

MEMORANDUM

TO: Planning and Zoning Board
DATE: October 28, 2025
RE: Variance Application 1658 Parm 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.

Background:

1. On October 3, 2025, the applicant submitted a Variance application and the paperwork.
2. On October 14, 2025, letters to the abutting property owners were mailed within 300 feet of the subject property, and a legal advertisement was placed in the Orlando Sentinel on October 18, 2025.
3. 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 BELLE ISLE CODE 42—64, 50-73 and 50-102(A) **TO APPROVE** 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.

SAMPLE MOTION TO DENY: “I MOVE, PURSUANT TO BELLE ISLE CODE 42-64, 50-73 and 50-102(A), **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]* 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

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.