

City of Belle Isle
Planning and Zoning Board
1600 Nela Avenue
Belle Isle, FL 32809

RE: Variance and Special Exception Application
1658 Pam Circle
Belle Isle, FL 32809

To Whom it May Concern:

On behalf of COUSINS KENNETH K, please find enclosed ONE (1) digital copy of the SITE PLAN survey showing the proposed improvement to the property, and ONE (1) digital copy of proposed construction documents from US Aluminum, ONE (1) digital copy of structural foundation plan, City of Belle Isle Variance and Special Exception Application, ONE (1) digital copy of Warranty Deed, ONE (1) COPY OF Orange County Property Appraiser property record, ONE (1) APPLICATION NARRATIVE prepared by Dom Fiocco, ONE (1) copy of and check #1053 in the amount of \$300.00 for the application fee for the above referenced project for your review. We are submitting this information in support of a Variance request to construct a screen enclosure over swimming pool with a combination of screen and hard surface roofs, on an existing residential parcel within BI-R-1-A zoning district.

Mr. Cousins moved from out-of-state and became a permanent resident of Belle Isle in 2018 and currently lives at the subject property. The existing property consists of a single-story primary dwelling unit, storage shed, and an inground swimming pool with screen enclosure. The property is surrounded by compliant wall/fencing. He lives on the corner of an enlarged cul-de-sac of Pam Circle. At the time of purchase, he found the existing house in major disrepair. Since owning the property, he has pulled multiple permits to upgrade the dwelling structure and finishes.

The proposed project consists of a new 992 square foot screen enclosure addition to existing screen enclosure. The new screen enclosure structure does not exceed 9 feet high.

A part of the proposed screen room enclosure addition has a hard surface roof which is the sole reason for the variance application. According to ARTICLE III, - DEVELOPMENT STANDARDS, Sec. 50-102, screen enclosures must have a mesh fabric roof, therefore we are not subject to the requirements of this section, therefore we must use a 30-foot rear setback instead of 5 feet allowed for screen enclosures. See attached Site Plan showing the area of the proposed screen enclosure which falls inside the rear setback requiring us to apply for a variance.

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

- The pie-shaped lot is situated on an enlarged radial corner creating irregular front, side, and rear yards. As a result, the house is parallel only to east side property line. The right and left side property lines are different lengths and not parallel.

WHAT WOULD BE THE UNNECESSARY HARDSHIP?

- The shape of the lot and the way the house is positioned on the lot makes it difficult to build an addition inside the prescribed setbacks as noted in Code ARTICLE III, - DEVELOPMENT STANDARDS, Sec. 50-73, - Site and building requirements.

(407) 913-1379 Office
dom@cflgc.com

HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?

- The original builder may have considered the placement of the dwelling parallel to the rear property line; allowing us more flexibility for adding on within the prescribed rear setbacks.

CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY?

- No. Several options were considered but none were monetarily feasible or practical.

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

- Demolish the existing screen enclosure and begin from nothing to design according to the setbacks and allow us to have a part with hard roof. This choice would add approximately \$45,000 to the total cost of the project.

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).

- We feel confident the proposed structure (screen enclosure with a hard roof) will not adversely affect the rear neighbors because they are commercial establishments; Days Inn & Suites by Wyndham Orlando Airport, and Easirent Car Rental Orlando Airport.
- We can mention here that the parking lot lights from these commercial properties shine onto our property so using a hard roof would alleviate this nuisance.

In closing, we sincerely request staff/board's approval for the variance application to allow us to continue with the project. If you have any questions or need more information, please do not hesitate to contact me directly at (407) 913-1379.

Respectfully submitted



Dominic J Fiocco, CGC 059686

(407) 913-1379 Office
dom@cflgc.com

1658 Pam Cir 30-23-30-0610-01-190Name(s):
COUSINS KENNETH KPhysical Street Address:
1658 Pam CirProperty Use:
0103 - Single Fam Class IIIMailing Address On File:
1658 Pam Cir
Belle Isle, FL 32809-6870
[Incorrect Mailing Address?](#)Postal City and Zip:
Belle Isle, FL 32809Municipality:
Belle Isle[Upload Photos](#)[View 2025 Property Record Card](#)[PROPERTY FEATURES](#)[VALUES, EXEMPTIONS AND TAXES](#)[SALES](#)[MARKET STATS](#)[LOCATION](#)

Historical Value and Tax Benefits ⓘ

His Homestead in 2025

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2025 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$135,000	\$289,760	\$11,800	\$436,560	3.3%	\$281,528	2.9%
2024 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$135,000	\$275,941	\$11,800	\$422,741	10.1%	\$273,594	3.0%
2023 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$115,000	\$257,305	\$11,800	\$384,105	20.7%	\$265,625	3.0%
2022 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$100,000	\$197,964	\$20,300	\$318,264	N/A	\$257,888	N/A

Tax Year Benefits:	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2025 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$25,000	\$25,722	\$0	\$155,032	\$3,335
2024 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$25,000	\$25,000	\$0	\$149,147	\$3,110
2023 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$25,000	\$25,000	\$0	\$118,480	\$2,600
2022 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$25,000	\$25,000	\$0	\$60,376	\$1,636

2025 Taxable Value and Certified Taxes ⓘ

Tax Year

<input type="checkbox"/>	<input checked="" type="checkbox"/> 2024	<input type="checkbox"/> 2023	<input type="checkbox"/> 2022
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$281,528	\$25,000	\$256,528	3.2010	-0.5%	\$821.15	20%
Public Schools: By Local Board	\$281,528	\$25,000	\$256,528	3.2480	0.0%	\$833.20	20%
General County	\$281,528	\$50,722	\$230,806	4.4347	0.0%	\$1,023.56	25%
City Of Belle Isle	\$281,528	\$50,722	\$230,806	5.0000	13.6%	\$1,154.03	28%
Library - Operating Budget	\$281,528	\$50,722	\$230,806	0.3748	0.0%	\$86.51	2%
St Johns Water Management District	\$281,528	\$50,722	\$230,806	0.1793	0.0%	\$41.38	1%
Lake Conway Mstu	\$281,528	\$50,722	\$230,806	0.5750	0.0%	\$132.71	3%
Totals				17.0128		\$4,092.54	

Non-Ad Valorem Assessments

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
CITY OF BELLE ISLE	BELLE ISLE RES - BIGBR - (407)851-7730	1.00	305.40	\$305.40
CITY OF BELLE ISLE	BELLE ISLE STOR - BISTRM - (407)851-7730	1.00	140.00	\$140.00
				\$445.40

2025 Gross Tax Total: \$4,537.94

2025 Tax Savings Tax Savings

Your taxes without exemptions would be: \$7,427.11

Your ad-valorem tax with exemptions is: - \$4,092.54

Providing You A Savings Of: = \$3,334.57