



CITY OF BELLE ISLE, FL PLANNING & ZONING BOARD MEETING

Tuesday, April 28, 2026 * 6:30 PM
MINUTES

The Belle Isle Planning & Zoning Board met on April 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
Board member Agrusa
Board member Conduff
Board member Hobbs
Board member Thompson

Absent was:

District 2 - OPEN
Chairman Randy Holihan

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

1. Call to Order and Confirmation of Quorum

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

2. Invocation and Pledge to Flag – Board Member Hobbs, District 7

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

3. Approval of Minutes

a. Approval of P&Z Board Meeting Minutes – March 24, 2026

Board member Agrusa moved to approve the minutes as presented.

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

4. Public Hearings

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

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

Vice Chairman Squires opened for public comment. There being none he called for the staff report.

April Fisher, City Planner, presented her staff report and said the variance his variance is a request for the front porch because it encroaches into the required front setback by about four feet. The property is irregular and doesn't go straight across in a rectangular fashion. The applicant is seeking to improve their property with a usable front porch, and so, in order to do that, they're seeking this variance. Staff does find that it is a condition that is peculiar to the property, and it also is a minimal variance requested, as they're only going four feet, and that requires 30-foot front setback. Additionally, it's in keeping with the spirit of the land development code and actually will be an asset to the property and to the neighborhood.

Eric Kuritzky, Architect, addressed the board regarding the proposed front setback improvements and noted that he had been working with staff on the design. He explained that, due to the way the house is set back on the property, incorporating the proposed feature was somewhat challenging. However, the applicant intends to take advantage of an existing recessed area at the rear of the property while maintaining a similar overall size and appearance. The proposed improvement would be constructed at no more than approximately one foot above grade and would likely require only one or two steps for access. Because the height would remain below 30 inches, a railing would not be required, although the property owner may choose to install one. Mr. Kurt also stated that the design team is aware of impervious surface ratio requirements. As part of the project, the applicant is considering replacing the existing driveway and circular driveway with a pervious paver system to improve stormwater permeability and reduce impervious surface coverage. He noted that these considerations would continue to be coordinated with City staff during the development review process.

There being no further discussion, Board member Agrusa moved pursuant to Section 42-64 to approve from Section 50-73 and Section 54-132(D) to allow a front porch addition to an existing principal residence that would project into the required front yard setback area, submitted by applicant Eric D. Kuritsky, Architect, CBO, for the property located at 2514 Nela Avenue, Belle Isle, Florida 32809, also known as Parcel ID #19-23-30-588-02-060.

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

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

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

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

Vice Chairman Squires opened for public comment. There being none he called for the staff report.

April Fisher, City Planner, noted that the property is actually shaped like a rhombus, so it is different. The applicant is seeking to improve their property by adding on a two garage, two car garage in the front to give them more space, because of that it would have to encroach into that front setback on the nearer side. It will be approximately 10 feet on that northeast corner, and the furthest side 1.5 feet on the northwest corner of the proposed garage. It is a standard-sized garage, so it's the minimum variance requested. Based on that, and then it's harmonious with the neighborhood, as well as it is an irregular shape lot, peculiar unlike other lots in the city. Staff recommends approval of the requested two-car garage in the front.

There being no further discussion, Board member Agrusa moved pursuant to Section 42-64 to approve from Section 50-73 to allow an attached two-car garage addition to an existing principal residence that would project into the required front yard setback area, submitted by applicant Beata Narath, property owner for the property located at 1420 Belle Vista Drive, Belle Isle, Florida 32809, also known as Parcel ID #24-23-29-5306-01-100.

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

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

5. Other Business

Briefing on McCoy Overlay Consideration

CM Rudometkin revisited the previously discussed SWOT analysis regarding the McCoy Road corridor. Since the Chairman was not present, no additional briefing was provided. Staff noted that the document has not changed and offered to provide additional copies to board members if needed. He said that the item will be brought back for further discussion at the next meeting, particularly because the initiative was originally introduced by the Chairman. Board members were encouraged to continue reviewing the SWOT analysis and consider potential ideas or recommendations.

Board member Agrusa asked about recent traffic changes on Hoffner Avenue, specifically referring to the installation of roadway dividers by Orange County, and inquired whether any additional traffic mitigation projects were planned. CM Rudometkin noted that the roadway divider project is the only mitigation improvement currently underway or planned in that area. It was explained that the project originated several years ago after traffic engineers reviewed operational and safety concerns at the intersection. Although some residents expressed dissatisfaction with the changes, staff stated that the majority of feedback has been positive and that the improvements were intended to enhance safety at the intersection. The area was described as a complex multi-lane roadway configuration near two commercial plazas and a major arterial roadway. He further added that the County traffic engineer, Humberto, who has many years of experience with Orange County, developed the final design in response to traffic concerns and accident history in the area. The project has now been completed. Discussion ensued on the new traffic pattern may affect access to nearby businesses, including the proposed ATM location. Board members expressed appreciation to Orange County for completing the improvements.

Vice Chairman Squires made a motion to excuse Chairman Holihan from today's meeting.

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

6. Adjournment

There being no further business, Vice Chairman Squires called for a motion to adjourn, motion passed unanimously at 6:47 pm.