



April Fisher, AICP

PRESIDENT

407.494.8789

fisherpds@outlook.com

October 20, 2025

Variance Application: 1658 Pam Circle

Planning and Zoning Case Number 2025-10-009: 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 50-102 (A) TO ALLOW AN INSULATED ROOF (NON MESH) OVER A SCREEN STRUCTURE TO ENCROACH INTO THE REAR BUILDING SETBACK, SUBMITTED BY APPLICANT DOMINIC FIOCCO, ON BEHALF OF THE PROPERTY OWNER, KENNETH COUSINS FOR THE PROPERTY LOCATED AT 1658 PAM CIRCLE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 30-23-30-0610-01-190.

Project Description and Background:

This application is to allow an insulated roof to be placed over a screened room enclosure extension that will project 18 feet into the required 30-foot rear yard building setback. The property is an irregular shape and the house does not sit square on the property due to the shape and its location on a cul-de-sac. The property also abuts commercially zoned and used property to the rear.

Staff Recommendation: Approve the requested variance to allow an insulated roof to be placed over a screened room enclosure extension that will project 18 feet into the required 30-foot rear yard building setback, consistent with the accompanying plan for this application.

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

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

This criterion is met by the fact that the lot is irregular shaped and the house does not sit square on the lot due to the cul-de-sac orientation. This configuration does not encroach into the side yards abutting residential neighbors, however there are limited rear yard areas that are customary to other typical rectangular shaped lots.

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

This criterion is met as the irregular shape and orientation of the lot. If the lot were rectangular, the proposed structure would be compliant with the rear yard setback requirements, as it is on the west side of the property.

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

The requested variance is the minimum possible variance needed to accommodate the insulated roof as it covers the expanded decking around the pool area.

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

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

Next Steps

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

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

Motion Examples:

1. Approve the requested variance to allow an insulated roof to be placed over a screened room enclosure extension that will project 18 feet into the required 30-foot rear yard building setback.
2. Deny the requested variance to allow an insulated roof to be placed over a screened room enclosure extension that will project 18 feet into the required 30-foot rear yard building setback based on the variance criteria standards not being met [specify which standards are not met] or,
3. Continue the requested variance to allow an insulated roof to be placed over a screened room enclosure extension that will project 18 feet into the required 30-foot rear yard building setback, pending [specify information needed] from the applicant.