



CITY OF BELLE ISLE, FL PLANNING & ZONING BOARD MEETING

Tuesday, September 23, 2025 * 6:30 PM
MINUTES

The Belle Isle Planning & Zoning Board met on September 23, 2025, at 6:30 p.m. at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Board member Agrusa
Board member Zimmerman
Board member Holihan
Board member Squires
Board member Thompson

Absent was:

Board member Hobbs
Board member Conduff

City Manager Rick Rudometkin, Attorney Hilary Griffith, 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.

Chairman Holihan asked for a motion to excuse Board members Conduff and Hobbs from the meeting.

Board member Agrusa moved to excuse Board members Conduff and Hobbs.

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

2. Invocation and Pledge to Flag

Board member Zimmerman gave the invocation and led the pledge to the flag.

3. Approval of Minutes

Approval of the P&Z Board meeting minutes – August 26, 2025

Board member Zimmerman moved to approve the minutes as presented.

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

4. Public Hearings

a. **Planning and Zoning Case Number 2025-08-014:** 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), SECTION 50-102 (A)(2), AND SECTION 50-102 (A)(5)(F) TO ALLOW A DETACHED GARAGE TO BE BUILT THAT WOULD PROJECT INTO THE REQUIRED SIDE YARD BUILDING SETBACK AREA, BE LOCATED IN THE FRONT YARD, AND EXCEED THE MAXIMUM SIZE ALLOWED, SUBMITTED BY APPLICANT DANIEL KENNEDY, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 2801 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-4388-03-970.

Chairman Holihan opened the public hearing.

City Manager read Public Hearing 2025-08-014 by title.

April Fisher, City Planner, presented the application and said this variance includes three variance requests. This application is to permit the construction of a detached garage in the front yard, which will project into the required front yard building setback by approximately five feet and exceed 600 square feet in size, at 905 square feet. Two of the requests can be supported: (1) encroachment on the setback and (2) located in the front yard. The property is irregularly shaped, resulting in limited space in the rear yard. The third request is the size of the garage. The code allows 600sqft, and the staff does not support it because it is not based on the peculiarities of the lot and is therefore self-created. Staff agree that all three can be viewed as harmonious with the neighborhood and screened from view.

Daniel Kennedy, applicant and homeowner of 2801 Hoffner Avenue, gave testimony and said the proposed size of the building is to accommodate his boat, vehicle, and storage trailer from the weather. The building will complement the primary home architecturally. Mr. Kennedy said the neighbors to the right have sent a letter in support of the request.

Chairman Holihan asked if the applicant, approved for the 600sqft, would be able to store items outside on the property and add a fence. Ms. Fisher said she is unsure how he would be able to do it because of the space, and reaching the back of the building due to its irregular shape may be impossible for a boat and trailer.

Board member Zimmerman asked if the vessels are currently parked on the property. Mr. Kennedy said they are presently stored off the property. Mr. Zimmerman asked if he would keep the vegetation and whether, over time, they would be replaced. Mr. Kennedy said, Yes.

Chairman Holihan opened for public comment.

- William Brooks, residing at 5218 St. Regis Place, stated for clarification that the Code does not permit the storage of boats and vehicles in the front yard.

There being no further comments, Chairman Holihan closed the public comment.

After discussion, Board member Zimmerman moved PURSUANT TO BELLE ISLE CODE 42—64, 50-73(A), SECTION 50-102 (A)(2), AND SECTION 50-102 (A)(5)(F) approve the requested variance to allow a detached garage to be built in the front yard and project into the required front yard building setback by approximately five feet, and the detached garage to be larger than 600 square feet at 905 square feet, consistent with the plan submitted with this application, SUBMITTED BY APPLICANT DANIEL KENNEDY, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 2801 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-4388-03-970.

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

Ms. Fisher stated that the applicant should wait 15 days before starting the project to allow for any appeals to the motion.

b. Planning and Zoning Case Number 2025-08-027: 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) (5) (A) TO ALLOW A FENCE HEIGHT TALLER THAN SIX FEET, SUBMITTED BY APPLICANT HERBERT BETANCOURT, ON BEHALF OF THE PROPERTY OWNER, CLAUDIA MUSTAFA FOR THE PROPERTY LOCATED AT 5208 DRISCOLL COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1222-00-020.

Chairman Holihan opened the public hearing.

City Manager read Public Hearing 2025-08-027 by title.

April Fisher, City Planner, presented the application and said the applicant seeks a variance to allow an eight-foot-tall fence in the rear and side yards. The applicant has provided that there is a grade change between the abutting properties that negatively affects privacy and the use of the backyard. There is currently a six-foot fence on the property. Based on the applicant's identification that privacy is a concern due to the grade change between properties, the staff recommends approval of the requested variance that is consistent with meeting the criteria in the Code.

Howard Harrelson, residing at 8225 Eagle Creek, Orlando, FL, speaking on behalf of the homeowner, testified that one of the residents on the property side has provided a letter for the file in support of the request. The resident at the back of the property had shared concerns about building up the fence another two feet. He added that the area where the pool is located is slightly elevated.

Chairman Holihan opened for public comment.

- William Brooks, residing at 5218 St. Regis Place, stated that he is the owner of the property that abuts the property seeking the variance. He noted that there is no grade difference, other than that the homeowner built up their pool during construction. He encouraged staff to inspect the number of permits pulled on the property and ensure that it is consistent with permits on file. They agree with the eight-foot fence, provided that they do not remove their existing fence.

- Candy Brooks, residing at 5218 St. Regis Place, stated that she attended the last variance hearing and the Board tabled the issue because there were multiple violations and Code Enforcement issues. Regarding the pavers, they have covered most of the back and side yard, and I'm not sure if it meets the impervious criteria.

There being no further comments, Chairman Holihan closed the public comment.

Board member Zimmerman asked how much distance they would need to maintain the back side of their fence. Mr. Brooks said their fence is new and located on the property line, and it would be up to the applicant to determine how close they can install their fence. Board member Zimmerman asked if a motion could be made on the condition that the other permits are properly closed. City Manager Rudometkin said he does not see a lot of that; however, the Board can motion with conditions.

The Board addressed previous permits and variances on the property. April Fisher stated that permits were issued, and she believes they were completed according to the approved permits, awaiting final inspection. Staff said that at this time, they would have to research it further.

Board member Agrusa asked if the applicant was willing to go with vegetation instead of a fence. Mr. Harrelson said it would be easier for the applicant to add a fence to avoid the consistent maintenance needed for vegetation.

After discussion, Board member Zimmerman moved PURSUANT TO BELLE ISLE CODE 42—64, 50-102(B)(5)(A) TO APPROVE a fence height no greater than eight feet, consistent with the plan submitted with this application, SUBMITTED BY APPLICANT HERBERT BETANCOURT, ON BEHALF OF THE PROPERTY OWNER, CLAUDIA MUSTAFA, FOR THE PROPERTY LOCATED AT 5208 DRISCOLL COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1222-00-020 with the condition that the fence is inside the applicant's property line, does not remove the back neighbors fence, and the applicant would submit for a permit for those projects already completed and in compliance.

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

Ms. Fisher stated that the applicant should wait 15 days before starting the project to allow for any appeals to the motion.

5. Other Business – na

6. Adjournment

There being no further discussion, Chairman Holihan moved to adjourn, which was unanimously approved at 7:05 pm.