



75.00'(P)
74.19'(M)

20.61'(D)
21.22'(M)

30'(P)
0'(P)
43'(P)
bearing=
99.97'(P)
100.42'(M)

30'(P)
0'(D)
43'(C)
bearing=
99.89'(D)
100.07'(M)

30'(P)
0'(P)
02'(P)
bearing=
74.99'(P)
74.81'(M)

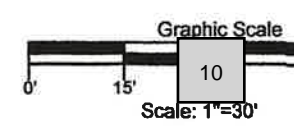
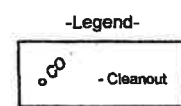
Improvements Calculations:

Impervious Area:	6,792.29 sq. ft.	- 42.4%
Pervious Area:	9,241.92 sq. ft.	- 57.6%
Total Area:	16,034.21 sq. ft.	- 100%

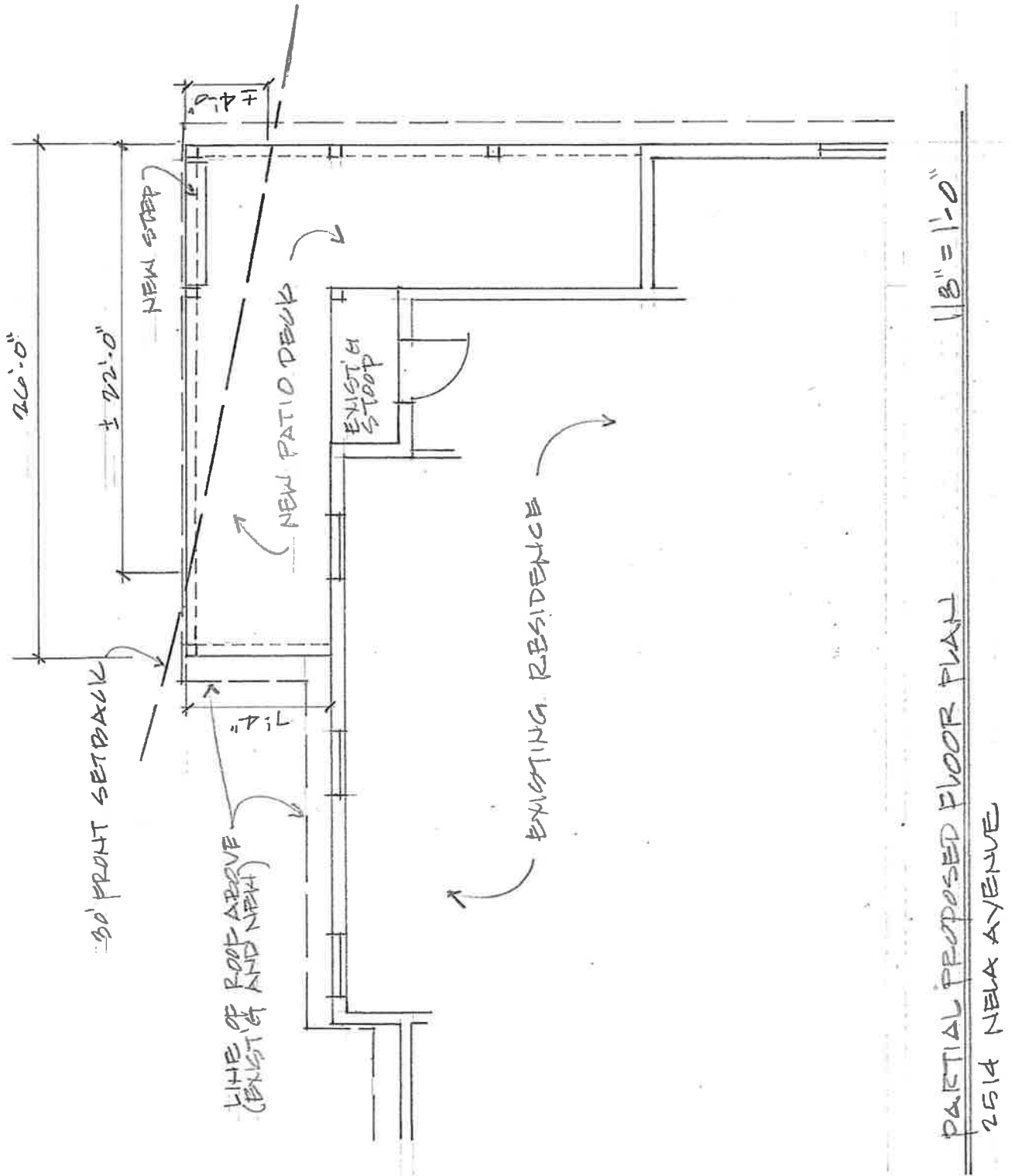
Note:
Bearings Shown
Hereon Are Assumed

Tree Note:
Oak - Denotes Tree Type
(OC) - Diameter of Tree measured at Chest Height

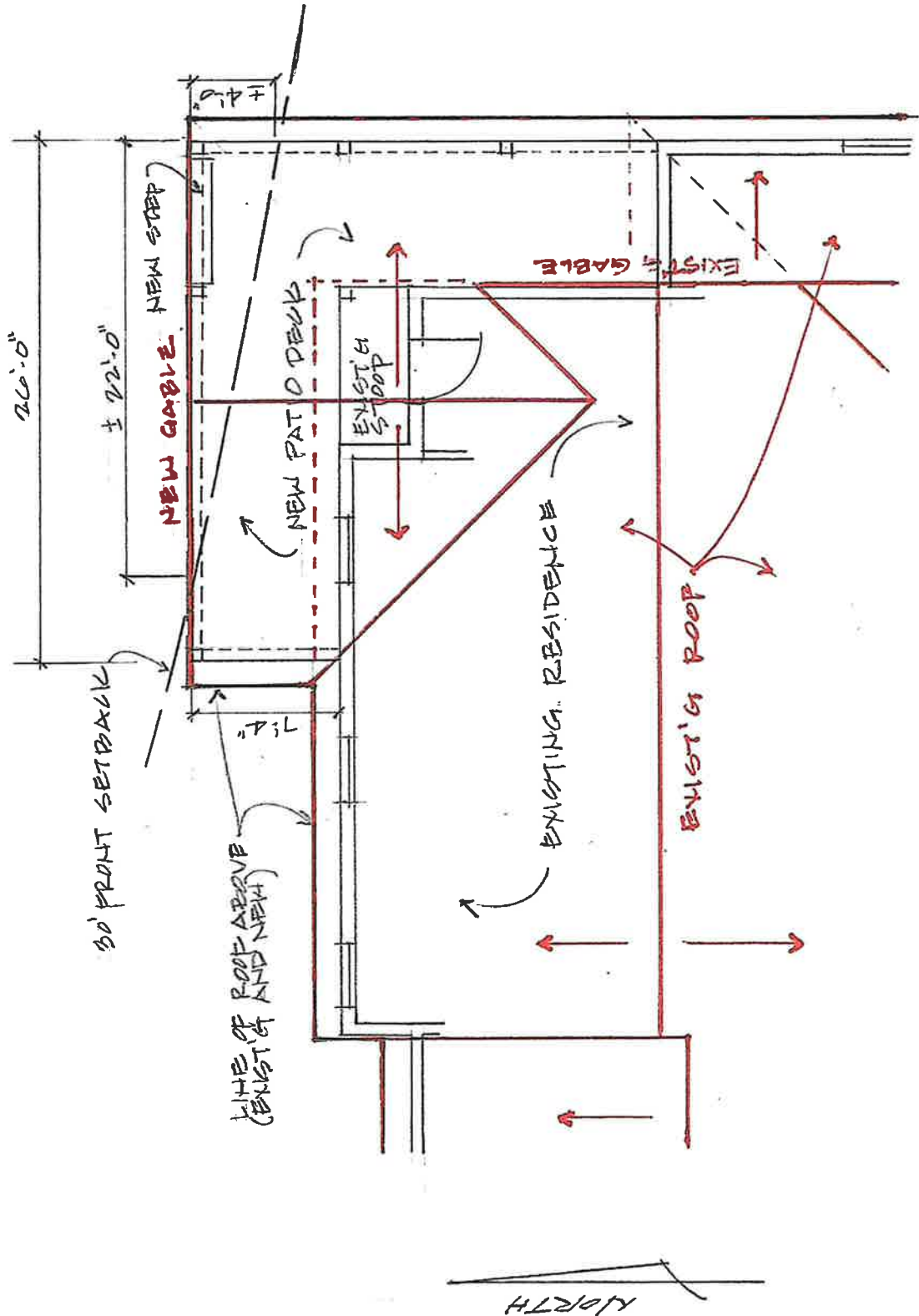
Revision: Updated Survey - 09/30/25 - TCK
Revision: Updated Survey - 09/24/25 - TCK
Revision: Update - 07/05/23 - AWW
Revision: Additional Elevations - 05/15/23 - AWW



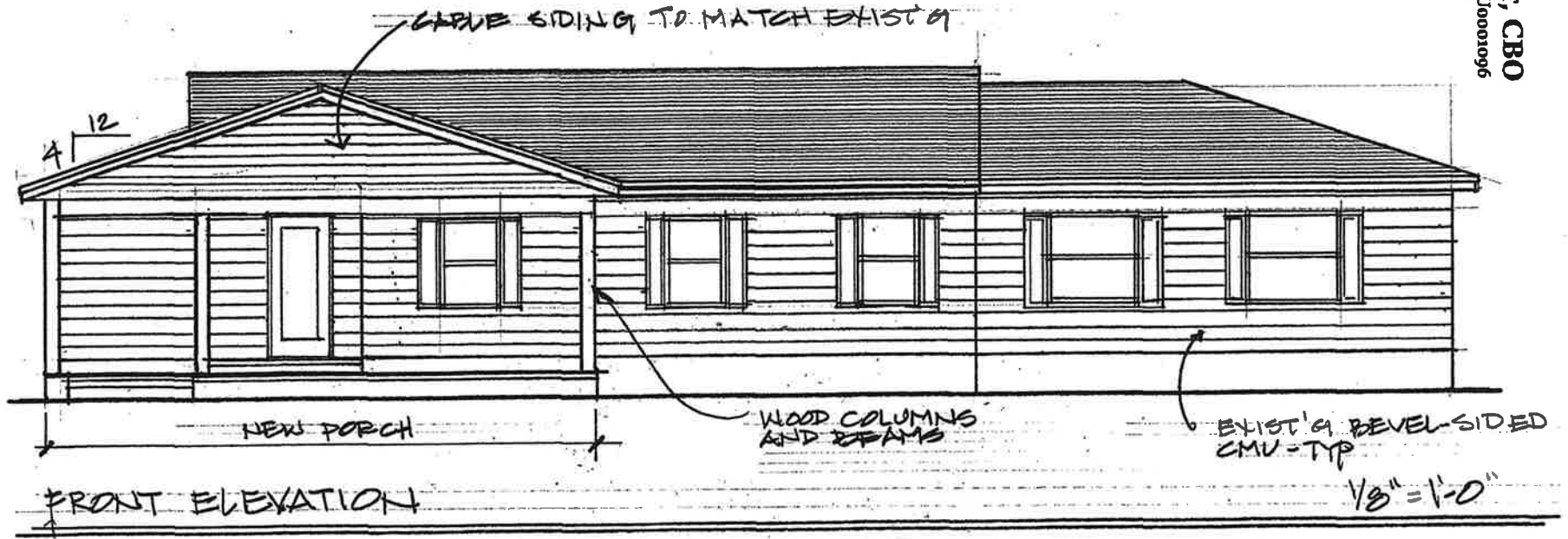
ERIC D. KURITZKY, ARCHITECT, CBO
AR0007981 BU0001096



ERIC D. KURITZKY, ARCHITECT, CBO
AR0007981 BU0001096



ERIC D. KURITZKY, ARCHITECT, CBO
AR0007981
BU0001096



1800 EVERHART DRIVE • ORLANDO FLORIDA 32806 • ERIC@KURITZKY.NET • 407 496 6697 PHONE

April 17, 2026

Variance Application: 2514 Nela Avenue

Planning and Zoning Case Number 2026-03-046: PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 AND SECTION 54-132 (D) TO ALLOW A FRONT PORCH ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT ERIC D. KURITZKY, ARCHITECT, CBO, FOR THE PROPERTY LOCATED AT 2514 NELA AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 19-23-30-5888-02-060.

Project Description and Background:

This application is to allow a front porch addition to be built that will project into the required front yard building setback approximately four feet. The property is an irregular shape as it curves towards the NE corner of the house. The applicant has provided supporting documentation with their application.

Staff Recommendation: Approve the requested variance to allow a front porch addition to be built that will project into the required front yard building setback approximately four feet. 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 irregular shape as it curves in the front and is not rectangular, creating a varied setback line from the principal structure. This configuration provides limited yard areas that are customary to other typical rectangular shaped lots.

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

This criterion is met due to the irregular shape of the lot.

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

The requested variance is the minimum possible variance needed to accommodate the porch. It meets the required setback for the majority of the porch. It is just in the NE section where approximately 34 square feet of the porch encroaches into the front setback by 4 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.

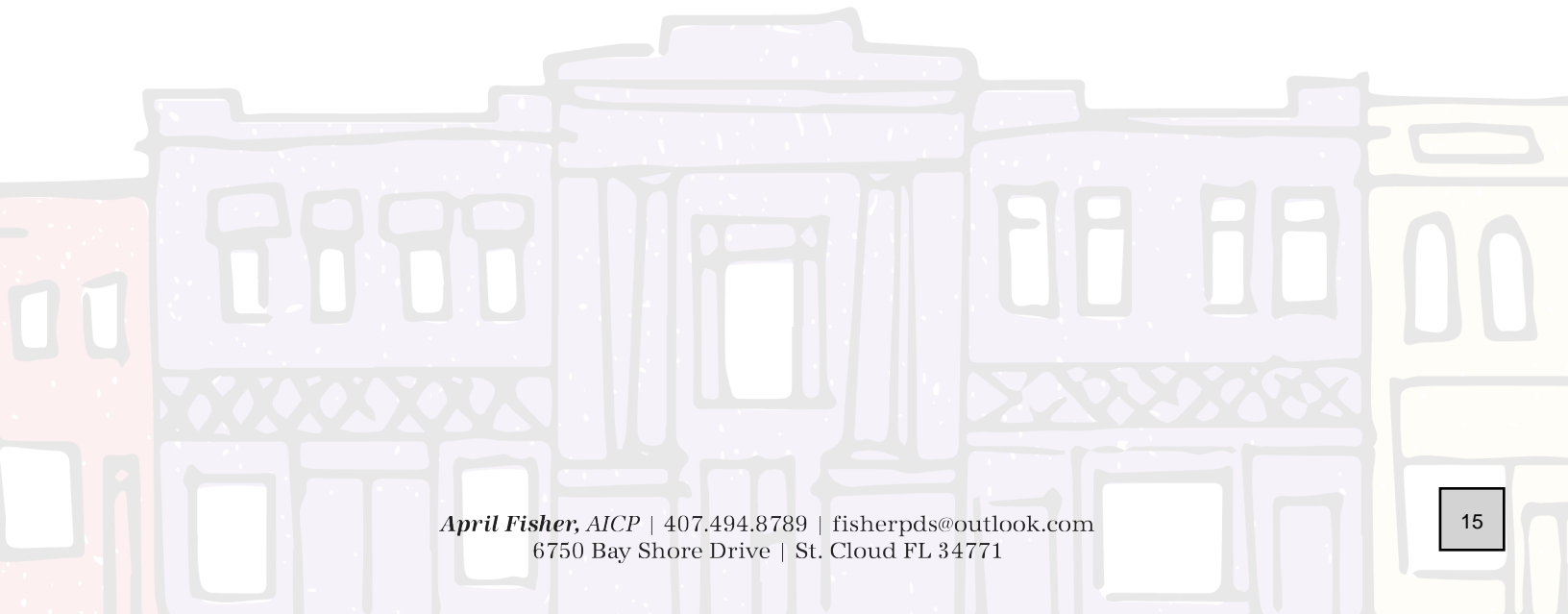
Next Steps

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 a front porch addition to be built that will project into the required front yard building setback approximately four feet.
2. Deny the requested variance to allow a front porch addition to be built that will project into the required front yard building setback approximately four feet, [specify which standards are not met] or,
3. Continue the requested variance to allow a front porch addition to be built that will project into the required front yard building setback approximately four feet pending [specify information needed] from the applicant.



MEMORANDUM

TO: Planning and Zoning Board
DATE: April 28, 2026
RE: Variance Application 1420 Belle Vista Drive

Planning and Zoning Case Number 2026-04-007:

PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 TO ALLOW AN ATTACHED TWO-CAR GARAGE ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT BEATA NARATH, PROPERTY OWNER, FOR THE PROPERTY LOCATED AT 1420 BELLE VISTA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-5306-01-100.

Background:

1. On April 2, 2026, the applicant submitted a Variance application and the paperwork.
2. On April 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 April 18, 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 THE REQUESTED VARIANCE FROM SECTION 50-73 TO ALLOW AN ATTACHED TWO-CAR GARAGE ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT BEATA NARATH, PROPERTY OWNER, FOR THE PROPERTY LOCATED AT 1420 BELLE VISTA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-5306-01-100.

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 TO ALLOW AN ATTACHED TWO-CAR GARAGE ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT BEATA NARATH, PROPERTY OWNER, FOR THE PROPERTY LOCATED AT 1420 BELLE VISTA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-5306-01-100.

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.



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 <i>BEATA NARATH</i>	OWNER <i>BEATA NARATH</i>		
ADDRESS <i>1420 BELLE VISTA DRIVE</i>	PROJECT ADDRESS <i>1420 BELLE VISTA DRIVE</i>		
CONTACT NUMBER <i>973-980-6723</i>	OWNER'S CONTACT NUMBER <i>973-980-6723</i>		
EMAIL <i>BEATANARATH@YAHOO.COM</i>	OWNER'S EMAIL <i>BEATANARATH@YAHOO.COM</i>		
PARCEL ID# <i>24-23-29-5306-01-100</i>			
LAND USE CLASSIFICATION <i>0130 - Sfr - Lake Front</i>	ZONING DISTRICT <i>BI-R-1-AA</i>		
SECTION OF THE CODE VARIANCE REQUESTED ON <i>42-64</i>	<input checked="" type="checkbox"/> Variance Fee \$300 <input type="checkbox"/> Special Exception \$750		
DETAILED VARIANCE REQUEST <p style="text-align: center;"><i>VARIANCE TO CONSTRUCT AN ATTACHED TWO-CAR GARAGE THAT WOULD ENCROACH THE 30' FRONT SETBACK BY 1' 6 1/2" ON THE NORTH/WEST CORNER AND 9' 9 3/4" ON THE NORTH/EAST CORNER. PLEASE SEE ATTACHED LETTER FOR ADDITIONAL DETAILS.</i></p>			
<ul style="list-style-type: none"> • 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 <i>[Signature]</i>		OWNER'S SIGNATURE <i>[Signature]</i>	
<input checked="" type="checkbox"/> VARIANCE	<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> OTHER	P&Z CASE NUMBER <i>2026-04-007</i> DATE OF HEARING <i>4-28-2026</i>

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.



- 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.
- 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.

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

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: <input checked="" type="checkbox"/> \$300 VARIANCE <input type="checkbox"/> \$750 SPECIAL EXCEPTION	<u>4/2/26</u> Date Paid	<u>151</u> Check/Cash	 Rec'd By
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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. \$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.**

Beata Narath
1420 Belle Vista Drive
Belle Isle, FL 32809
Beatanarath@yahoo.com
(973)980-6723

April 2, 2026

Board members of the City of Belle Isle,

I am writing to formally request a variance for a planned construction of an attached two-car garage at 1420 Belle Vista Drive, Parcel ID # 24-23-29-5306-01-100. The existing home has very limited storage. The two-car garage would allow for parking of a vehicle and provide storage for bikes and yard tools.

The proposed two-car garage dimensions are 19'8" x 22', maintaining architectural consistency with the existing structure and driveway. The existing driveway would be utilized to access the proposed two-car garage. Our goal is to ensure the attached two-car garage visually integrates with our home, appearing as though it was always part of the home's architectural design.

Additionally, due to the shape of our lot, curved driveway, and the positioning of the existing structure, we are requesting a variance regarding the front setback. There is limited space to construct the two-car garage. The house has limited space on both sides. The north/west front of the structure has a septic tank and field. The north/east front of the structure, where the proposed location of the two-car garage is, is the only possible location.

The two-car garage would encroach the 30' front setback by 1 foot 6 1/2 inches on the north/west corner and 9 feet 9 3/4 inches on the north/east corner.

I am attaching signatures of support from all abutting neighbors and other surrounding neighbors on Belle Vista Drive. Additionally, abutting neighbor Mr. Keith Severns, 1414 Belle Vista Drive, informed me that he also applied and received a variance for an attached two-car garage.

I appreciate your time reviewing this request and would be happy to provide any additional information.

Thank you,
Beata Narath



Beata and William Narath
1420 Belle Vista Drive
Belle Isle, FL 32809

TWO-CAR GARAGE VARIANCE OF 9 FEET 9 3/4 INCHES ENCROACHING THE 30 FEET FRONT SETBACK.

NEIGHBORS NO-OBJECTION SIGNATURES:

1408 BELLE VISTA DRIVE

<u>Ronald Borgon</u>	<u>[Signature]</u>	<u>4/1/26</u>
PRINT NAME	SIGNATURE	DATE

1414 BELLE VISTA DRIVE

<u>Piper Severns</u>	<u>[Signature]</u>	<u>4/1/26</u>
PRINT NAME	SIGNATURE	DATE

1419 BELLE VISTA DRIVE

<u>Susan Penison</u>	<u>[Signature]</u>	<u>4/1/26</u>
PRINT NAME	SIGNATURE	DATE

1426 BELLE VISTA DRIVE

<u>[Signature]</u>	<u>Kurt Weber</u>	<u>4-1-26</u>
PRINT NAME	SIGNATURE	DATE

1432 BELLE VISTA DRIVE

<u>ELIO FLORIN</u>	<u>[Signature]</u>	<u>3/31/26</u>
PRINT NAME	SIGNATURE	DATE

Prepared by
Lysa Moorefield, an employee of
First American Title Insurance Company
420 S Orange, Ste 120
Orlando, Florida 32801
(407)345-0774

Return to: Grantee

File No.: 12655-2829476

WARRANTY DEED

THIS INDENTURE, executed on **January 29, 2026**, between

Paul Henri Lopez and Acela Isabel Aviles, husband and wife

whose mailing address is: 3225 Hargill Dr, Orlando, FL 32806,
hereinafter called the "grantor", and

William Edward Narath and Beata Teresa Narath, husband and wife as tenants by the entirety

whose mailing address is: 1420 Belle Vista Dr, Belle Isle, FL 32809,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Orange County, FL**, to-wit:

Lot 10, Block A, LYNNWOOD SHORES, according to the plat thereof, as recorded in Plat Book Z, Page 62, of the Public Records of Orange County, Florida.

Parcel Identification Number: **24-23-29-5306-01100**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]
Paul-Henri Lopez

[Signature]
Acela Isabel Aviles

Signed, sealed and delivered in our presence

[Signature]
Witness Signature
Lysa Moorefield
Print Name

[Signature]
Witness Signature
Leah E. Reese
Print Name

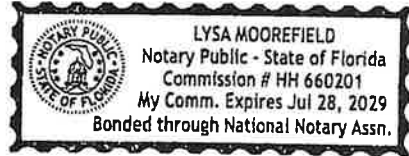
Print Post Office Address: 1705 S. Orange Ave, Mandeville, LA 70459

Print Post Office Address: 1705 S. Orange Ave, Mandeville, LA 70459

State of LA
County of Orange

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 1/28/20 by Paul Henri Lopez and Acela Isabel Aviles, husband and wife.

[Signature]
Notary Public
Lysa Moorefield
(Printed Name)



My Commission expires: _____

{Notarial Seal}

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license





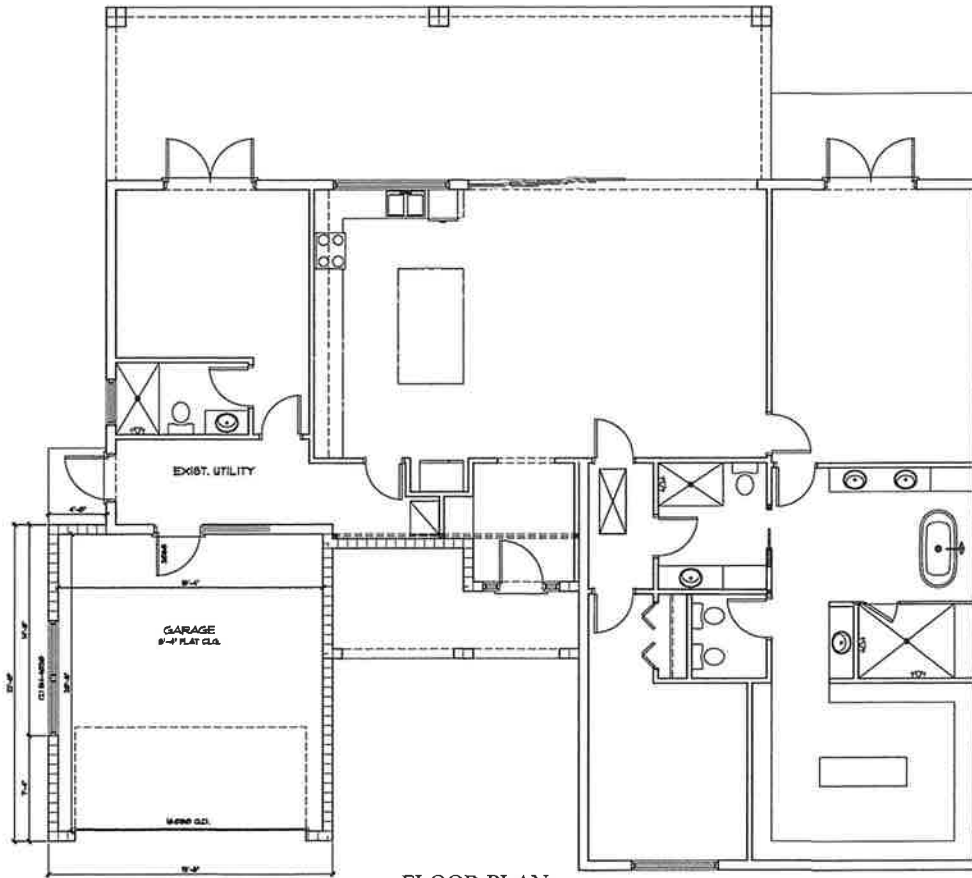
PROPOSED:





FRONT ELEVATION

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA ANALYSIS	
GARAGE ADDITION	422
TOTAL NEW AREA	422

WALL LEGEND	
[Pattern]	NEW 8' CMU WALL BRG @ 8'-0"
[Pattern]	EXISTING 8' CMU WALL
[Pattern]	EXISTING 4' RETENEX WALL

FINISH SCHEDULE	
FLOORS, WALLS AND CEILING FINISHES BY OWNER.	

ALL STRUCTURAL WOOD MEMBERS SHALL BE 12' 0" SPAN DOUBLE 2 X 12 SPLY ONE LAYER OF 1/2" CDX PSYCHO-SHEATHING NOTED OTHERWISE

SAFETY GLAZING SHALL BE PROVIDED IN GLAZING LOCATIONS IN ACCORDANCE WITH SECTION 2408.4 OF FBC 2019 IBC.

DATE	MARK	REVISION

THIS DRAWING HAS BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM REQUIREMENTS AND IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Greenleaf
ARCHITECTURE, INC.
1420 BELLE VISTA DR.
BELLE ISLE, FL 32809

PROJECT: ADDITION
1420 BELLE VISTA DR.
BELLE ISLE, FL 32809

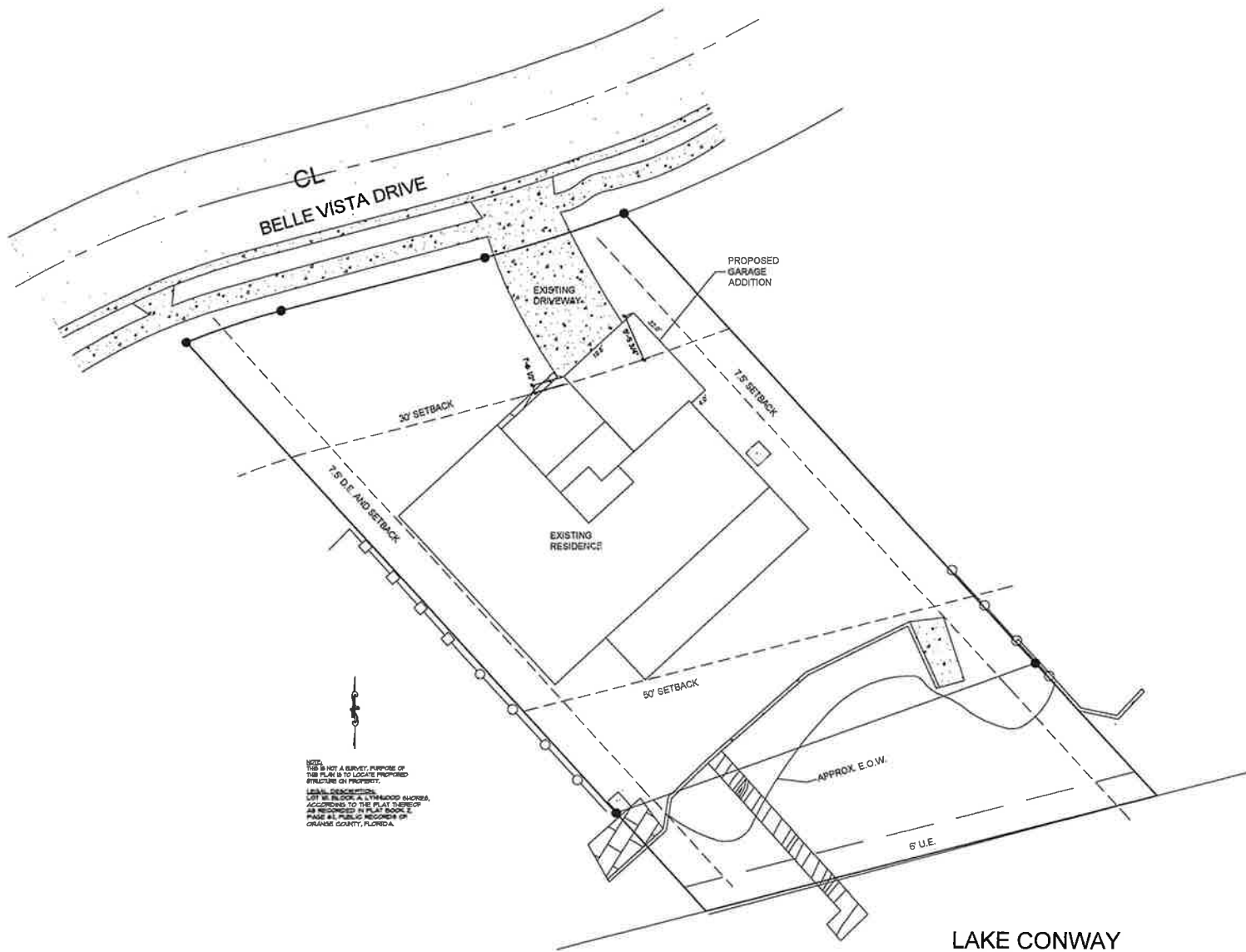
SHEET TITLE
FLOOR PLAN

DATE: 3/16/2016
DRAWING NAME: 1420 BELLE VISTA DR.

SHEET NUMBER
A-04
OF

SIGN & SEAL

DRAWING NUMBER
202600026



NOTE:
 THIS IS NOT A SURVEY PURPOSE OF
 THIS PLAN IS TO LOCATE PROPOSED
 STRUCTURE ON PROPERTY.
 LEGAL CONCEPTS:
 LOT 26 BLOCK 4 LYHWOOD GARDENS
 ACCORDING TO THE PLAT THEREOF
 AS RECORDED IN PLAT BOOK 2
 PAGE 4. PUBLIC RECORDS OF
 ORANGE COUNTY, FLORIDA.

SITE PLAN
 SCALE: 1" = 10'

DRAWING NUMBER
 202500026

DATE	MARK	REVISION

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM 4" x 8" SECOND GIRT AND 2X4 RFT 1/4" AND LAMP REQUIREMENTS OF THE FLORIDA BUILDING CODE AND FEDERAL EDITION AND AGE 1.

PROJECT:
ADDITION
1420 BELLE VISTA DR
 BELLE ISLE, FL 32803

SHEET TITLE
SITE PLAN

CHECKED: [Signature]
 DRAWN BY: [Signature]
 PLOT DATE:
3/06/2026
 DRAWING NAME:
 ADDITION PLAN

SHEET NUMBER
A-01
 OF

SIGN & SEAL

April 17, 2026

Variance Application: 1420 Belle Vista Drive

Planning and Zoning Case Number 2026-04-007: PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 TO ALLOW AN ATTACHED TWO-CAR GARAGE ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT BEATA NARATH, PROPERTY OWNER, FOR THE PROPERTY LOCATED AT 1420 BELLE VISTA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-5306-01-100.

Project Description and Background:

This application is to allow an attached two-car garage addition to be built that will project into the required front yard building setback approximately 10 feet on the northeast corner and 1.5 feet on the northwest corner of the proposed garage. The property is an irregular shape as it is a rhombus shape, creating a varying front setback line as the house is not parallel to the front property line. The applicant has provided supporting documentation with their application.

Staff Recommendation: Approve the requested variance to allow an attached two-car garage addition to be built that will project into the required front yard building setback approximately 10 feet on the northeast corner and 1.5 feet on the northwest corner of the proposed garage. 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 irregular shape as it is a rhombus, creating a varied setback line from the principal structure that does not sit parallel to the front property line.

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

This criterion is met due to the irregular shape of the lot.

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

The requested variance is the minimum possible variance needed to accommodate the garage. It does not extend past the front of the existing house.

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 attached two-car garage addition to be built that will project into the required front yard building setback approximately 10 feet on the northeast corner and 1.5 feet on the northwest corner of the proposed garage.
2. Deny the requested variance to allow an attached two-car garage addition to be built that will project into the required front yard building setback approximately 10 feet on the northeast corner and 1.5 feet on the northwest corner of the proposed garage, [specify which standards are not met] or,
3. Continue the requested variance to allow an attached two-car garage addition to be built that will project into the required front yard building setback approximately 10 feet on the northeast corner and 1.5 feet on the northwest corner of the proposed garage, pending [specify information needed] from the applicant.

