



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, October 27, 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. 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, FLORIDA 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, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 17-23-30-4379-01-500.
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:

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

Absent was:

District 2 - OPEN

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:

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

Absent was:

District 2 - OPEN
Board member Thompson

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 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.

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

a.

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, FI 32812		PROJECT ADDRESS 4232 Bell Tower Ct Belle Isle, FI 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		X Variance Fee \$300		
Sec. 50-73(a); Sec. 42-64		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 2026-10-001	DATE OF HEARING 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 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.

- Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- 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.
- 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: ☒ \$300 VARIANCE
☐ \$750 SPECIAL EXCEPTION

10-1-26
Date Paid

00205435689
Check/Cash

YD
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

a.

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:

- ☒ \$300 filing fee for a Variance: _____ \$750 filing fee for a Special Exception
- a completed application form,
- proof of ownership of the property, or a notarized statement from the owner with the representative's information,
- 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.
- For boat dock variances, the survey must clearly illustrate Lake Conway's Normal High Water Line elevation (NHWL).
- 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)

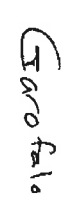
The requested variance is driven by the existing site configuration, the applicable rear setback requirement, and the private restrictions applicable to the property. The applicant did not create these zoning or private restrictions for the purpose of obtaining a variance.

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.



4



***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:



Engineer: Michael Thompson, MSc, P.E. (P.E. # 47509)

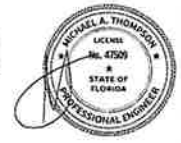
4401 Vineland Road- Suite A6 Orlando, FL 32811

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



* 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 ___X⁸___ Post 4 ___X⁴___ Pergola Purlins ___X___
Roof Ridge Beam (gable style): Beams ___X___

Swimming Pool ☐ Gunite ☐ Fiberglass Overall Deck SQ FT _____

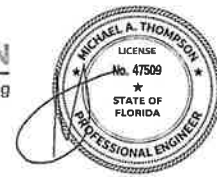
☐ Summer Kitchen

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.



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

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.

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.

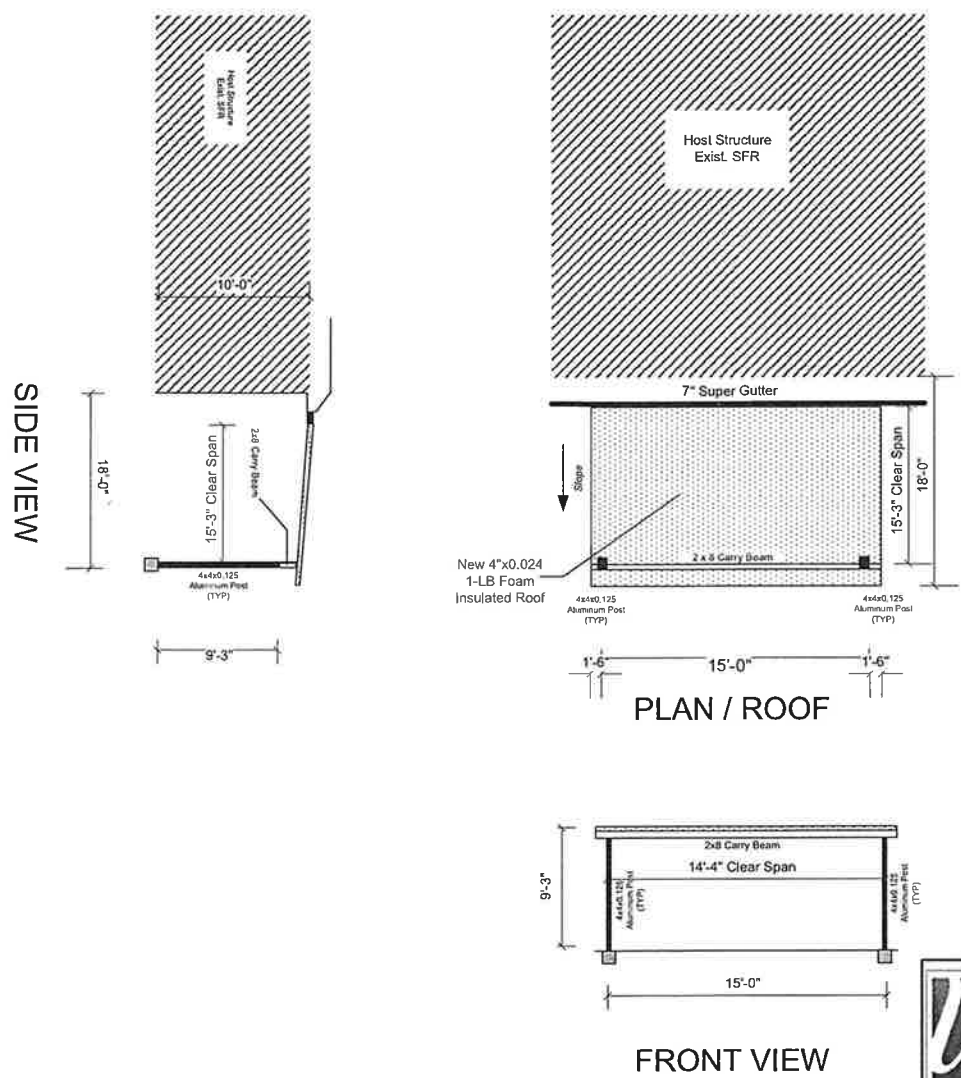
Patio Cover:

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



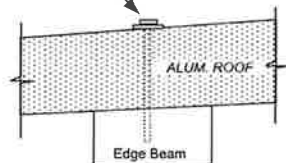
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MICHAEL THOMPSON
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Thompson on the date
adjacent to the seal.
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In the event of a conflict in member sizes shown on
the plans and the general notes, the contractor must
utilize the more stringent member size requirements.
Engineer: Michael Thompson, P.E. 47509/CA30930

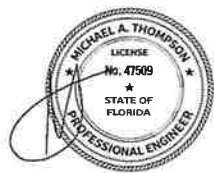
	US ALUMINUM SVCS CORP. 2211 West Washington St. Orlando - FL 32805	Date: 07/09/2024	Drafted By: BW
		NAME: Garofalo, Nicholas	
		ADDRESS: 4232 Bell Tower Court Belle Isle, FL 32812	

PATIO COVER DETAILS

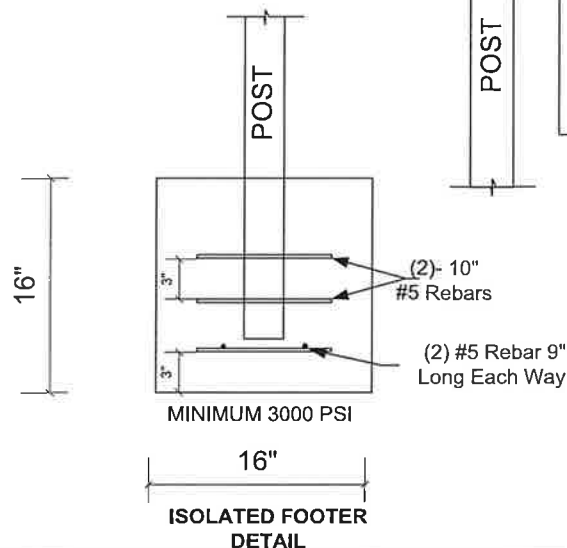
#14 x 5" STS w/ 1-1/2" neoprene washer
Load Bearing End (5) per panel @ Max. 12" O.C. - when needed
Non-Loading Bearing Side Max. 24" O.C. - when needed



**TYPICAL ROOF TO
EDGE BEAM DETAIL**

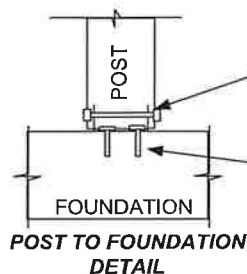


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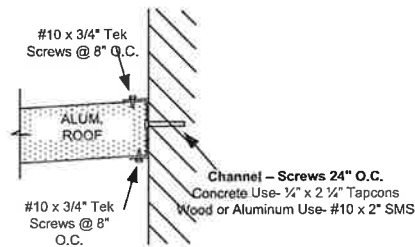


POST TO BEAM DETAIL

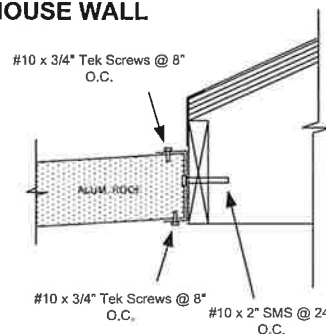
- 3x3 Post-**
(4) 3/8" x 3 1/2" Thru Bolts
- 4x4 Post-**
(4) 3/8" x 4 1/2" Thru Bolts
- 6x6 Post-**
(4) 3/8" x 6 1/2" Thru Bolts



**POST TO FOUNDATION
DETAIL**



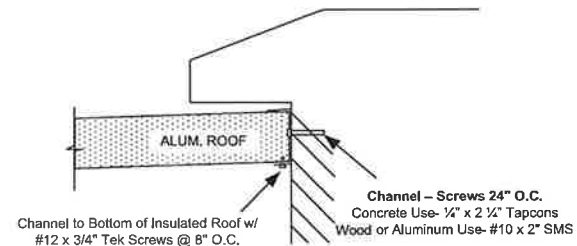
**ALUMINUM INSULATED
ROOF TO HOUSE WALL**



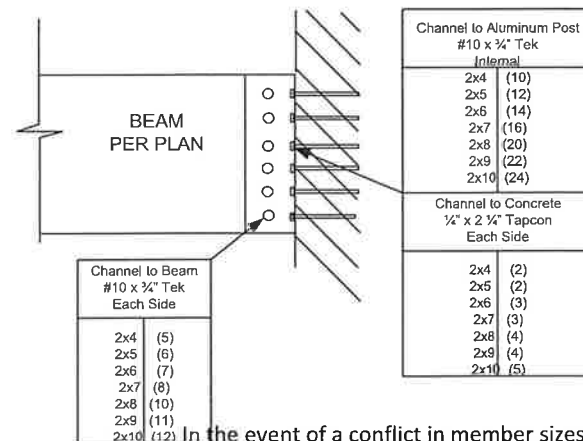
ALUM. ROOF TO FASCIA

- 3x3 Post-**
(2) 3/8" x 3 1/2" Thru Bolts
- 4x4 Post-**
(2) 3/8" x 4 1/2" Thru Bolts
- 6x6 Post-**
(2) 3/8" x 6 1/2" Thru Bolts

3x3, 4x4, or 6x6 Insert .125
To Concrete (4) 1/4" x 2 1/4" Tapcons
To Concrete w/ Pavers (4) 1/4" x 5" Tapcons
To Wood (4) #10 x 3" SMS



**ALUMINUM INSULATED
ROOF TO HOUSE WALL
UNDER OVERHANG**



Channel to Beam #10 x 3/4" Tek Each Side	
2x4	(5)
2x5	(6)
2x6	(7)
2x7	(8)
2x8	(10)
2x9	(11)
2x10	(12)

Channel to Aluminum Post #10 x 3/4" Tek Internal	
2x4	(10)
2x5	(12)
2x6	(14)
2x7	(16)
2x8	(20)
2x9	(22)
2x10	(24)
Channel to Concrete 1/2" x 2 1/4" Tapcon Each Side	
2x4	(2)
2x5	(2)
2x6	(3)
2x7	(3)
2x8	(4)
2x9	(4)
2x10	(5)

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

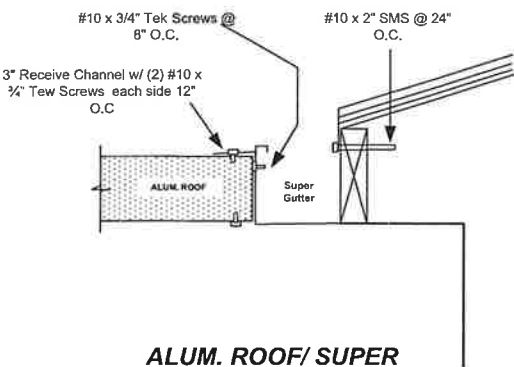


US ALUMINUM
SVCS CORP.
2211 West
Washington St.
Orlando - FL
32805

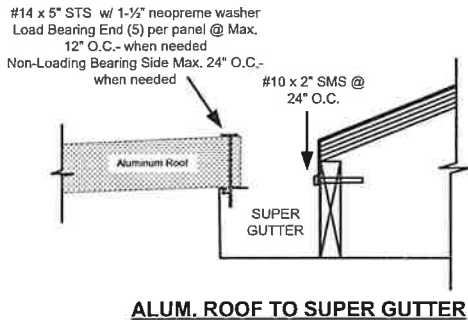
Date: 07/09/2024
Drafted By: BW
NAME: Garofalo, Nicholas

ADDRESS: 4232 Bell Tower Court
Belle Isle, FL 32812

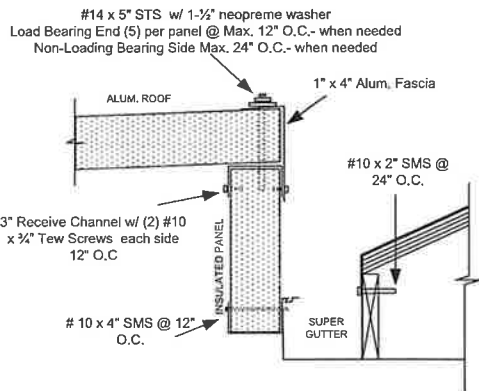
PATIO COVER w/ INSULATED ROOF ATTACHED TO SUPER GUTTER DETAILS



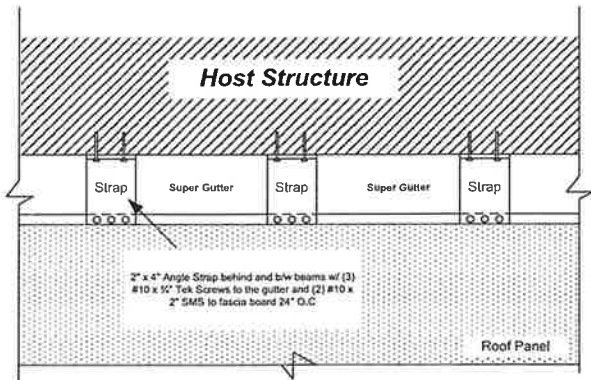
ALUM. ROOF/ SUPER GUTTER DETAIL



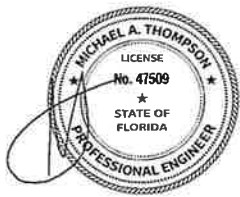
ALUM. ROOF TO SUPER GUTTER



INSULATED RISER PANEL
ALUM. ROOF TO SUPER GUTTER



GUTTER STRAP DETAIL



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 18:23:34 -04'00'

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











MEMORANDUM

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.

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.

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.

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

b.

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 <u>Rebecca Gold</u>		OWNER <u>V Edward Gold & Rebecca Gold</u>	
ADDRESS <u>3200 Cullen Lake Shore Dr. Belle Isle</u>		PROJECT ADDRESS <u>same</u>	
CONTACT NUMBER <u>407-923-7781</u> <u>32812</u>		OWNER'S CONTACT NUMBER <u>407-923-7781</u>	
EMAIL <u>becky.f.gold@gmail.com</u>		OWNER'S EMAIL <u>becky.f.gold@gmail.com</u> <u>edgoldjr@gmail.com</u>	
PARCEL ID# <u>30-23-17-4379-01-500</u>		ZONING DISTRICT <u>R-1-AA</u>	
LAND USE CLASSIFICATION <u>01</u>		Variance Fee \$300	
SECTION OF THE CODE VARIANCE REQUESTED ON <u>addition to home in the back yard - 470 square feet - attached</u>		Special Exception \$750	
DETAILED VARIANCE REQUEST <u>side yard and rear yard set backs</u>			
- 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 <u>Rebecca Gold</u>		OWNER'S SIGNATURE <u>V Edward Gold & Rebecca Gold</u>	
☐ VARIANCE	☐ SPECIAL EXCEPTION	☐ OTHER	P&Z CASE NUMBER <u>10-27-2006</u> DATE OF HEARING <u>2006-10-020</u>

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 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.

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

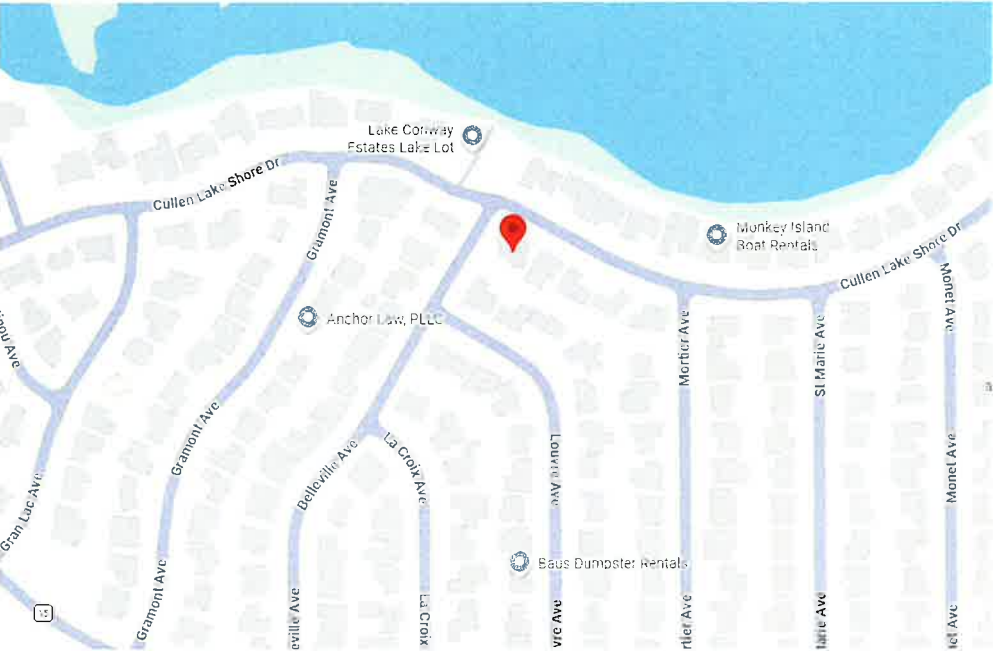
The addition will be connected to and integrated with the existing residence and will not introduce a new or incompatible land use. The design and location have been selected to minimize impacts on adjacent properties while providing the necessary additional residential space.

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.

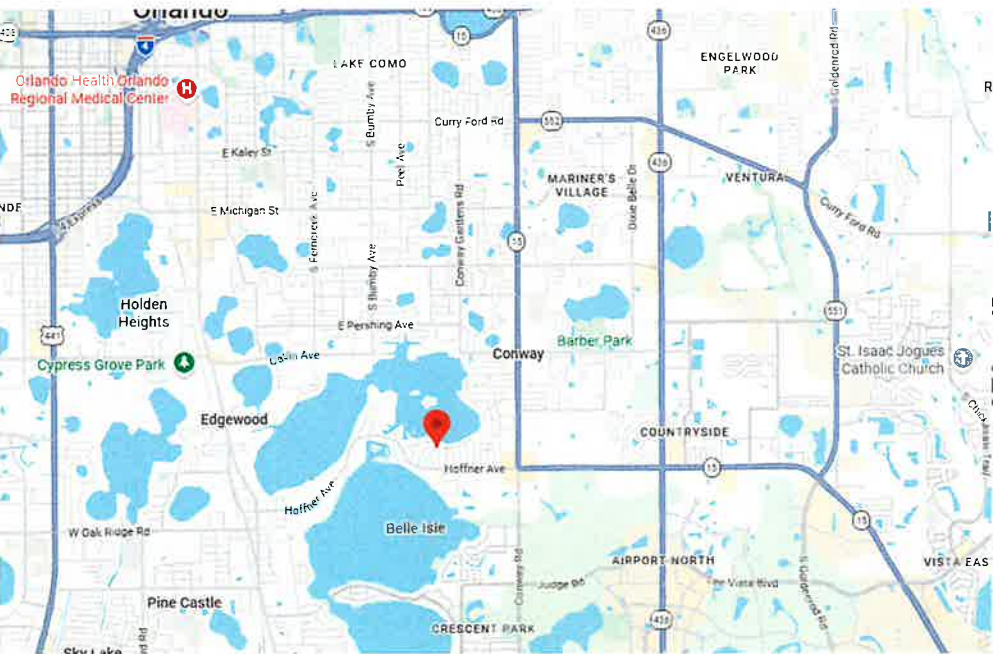
Granting the variance would therefore allow a reasonable use of the property while providing the minimum relief necessary from the dimensional requirement.

INDEX OF DRAWINGS

A0 INDEX OF DRAWINGS, SITE LOCATION MAP & SITE PLAN

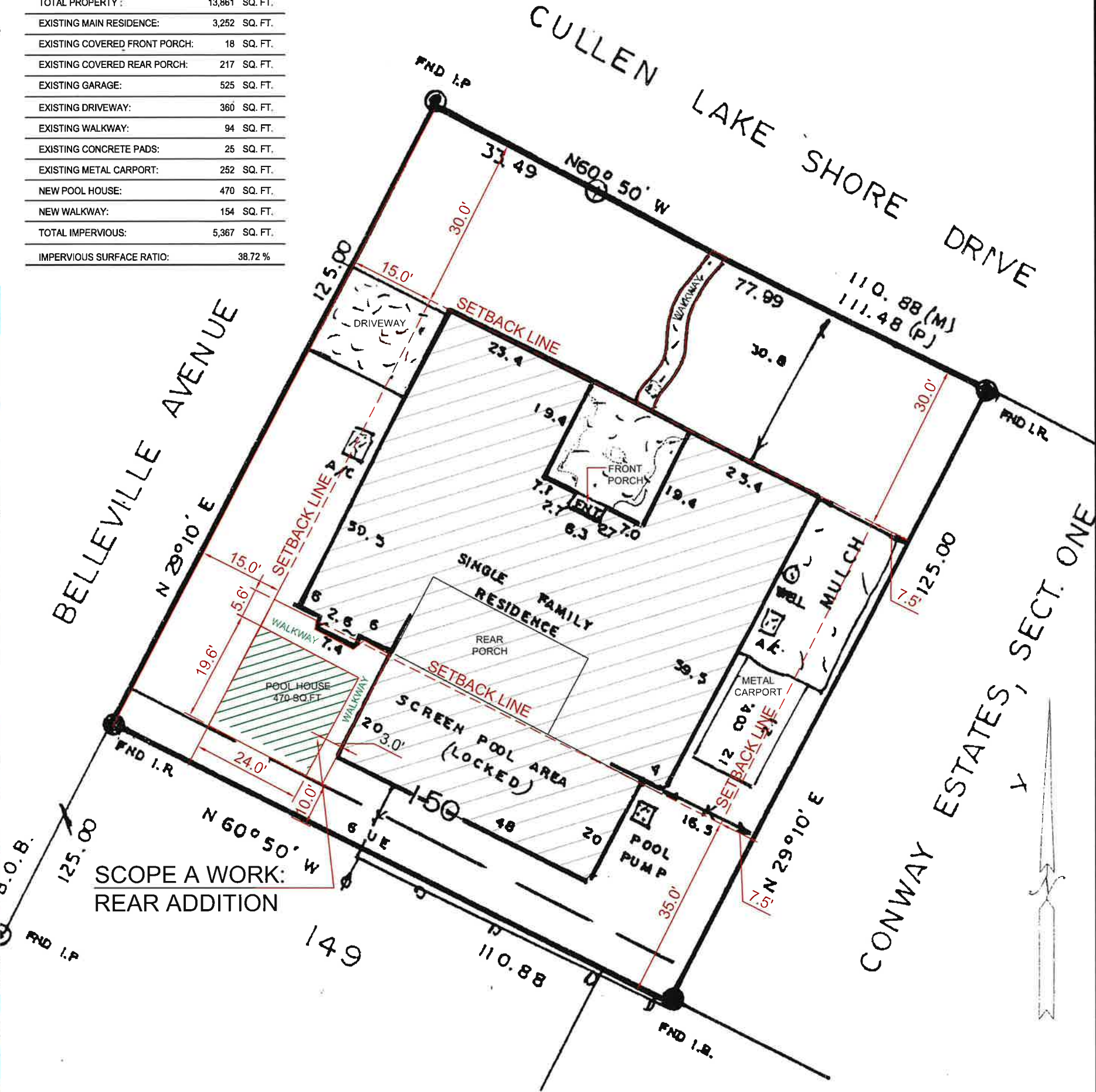


LOCATION OF PROPOSED CONSTRUCTION



SITE LOCATION MAP

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	%



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

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

DATE: 08/04/26
SCALE: AS NOTED
DRAWN BY: K.H.
SHEET
A 33

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