



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, July 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 más información sobre esta vista pública, favor de comunicarse con la ciudad al número (407) 851-7730.

1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag** – Board Member Dr. Hobbs, District 7
3. **Approval of Minutes**
 - a. Approval of P&Z Meeting Minutes - June 23, 2026
4. **Public Hearings**
 - 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 # 24-23-29-0600-01-170.
 - 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.
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.

MEMORANDUM

TO: Planning and Zoning Board
DATE: July 28, 2026
RE: Variance Application 6517 Cay Circle

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 # 24-23-29-0600-01-170.

Background:

1. On June 22, 2026, the applicant submitted a Variance application and the paperwork.
2. On July 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 July 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(A) TO ALLOW A VARIANCE 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 # 24-23-29-0600-01-170.

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 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 # 24-23-29-0600-01-170.

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

JUN 22 '26 PM 3:01

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 Todd Zimmerman and Ronnie Zimmerman	OWNER SAME
ADDRESS 6517 Cay Circle, Belle Isle, FL 32809	PROJECT ADDRESS SAME
CONTACT NUMBER Todd's cell: (321) 228-1067	OWNER'S CONTACT NUMBER SAME
EMAIL Todd@LaunchStrategiesandSolutions.com	OWNER'S EMAIL SAME
PARCEL ID# 24-23-29-0600-01170	
LAND USE CLASSIFICATION	ZONING DISTRICT COBI Zoning District R-1-AA
SECTION OF THE CODE VARIANCE REQUESTED ON 50-73 & 54-75	☒ Variance Fee \$300 ☐ Special Exception \$750
DETAILED VARIANCE REQUEST For Zoning District R-1-AA, SEC 50-73 reflects a standard building rear setback of 35 FT. However, on Lake Conway, it is 50 FT from the Normal High Water Elevation (NHWE 86.9 contour line), which is shown in our plans. Our plans reflect the closest distance from this line to the proposed construction to be approx. 42 FT (balcony extension) and 46 FT to the covered roof to match the existing residence footprint. The existing shape at the lake is very irregular and the limit has been impacted by lake activity over the years along our lot and others nearby. We are merely trying to match the existing house facade and architecture.	
- 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
☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER	P&Z CASE NUMBER 2026-06-047 DATE OF HEARING 7-28-26

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

- 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: 8 \$300 VARIANCE
 \$750 SPECIAL EXCEPTION

Date Paid

6/22/26

check/Cash

147

Rec'd By

JD



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

ABOUT YOUR PUBLIC HEARING

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

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

- a. _____\$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:**

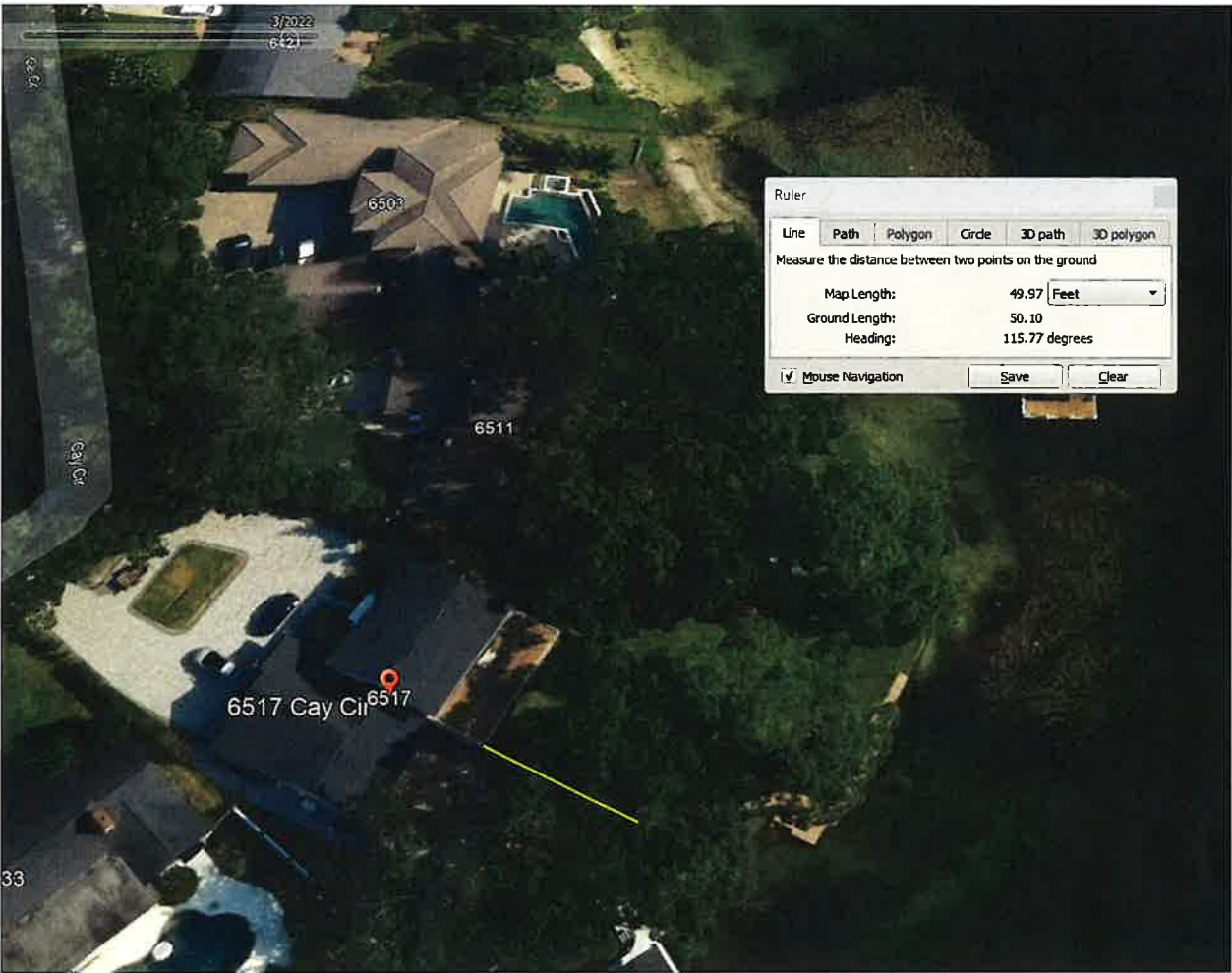
*Standards of Variance Justification	Section 42-64 of the Land Development Code (LDC) states that no application for a Zoning Variance shall be approved unless the Planning and Zoning Board finds that all of the following standards are met. Please answer each bold-text question in a separate typed or 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.



Approximate area of addition.

6517 Cay Circle – Supplemental pictures



Roof line from existing covered patio outward 50 FT – inside the 50 FT NHWE 86.9 contour line.

STANDARDS OF VARIACE JUSTIFICATION

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

- a. 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.

i. WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY?

1. *The standard setback for properties on the lake is 50 FT. If taken literally, this could have resulted in a design that was shaped like the lake. If this were to be built at the time the house was originally constructed, it's possible the rear setback could have been met. Lake use and other environmental events such abnormally high wet seasons, hurricanes have impacted the shoreline and the 86.9 contour location.*

ii. WHAT WOULD BE THE UNNECESSARY HARDSHIP?

1. *If the variance isn't granted, the home could not be expanded as intended. A lower level of the home exists with a partial 2nd floor partial only. We desire to complete the 2nd floor and extend the balcony to match existing architectural features.*

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

- a. 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.

i. HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?

1. *We purchased the property with an understanding that the 2nd floor could be built out to the limits of the existing uncovered 1st floor patio pavers. We did not check code at the time, granted. However, there's part of the existing balcony that we propose to connect to. By doing so trips the code in the direction we're extending only because of existing conditions of: (1) the structure itself; and (2) the irregular shoreline configuration. This proposed balcony fits the limits of the existing uncovered pavers.*



Addition side of property adjacent to neighbor's 'higher elevation' property where erosion has occurred. If measured from the neighbor's 86.9 contour at our common property line, we would not need to request a variance.

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

- a. 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.

i. CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY?

1. *No, not as shown below in the alternate considerations.*

ii. LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.

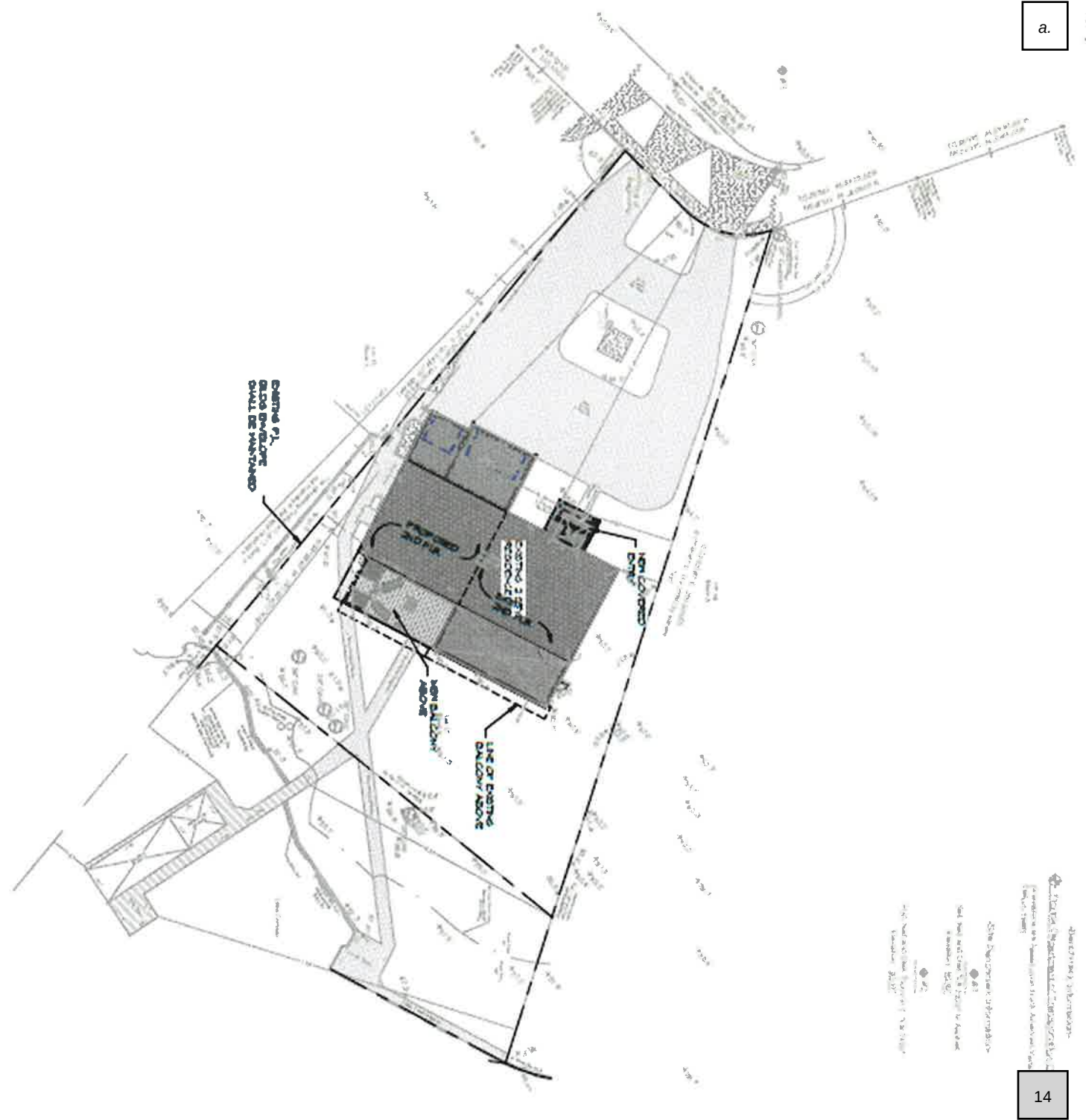
1. *Make the balcony the shape of the lake.*
 - a. *Not feasible for architectural and constructability reasons.*
2. *Reduce the limits of the 2nd floor balcony*
 - a. *This would create an awkward appearance from the existing 1st floor uncovered pavers discussed above. It would also introduce architectural asymmetry whereby the balcony would not 'fit' the extension of the second story lengthwise or widthwise. It would give an appearance of being incomplete (ie. they must have run out of money and couldn't finish). The use of the space would also be limited and not as intended.*
3. *Fill in the portion of the lake where the variance now occurs.*
 - a. *This is not cost effective nor is it an environmentally friendly solution.*

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

- a. 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.

i. 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).

1. *This variance request does not appear to have any adverse consequences. We are not proposing anything that would adversely impact neighbors. In fact, they like what we have done and have planned for our home and appreciate us talking to them openly and including them in our thoughts.*



MEMORANDUM

TO: Planning and Zoning Board
DATE: July 28, 2026
RE: Variance Application 1602 Overlook Drive

Planning and Zoning Case Number 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

Background:

1. On June 24, 2026, the applicant submitted a Variance application and the paperwork.
2. On July 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 July 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 50-102(B)(8) TO ALLOW A VARIANCE 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.

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 50-102(B)(8) TO ALLOW A VARIANCE 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.

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

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

SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

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



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

Variance and Special Exception Application

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

APPLICANT <u>Perry Wilson</u>	OWNER <u>Perry Wilson</u>
ADDRESS <u>1602 Overlook Rd 32809</u>	PROJECT ADDRESS <u>1602 Overlook Rd 32809</u>
CONTACT NUMBER <u>407 346 6249</u>	OWNER'S CONTACT NUMBER <u>407 346 6249</u>
EMAIL <u>Perryjwilson@yahoo.com</u>	OWNER'S EMAIL <u>Perryjwilson@yahoo.com</u>
PARCEL ID# <u>25-23-29-5884-11-090</u>	
LAND USE CLASSIFICATION <u>Accessory Structure</u>	ZONING DISTRICT
SECTION OF THE CODE VARIANCE REQUESTED ON	☒ Variance Fee \$300 ☐ Special Exception \$750
DETAILED VARIANCE REQUEST <u>Face fence pickets towards the subject property because there is no other way to build the fence. It's 80 ft, 10 panels built inside the property line. There are two other fences in the way of constructing on other properties.</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>[Signature]</u>	OWNER'S SIGNATURE <u>[Signature]</u>
☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER	P&Z CASE NUMBER <u>2026-06-050</u> DATE OF HEARING <u>7/28/26</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.



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

- 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

Date Paid

Check/Cash

Rec'd By



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

ABOUT YOUR PUBLIC HEARING

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

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

- a. ☒ \$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.
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.

CITY SERVICES UPDATE

SCAM ALERT

City of Belle Isle

1600 Nela Avenue, Belle Isle, FL 32809

SCAM ALERT - PERMIT APPLICATIONS WIRE TRANSFERS

Phishing Emails
Targeting Permit
Applicants
March 4, 2026

The City of Belle Isle is alerting the community to phishing scams targeting individuals who have recently submitted or interacted with Building, Planning, or Zoning permit applications. These fraudulent emails may appear to come from a City planning or development department and often request payment or personal information. Their goal is to trick recipients into clicking on malicious links or providing financial details. Please note: The City of Belle Isle does not request payments or sensitive information through unsolicited emails.

✗ What to Do If You Receive a Suspicious Email

- Do not reply to the email
- Do not click on any links
- Do not open any attachments
- Do not wire money or submit payment

Report the email as spam or phishing, then delete it immediately

🔍 How to Spot a Phishing Email

Check the sender's email address. Official City of Belle Isle permit communications come from email addresses ending in @belleislefl.gov.

Watch for urgent or threatening language. Scammers often pressure you to act quickly.

Hover over links before clicking. The displayed text may look legitimate, but the actual link may not be.

Be cautious of requests for personal information. The City of Belle Isle will never ask for your Social

Security number, bank account details, wire transfer information, or passwords via email.

📞 Questions About a Permit Invoice?

The City of Belle Isle will never request wire transfers, money transfers, or payments sent to any bank account through email. **The City will never ask you to send proof of payment to any address that does not end with an official City domain.** All legitimate communication from the City will come only from the following email domains: @belleislefl.gov.

If you receive a message asking you to wire money, transfer funds, or send payment details to an unfamiliar email address, it is a scam. Do not respond or send any money. Contact City Hall immediately. **Applicants should know the City does not use wire transfers for any permit or variance fees.** All payments are processed in person at City Hall or via approved digital payment links, which are issued only after direct contact with staff.

If you receive anything suspicious or confusing, please call City Hall Staff or contact the Belle Isle Police Department before taking any action. Thank you for helping us protect our residents from fraudulent activity.

Belle Isle City Hall
Belle Isle Police Department

407-851-7730
407-240-2473

www.belleislefl.gov

Prepared By and Return COPY To:
Adam O. Kirwan, Esquire
The Kirwan Law Firm
301 North Ferncreek Avenue, Suite C
Orlando, Florida 32803
Our File No. WIL1005-002



Property Appraisers Parcel I.D. #: 25-23-29-5884-11-090

THIS WARRANTY DEED Made this 13 day of May, 2026, by WCS OF FLORIDA, LLC, a Florida Limited Liability Company, whose post office address is: 3219 S. Crystal Lake Dr., Orlando, FL 32806, (hereinafter referred to as "Grantor"), to PERRY J. WILSON, an unmarried man, with full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein, whose post office address is: 3219 S. Crystal Lake Dr., Orlando, FL 32806, (hereinafter referred to as "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Orange County, Florida**, viz:

The Westerly ½ of Lot 8 and all of Lot 9, Block K, NELA ISLE, mainland section, according to the plat thereof as recorded in Plat Book M, Page 55, public records of Orange County, Florida, being that same property as described in the certain deed recorded under DOC # 20250508255, 2 pages, of the Public Records of Orange County, Florida (the "Property").

Property address: 1602 Overlook Rd., Belle Isle, FL 32809

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 the day prior to January 1, 2026, and easements, zoning regulations and restrictions of record, if any, however this reference to easements and restrictions shall not operate to reimpose the same.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.



NOTE: THE ATTORNEY PREPARING THIS INSTRUMENT HAS NOT EXAMINED THE TITLE TO THE REAL PROPERTY DESCRIBED HEREIN, AND HAS EXPRESSED NO OPINION REGARDING THE TITLE TO SAID REAL PROPERTY. SAID ATTORNEY WAS RETAINED SOLELY TO PREPARE THIS INSTRUMENT, AND NOT FOR ANY OTHER PURPOSE. GRANTOR HEREIN EXPRESSLY WAIVED THE REQUEST BY ATTORNEY FOR A TITLE EXAMINATION OR THE ISSUANCE OF A TITLE INSURANCE POLICY.

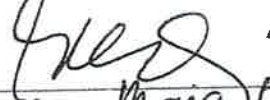
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

WCS OF FLORIDA, LLC, a Florida Limited Liability Company

By: 
PERRY WILSON, Manager


Print Name: Felipe Neri Soto
Address: 699 N. Orlando Ave.
Winter Park, FL 32789


Print Name: Maria Evangelio
Address: 699 N. Orlando Ave.
Winter Park, FL 32789

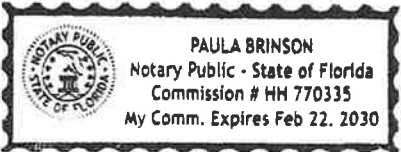
STATE OF FLORIDA
COUNTY OF Orange

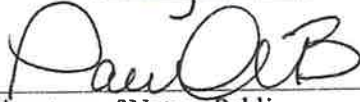
ON THIS DAY before me, the undersigned authority, personally appeared PERRY WILSON, as Manager of OF FLORIDA, LLC, a Florida Limited Liability Company, who acknowledged the forgoing Warranty Deed before me by means of ☒ physical presence, or ☐ online notarization, this 13 day of May, 2026. PERRY WILSON:

[] is personally known to me OR
☒ has produced FIDC as identification.

Sworn to (or affirmed) and subscribed before me this 13 day of May, 2026.

(Notary Seal)




Signature of Notary Public

Paula Brinson
Name of Notary Printed
My Commission Expires: February 22, 2030
My Commission Number: HH 770335

Variance Narrative

Standards of Variance Justification

Special conditions: Because there are two fences at the rear of my property that are not owned by me and that sit a few inches from my property line, I am unable to create the privacy and protection for my property in general, my property contents and/or people living at the property. I have been allotted the right to build a fence, but at the moment, not the right to complete it. The inability to complete the privacy fence is my hardship. The fences that I do not own are causing the inability to build the fence the way Belle Isle requires.

Not Self-created: The conditions for me requesting to build the fence with the pickets facing the subject property were not created by me. The conditions were there before I purchased the property and are owned by others.

Minimum Possible Variance: No, I cannot accomplish the building of the fence with the pickets facing away from the property. There are only a few inches of space in-between the other fences, the property line, and the allowable new fence. Any other alternatives would force my neighbors to the rear of the property to pay to remove their fences, so I could build mine.

Purpose and Intent: The fence will add extra protection and privacy for the rear neighbors, it will provide unity, matching other fences in the neighborhood for whoever has rear neighbors. It will provide better security and safety for the people residing in the subject property. Also, flipping the pickets to face towards the subject property will NOT cause the following: injury to others, detriment to public welfare, or opposing public interest.



Perry Wilson

You currently want this:



I'm proposing this, TO BE CLEAR! This would be the outcome if both my rear neighbors took down their individual fences and added back one for both their properties, per BI Code.



Perry Wilson

06/19/2026

1602 Overlook Rd. Belle Isle FL 32809

Fence Letter for Front side facing fence in rear of property.

Requested by the Planning and Zoning Board of Belle Isle

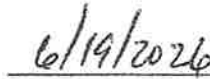
Dear Homeowner of 1511, Nela Ave Belle Isle FL Charlotte Brown and/or John Brown

My name is Perry Wilson, and I live directly behind you at 1602 Overlook Rd. Belle Isle. The planning and zoning department has requested that I extend a letter to my neighbors in regard to adding a permitted, standard, ALREADY APPROVED, wood privacy fence at the rear of my property, on my property. The reason for this letter is that I need to build the fence with the pickets facing towards the property vs away from the property because my neighbors already have their fences in place, it is unfortunately impossible to build the rear fence the way Belle Isle's code for picket placement allows, but the permit has already been approved. Now, please note that this doesn't change the structure or durability of the fence, it only changes the look. Belle Isle's code for fencing states that the picket side faces outward, away from the property. I am requesting to build "only" the rear fence with the pickets facing the subject property through Belle Isle's variance process. I am also requesting your assistance and a signature on this letter if you have "NO PROBLEM" with the fence pickets facing my property vs facing away from the property.

Please call Perry Wilson if you have any questions or need any further details, at 407-346-6249.

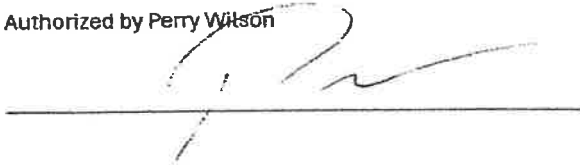


Charlotte Brown and/or John Brown



Date

Authorized by Perry Wilson



Perry Wilson

06/19/2026

1602 Overlook Rd. Belle Isle FL 32809

Fence Letter for Front side facing fence in rear of property.

Requested by the Planning and Zoning Board of Belle Isle

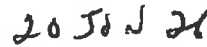
Dear Homeowner of 1519, Nela Ave Belle Isle FL Lloyd Roenbeck

My name is Perry Wilson, and I live directly behind you at 1602 Overlook Rd. Belle Isle. The planning and zoning department has requested that I extend a letter to my neighbors in regard to adding a permitted, standard, ALREADY APPROVED, wood privacy fence at the rear of my property, on my property. The reason for this letter is that I need to build the fence with the pickets facing towards the property vs away from the property because my neighbors already have their fences in place, it is unfortunately impossible to build the rear fence the way Belle Isle's code for picket placement allows, but the permit has already been approved. Now, please note that this doesn't change the structure or durability of the fence, it only changes the look. Belle Isle's code for fencing states that the picket side faces outward, away from the property. I am requesting to build "only" the rear fence with the pickets facing the subject property through Belle Isle's variance process. I am also requesting your assistance and a signature on this letter if you have "NO PROBLEM" with the fence pickets facing my property vs facing away from the property.

Please call Perry Wilson if you have any questions or need any further details. at 407-346-6249.



Lloyd Roenbeck



Date

Authorized by Perry Wilson



Perry Wilson

06/19/2026

1602 Overlook Rd. Belle Isle FL 32809

Fence Letter for Front side facing fence in rear of property.

Requested by the Planning and Zoning Board of Belle Isle

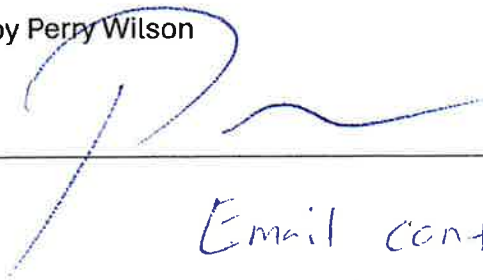
Dear Homeowner of 1524, Overlook Rd Belle Isle FL Heather Dartez and/or Andre Dartez

My name is Perry Wilson, and I live directly beside you at 1602 Overlook Rd. Belle Isle. The planning and zoning department has requested that I extend a letter to my neighbors in regard to adding a permitted, standard, ALREADY APPROVED, wood privacy fence at the rear of my property, on my property. The reason for this letter is that I need to build the fence with the pickets facing towards the property vs away from the property because my neighbors already have their fences in place, it is unfortunately impossible to build the rear fence the way Belle Isle's code for picket placement allows, but the permit has already been approved. Now, please note that this doesn't change the structure or durability of the fence, it only changes the look. Belle Isle's code for fencing states that the picket side faces outward, away from the property. I am requesting to build "only" the rear fence with the pickets facing the subject property through Belle Isle's variance process. I am also requesting your assistance and a signature on this letter if you have "NO PROBLEM" with the fence pickets facing my property vs facing away from the property.

Please call Perry Wilson if you have any questions or need any further details, at 407-346-6249.

Heather Dartez and/or Andre Dartez

Date

Authorized by Perry Wilson


Email confirmation to ask as
Signature for this letter. 

From: Andre Dartez (adartez65@gmail.com)

To: perryjwilson@yahoo.com

Date: Friday, June 19, 2026 at 02:17 PM UTC

Perry,

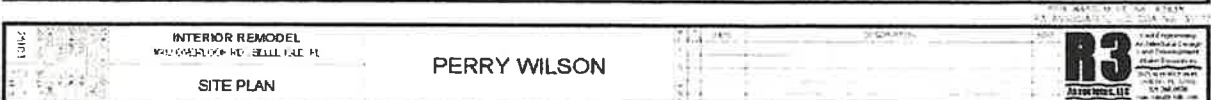
We approve of the rear fence pickets facing the subject property and that we are very happy to receive a new side fence"

Thank you

Andre Dartez

1632 Wind Drift Rd, Belle Isle, FL 32809

407-468-2481





City of Belle Isle

1600 Nela Avenue, Belle Isle, FL 32809 * Tel 407-851-7730 * Fax 407-240-2222 * www.cityofbelleislefl.org

ZONING PERMIT – PLEASE POST AT JOB SITE

THIS DOCUMENT BECOMES YOUR PERMIT WHEN PROPERLY VALIDATED

Per FBC 105.3.3: An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair or addition unless the permit either includes on its face or there is attached to the permit the following statement: "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies." The issuance of this permit does not grant permission to violate any applicable Town, Orange County, State of Florida and/or Federal codes and/or ordinances. Separate permits are required for Signs, Electrical, Gas, Plumbing and Mechanical services. This permit becomes VOID if the work authorized is not commenced within 6 months, or is suspended or abandoned for a period of 6 months after commencement. **WORK SHALL BE CONSIDERED SUSPENDED IF AN APPROVED INSPECTION HAS NOT BEEN MADE WITHIN A 6 MONTH PERIOD. PERMISSION IS GRANTED TO DO THE FOLLOWING WORK ACCORDING TO THE CONDITIONS HEREON AND THE APPROVED PLANS AND SPECIFICATIONS, SUBJECT TO COMPLIANCE WITH THE ORDINANCES OF THE CITY OF BELLE ISLE, FLORIDA.**

Project Information: Fence
Scope of Work: Install/Replace
Address: 1602 Overlook Rd
Parcel ID: 25-23-29-5884-11-090
Property Owner: Perry Wilson
Phone: 407-346-6249
Contractor: By Owner
Phone Number: 407-346-6249

Permit Number: 2026-06-028

Date of Application: 6/9/2026

Date Permit Issued: 6/16/2026

WARNING TO OWNER: IF APPLICABLE, 'YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.' POST IN A CONSPICUOUS PLACE. ON-THE-JOB INSPECTION MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK. THIS CARD MUST BE DISPLAYED OUTSIDE AND BE PROTECTED FROM THE WEATHER WHILE BEING VISIBLE FROM THE STREET UNTIL THE FINAL INSPECTIONS HAVE BEEN APPROVED.

BUILDING FEATURES

IMPACT FEES

School _____
 Traffic _____

CITY OF BELLE ISLE - ZONING FEES

Zoning Fee _____
 Tree Removal _____
 Fence _____ 50.00
 Driveway _____
 Pavers _____

UNIVERSAL ENG - BUILDING FEES

Early Start _____
 Building Fee _____
 Cert of Occupancy _____
 Prepower _____
 Electrical Fee _____
 Temp Pole _____
 Plumbing Fee _____
 Mechanical Fee _____
 Gas Fee _____
 Revision Fee _____
 Roofing _____

SURCHARGE FEES

Surcharge Fee _____ 0.00

TOTAL FEES \$ 50.00

PAID 6/09/2026
CC199111070

BUILDING INSPECTOR USE ONLY

IF APPLICABLE: Silt fencing in place? YES ☐ NO ☐ Turbidity Barrier in place? YES ☐ NO ☐

☐ TREE REMOVAL

FINAL: _____

☐ FENCE

FINAL: _____

☐ PAVERS

FINAL: _____

☐ DRIVEWAY (CONCRETE)

PRIOR TO CONCRETE POUR: _____

FINAL: _____

PERIMETER CONTROL:

If work is being performed on a lakefront property, you are required to call City Hall at 407-851-7730 for inspection of your silt fencing and/or turbidity barrier PRIOR TO COMMENCING WORK. If this is not done, a Stop Work Order will be issued.

The person accepting the listed permit shall conform to the terms of the applications on file in the City Office, and construction shall conform to the requirements of the FI Building Codes. **To schedule an inspection, please call 407-851-7730 or email admin@belleislefl.gov.** Please include the following in your request: Permit #, current date, project address, name of the contractor, the date of the requested inspection, a contact name & phone number for someone on site should our inspector need to reach them, and the requested timeframe of inspection – A.M. or P.M.

Updated: 01/2016

City of Belle Isle

1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222

QR CODE



Scan to request
an inspection

Fence Permit Application

City Code Chapter 50, Art. IV, Sec. 50-102(b) Fences and Walls

Property Owner's Names <u>Perry Wilson</u>		Permit # <u>2026-06-028</u>
Property Owner's Address <u>16012 Overlook Rd Belle Isle 32809</u>		Owner's Contact Number <u>407 346 6219</u>
Parcel ID# <u>25-23-29-5884-11-090</u>		Owner's Email Address <u>Perryjwilson@yahoo.com</u>
Estimated Value of Work (labor and material) <u>\$4900</u>	Contractor's Company	
	Contractor's Contact Number	
	Contractor Registered with City ☐ Yes ☐ No	
- A survey with the fence placement marked must be attached to this application for review. - If an 8-ft fence is approved, it will require a review by the Building Dept for compliance with the Florida Building Code. - A final inspection will be required to finalize the permit. Instructions for scheduling will be on the permit card. - PLEASE CALL 407-851-7730 OR EMAIL admin@belleislefl.gov FOR INSPECTION. - Any gate installation with electrical features will require a separate electrical permit through UES.		
☐ Fence Dimensions: <u>226 lft, 6' Height, Posts 8' oc</u> ☐ # of Gates <u>2</u>		
☐ Gate Type(s) <u>one 6' gate Left side one 10' gate Right side</u>		
☐ Construction Type: ☐ PVC ☒ Wood ☐ other		
☐ Style: ☒ Privacy ☐ Picket ☐ Other		
I acknowledge that the above is correct and true and agree to conform to the City of Belle Isle's Building Regulations, Codes, and Ordinances. I understand that the erection of a fence must not obstruct any existing easements, including but not limited to drainage, utility, ingress, and egress easements. If a sidewalk or street is damaged, I agree to restore it to the pre-damaged condition. I further acknowledge that the proposed construction does not violate any deed restrictions on the property.		
JJ's Waste and Recycling (JJ's) is, by legal contract, the sole authorized provider of garbage, recycling, yard waste, and commercial garbage and construction debris collection and disposal services within the city limits of the City. Contractors, homeowners, and commercial businesses may contact them at 407-298-3932 to set up accounts for Commercial, Construction Roll-Off, or other services. Rates are fixed by contract and available at City Hall. The City enforces the contract through its code enforcement office. Failure to comply will result in a stop-work order.		
Signature		ZONING ZONING APPROVAL STAMP: APPROVED DATE: <u>6/16/26</u> BY: <u>[Signature]</u> CITY OF BELLE ISLE Date
Owner	Agent Name	
Print (Owner or Designee)	Signature	
Date		
FOR OFFICE USE ONLY: FEE: \$50.00 Date Paid <u>6/9/26</u> Payment Type <u>ECT 9917 670</u>		

Survey as of Sept 2025



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.

WHEREAS, the City Code of Ordinances currently governs the installation and maintenance of pervious and impervious artificial turf; and

WHEREAS, the City wishes to clarify and enact regulations further governing the installation of artificial turf to comply with Section 125.572, Florida Statutes and Rule 62-308.100, Fla. Admin. Code; and

WHEREAS, the City finds that this Ordinance advances the interest of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF BELLE ISLE, FLORIDA:

SECTION 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

SECTION 2. Amendment of City Code. Section 50-78 of Chapter 50, Article III of the City Code of Ordinances is hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions; stars * * * * * indicate breaks between sections, subsections, or paragraphs and do not indicate changes to the City Code; provisions not included are not being amended):

Sec. 50-78. – Artificial turf requirements.

* * * * *

(a) *Definitions*. The following terms, phrases, words, and their derivations shall have the meaning given in this section. Words used in the present tense include the future tense; words in the plural tense include the singular tense and vice versa. The words “shall” and “must” is are considered mandatory, and the word “may” is considered permissive.

(1) *Artificial turf* means a dense and continuous surface of synthetic fibers mounted on either a permeable or impermeable backing and of sufficient density and green color to replicate the appearance of healthy natural grass or material otherwise meeting the definition of “synthetic turf” under sec. 125.572(1), Fla. Stat.

* * * * *

(b) *Location*. The installation of artificial turf is permitted on residential, private parks and schools, and commercial sites, and is limited to play areas of public parks and institutions, subject to the requirements of this section. Installation of artificial turf within public and private rights-

of-way is prohibited. ~~Artificial turf may not be installed within 50 feet of any artificial or natural water body.~~

- (1) Buffer zones around natural or man-made waterbodies may be established to protect against erosion and reduce pollution provided that such buffer for artificial turf is no greater or restrictive than what is applicable to natural turf. Where no buffer zone has been established, artificial turf must not be installed within 10 feet of any artificial or natural water body on single-family residential properties of 1 acre or less. This distance shall be measured from the applicable ordinary or mean high water line, except where there is a physical barrier between the artificial turf and the water body (such as, but not limited to, a seawall or bulkhead).
 - a. For all other properties, including commercial, artificial turf must not be installed within 50 feet of any artificial or natural water body.
- (2) Artificial turf is prohibited within drainage features (e.g., retention ponds, swales, etc.) and must not alter the stormwater management system as articulated in Article IV “stormwater management.”
- (3) Installation of artificial turf cannot compromise the health of nearby trees, including damage to tree roots, other than those identified as a noxious weed as defined in Chapter 581, F.S.
 - a. Artificial turf shall not be installed inside tree drip lines, whether on the property or adjacent properties, unless the tree is a noxious weed as defined by Chapter 581, F.S., or unless a certified arborist, using site specific information and best professional judgment, certifies that installation within that drip line would not be harmful to the tree.
- (4) Installation of artificial turf must be designed and installed to prevent pooling or an increase in the stormwater runoff volume, direction, or rates to adjacent properties and, where possible, runoff shall be directed to on-site pervious areas.
- (5) Artificial turf must provide for access to the septic tank for routine pump out.
- (6) Artificial turf shall not cause or contribute to violations of state water quality standards. Any violation of state water quality standards linked to a property owner’s artificial turf shall constitute a violation of this subsection.
- (c) Impervious artificial turf is prohibited. Artificial turf must comply with the minimum rate of permeability as described in paragraph (d)(3)(b)(i).
 - (1) ~~Unless impervious artificial turf is installed over existing impervious surfaces, a permit to establish the impervious surface ratio shall be required to install impervious artificial turf.~~
 - (2) ~~The installation of impervious artificial turf shall be calculated as an impervious surface. Total impervious area calculations shall be submitted with any impervious artificial turf application. The quantity of impervious artificial turf to be incorporated into the landscaping of a property shall be limited to the minimum or based impervious surface ratio for the subject property within the applicable zoning district and location requirements.~~
 - (3) ~~Impervious artificial turf installation in front yards shall require a variance, which may require specific materials, installation techniques, maintenance techniques, and area~~

~~requirements. Furthermore, artificial turf may not be installed in a front yard over sidewalks, driveways, or other surfaces intended for use for vehicular parking.~~

~~(4) Impervious artificial turf must be installed outside of the drip line of any tree.~~

(d) *Pervious artificial turf.*

(1) A building permit shall be required to install pervious artificial turf.

a. Permit requirements. All permits for pervious artificial turf required under this subsection shall include, at a minimum, the following information:

- i. A complete landscape plan showing the area of ~~synthetic~~ artificial turf, area of living plant material, and area and method of separation between these areas;
- ii. Details regarding existing or proposed irrigation proximate to the ~~synthetic~~ artificial turf;
- iii. Brand and type of ~~synthetic~~ artificial turf, including all manufacturer specifications and warranties;
- iv. A scaled cross section and details of the proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer, and infill;
- v. A survey of the property, signed and sealed by a licensed surveyor, depicting all existing easements located on the property; and
- vi. A form signed by any holder of an easement on the property consenting to the installation of the ~~synthetic~~ artificial turf within the easement, with an accompanying acknowledgement by the property owner that in the event the easement holder performs work in the easement that it is the property owner's responsibility to repair and replace the ~~synthetic~~ artificial turf disturbed as a result of the work in the easement.
- vii. Proof of testing for per- and polyfluoroalkyl substances (PFAS) performed by manufacturer (such as a nontargeted PFAS test, total fluorine test, etc.).

(2) Pervious artificial turf shall be installed by a Florida licensed general contractor or bonded and insured landscape contractor certified by the manufacturer for installation of the turf.

(3) Material Type

- a. Artificial turf, including backing and infill, must not contain heavy metals or per- and polyfluoroalkyl substances (PFAS).
 - i. Single-family residential properties 1 acre or less may have limited amounts of PFAS material (no more than 50 parts per million of total fluorine).
- b. Artificial turf, including backing and infill, must be disposable under normal conditions at any Chapter 62-701, F.A.C., Florida permitted landfill.

- c. For single-family residential properties 1 acre or less, pervious artificial turf shall preferably should have a backing made of a uniform (ever square inch) woven material, which precludes the use instead of a solid-backed material with periodic holes.
 - i. All commercial properties must have a backing made of a uniform woven material.
 - d. Underlying subgrade material shall be composed of natural materials (such as gravel, drainfield rock, sand setting, certain fabrics, etc.). and shall be included in the design per the manufacturer's specifications to meet the minimum rate of permeability.
 - i. This subgrade material shall be washed prior to installation to prevent fines from binding. This subgrade must be prepared for positive drainage and consist of evenly graded porous material. Soil beneath this subgrade shall not be compacted to the extent that it adversely impacts percolation.
 - e. If used, infill material shall only be clean silica sand, rock, shell, or other natural material, except that coated silica sand may be used provided that any coating used is non-toxic and meets the requirements described in paragraphs (3)(a) and (3)(b). Rubber or any other synthetic infill material is allowed only within the footprint of playground equipment and must also meet the requirements described in paragraphs (3)(a) and (3)(b). Installation shall be designed to prevent washing away of any infill material off the property.
- (4) The required minimum rate of permeability shall be two and one-half inches per hour and shall not be installed over a surface with a permeability of less than two and one-half inches per hour.
- (5) ~~Underlying material (gravel, drainfield rock, sand setting, fabric, etc.) shall be included in the design per the manufacturer's specifics to meet the minimum rate of permeability.~~
- (6) ~~The specifications of allowable impervious artificial turf shall: simulate the appearance and function of live turf, organic turf, grass, sod, or lawn, as determined by the city; have a minimum "no fade" warranty of at least eight years; be lead free; and be flame retardant.~~
- (5) Prior to installation of artificial turf, the property owner shall enter into an agreement, with and in a form acceptable to the city, providing for the property owner's and its successors' and assigns' scheduled maintenance activities. At the option of the city, such agreement may be recorded in the public records of Orange County, Florida, at the property owner's expense, and be binding on the property and the property owner's successors and assigns.

Among other things, such agreement may provide for: (i) property owner's requirement to remove and/or replace the artificial turf in the future if the artificial turf ceases to function as designed and permitted, is not properly maintained and/or if the expiration of the artificial turf's life expectancy occurs; (ii) the city's remedies in the event property owner fails to comply with its maintenance, repair, and replacement obligations; and (iii) property owner's indemnification and hold harmless of the city and its officials and employees with respect to the artificial turf installation, maintenance, and repair, including any drainage problem that may arise therefrom.

- (6) Installations in the front yard of residential or on any commercial land shall contain areas of living plant material equal to or greater than ten percent of the pervious artificial turf. Living plant material for purposes of this subsection shall include a combination of two or more shrubs, vines, trees, or ground cover in planter areas and/or tree wells separate from the pervious artificial turf. Pervious artificial turf shall be separated from planter areas by a concrete mow strip, non-biodegradable bender board, or other barrier with a minimum thickness of three-eighths inch and minimum depth of four inches, which barrier shall not extend to the bottom of the engineered base for the pervious artificial turf.
- (7) Pervious artificial turf shall be considered natural turf for purposes of calculating permeability.
- (8) Pervious artificial turf shall not be considered environmental or green space.
- (9) Existing or new irrigation under the pervious artificial turf shall be on at least one separate zone from natural irrigation site.
 - a. For single-family residential properties of 1 acre or less, in-ground irrigation systems cannot be used to irrigate artificial turf areas.
 - i. If any in-ground system is already installed, the city may require that irrigation heads be removed and pipe capped.
- (e) *Appearance.* Artificial turf shall consist of materials that appear natural in appearance and color from any public or private rights-of-way, neighboring properties, or natural features (wetlands, lakes, parks, common areas, etc.). The use of indoor/outdoor plastic or nylon carpeting as an installation of artificial turf is prohibited.
- (f) *Maintenance.* All artificial turf shall be maintained in a fadeless condition and shall be kept free of dirt, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to: cleaning, brushing, and debris removal; repairing of depressions and ruts to maintain a visually-level uniform surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate anchored edging or stakes that can withstand the effects of wind or flooding.

All artificial turf must be replaced if it falls into disrepair with fading, holes, or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing artificial turf.

SECTION 3. Codification. Section 2 of this Ordinance shall be codified into the Belle Isle City Code. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this Ordinance and the City Code may be freely made.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. Conflicts. In the event of a conflict or conflicts between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict, as allowable under the law.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon adoption by the City Commission of the City of Belle Isle, Florida (the “Effective Date”), and shall apply to all applications for permits received on or after the Effective Date.

ADOPTED this ____ day of _____, 2026, by the City Commission of the City of Belle Isle, Florida.

FIRST READING: July 21, 2026

SECOND READING: _____.

	YES	NO	ABSENT
Ed Gold	_____	_____	_____
Holly Bobrowski	_____	_____	_____
Karl Shuck	_____	_____	_____
Bobby Lance	_____	_____	_____
Beth Lowell	_____	_____	_____
Christopher Oller	_____	_____	_____
Jim Partin	_____	_____	_____

CITY COUNCIL OF THE
CITY OF BELLE ISLE, FLORIDA

Jason Carson, Mayor

ATTEST:

Yolanda Quiceno, City Clerk

Approved as to form and legality

Dan Langley, City Attorney

STATE OF FLORIDA

COUNTY OF ORANGE

I, Yolanda Quiceno, City Clerk of the City of Belle Isle do hereby certify that the above and foregoing document ORDINANCE 26-04 was duly and legally passed by the Belle Isle City Council, in session assembled on the ____ day of _____, 20____, at which session a quorum of its members were present.

Yolanda Quiceno, CMC-City Clerk

Select Year: 2025 ▾ Go

The 2025 Florida Statutes

Title XI
COUNTY ORGANIZATION AND INTERGOVERNMENTAL
RELATIONS

Chapter 125
COUNTY
GOVERNMENT

[View Entire
Chapter](#)

125.572 Regulation of synthetic turf.—

- (1) As used in this section, the term “synthetic turf” means a manufactured product that resembles natural grass and is used as a surface for landscaping and recreational areas.
- (2) The Department of Environmental Protection shall adopt minimum standards for the installation of synthetic turf on single-family residential properties 1 acre or less in size. The standards must take into account material type, color, permeability, stormwater management, potable water conservation, water quality, proximity to trees and other vegetation, and other factors impacting environmental conditions of adjacent properties.
- (3) Upon the Department of Environmental Protection adopting rules pursuant to subsection (4), a local government may not:
- (a) Adopt or enforce any ordinance, resolution, order, rule, or policy that prohibits, or is enforced to prohibit, a property owner from installing synthetic turf that complies with Department of Environmental Protection standards adopted pursuant to this section which apply to single-family residential property.
- (b) Adopt or enforce any ordinance, resolution, order, rule, or policy that regulates synthetic turf which is inconsistent with the Department of Environmental Protection standards adopted pursuant to this section which apply to single-family residential property.
- (4) The Department of Environmental Protection shall adopt rules to implement this section.
- History.—**s. 1, ch. 2025-140.