

MEMORANDUM

TO: Planning and Zoning Board
DATE: October 27, 2026
RE: Variance Application 4232 Bell Tower Court

Planning and Zoning Case Number 2026-10-001:

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) TO ALLOW AN ROOFED PATIO COVER ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED REAR YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT NICHOLAS GAROFALO FOR THE PROPERTY LOCATED AT 4232 BELL TOWER COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1618-00-620.

Background:

1. On October 1, 2026, the applicant submitted a Variance application and the paperwork.
2. On October 16, 2026, 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 17, 2026.

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 SECTION 42-64 TO APPROVE REQUESTED VARIANCE FROM SECTION 50-73(A) TO ALLOW A ROOFED PATIO COVER ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED REAR YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT NICHOLAS GAROFALO FOR THE PROPERTY LOCATED AT 4232 BELL TOWER COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1618-00-620.

SAMPLE MOTION TO DENY: "I MOVE PURSUANT TO SECTION 42-64 **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]* THE REQUESTED VARIANCE FROM SECTION 50-73(A) FOR A ROOFED PATIO COVER ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED REAR YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT NICHOLAS GAROFALO FOR THE PROPERTY LOCATED AT 4232 BELL TOWER COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1618-00-620.

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.



City of Belle Isle
 1600 Nela Avenue, Belle Isle, FL 32809
 Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

Variance and Special Exception Application				
City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code				
APPLICANT Nicholas Garofalo		OWNER Nicholas Garofalo		
ADDRESS 4232 Bell Tower Ct Belle Isle, FI 32812		PROJECT ADDRESS 4232 Bell Tower Ct Belle Isle, FI 32812		
CONTACT NUMBER 407-230-6098		OWNER'S CONTACT NUMBER 407-230-6098		
EMAIL ngarofalo1229@gmail.com		OWNER'S EMAIL ngarofalo1229@gmail.com		
PARCEL ID# 20-23-30-1618-00-620				
LAND USE CLASSIFICATION 0100 - Single Family		ZONING DISTRICT BI-R-1-AA		
SECTION OF THE CODE VARIANCE REQUESTED ON X		X Variance Fee \$300		
Sec. 50-73(a); Sec. 42-64		Special Exception \$750		
DETAILED VARIANCE REQUEST Variance from the 35-foot rear setback to 17 feet for an attached 18-foot by 18-foot aluminum patio cover. The existing rear of the house is at the required 35-foot setback. The proposed attached roof extends 18 feet into the rear setback. The request applies only to this attached roof projection and does not relocate or enlarge the existing residence. - The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within nine (9) months. Further, the requested user does not violate any property deed restriction. - By applying, I authorize the City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies. - The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies.				
APPLICANTS SIGNATURE 		OWNER'S SIGNATURE 		
X VARIANCE	SPECIAL EXCEPTION	OTHER	P&Z CASE NUMBER 2026-10-001	DATE OF HEARING 10-27-26

VARIANCE

Sec. 42-64. - Variances. The Board shall have the power to approve, conditionally approve or deny applications for a variance from the terms of the Land Development Code.

Criteria. The Board shall not approve an application for a variance from terms of the Land Development Code unless and until:

- A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city

manager's designee shall refer the application to the board.

- Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.
- It is determined that 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.



City of Belle Isle
1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

- e. It has been determined that 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 Land Development Code or for the purpose of obtaining a variance.
- f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
- g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development 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.
- h. The board shall find that the preceding requirements have been met by the applicant for a variance.
- a. In granting any variance, the Board may prescribe appropriate conditions and safeguards to comply with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Land Development Code and punishable in accordance with this article. At the Board's discretion, such variance may be revoked for violation of the condition and safeguards.
- b. The Board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed. Under no circumstances, except as permitted above, shall the Board grant a variance to allow a use not generally or by special exception allowed in the zoning district involved or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of land, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

The Board shall find that the preceding requirements have been met by the applicant for a variance.

(2) Violations of conditions.

SPECIAL EXCEPTION

Applications submitted must meet all of the above criteria before the Board can grant a variance. The applicant bears the burden of proof that they comply with the criteria.

A special exception addresses the compatibility of uses, differing slightly from a variance. The approval of a special exception depends on how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for a special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. (See Above)
2. The Board shall find that it is empowered under the section of the zoning ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.
3. It is determined that public health, safety, comfort, order, convenience, prosperity, morals, or general welfare is promoted, protected, or improved.

General Information

1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period allows all aggrieved parties to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where they feel the Planning and Zoning Board erred in their decision. Belle Isle's City Council will then hold an appeal hearing.
4. Sec 42-61 thru 41-72—Variances and special exceptions granted by the Board will become void if a permit necessary for utilizing the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board.

FOR OFFICE USE ONLY:

FEE: ☒ \$300 VARIANCE
☐ \$750 SPECIAL EXCEPTION

10-1-26
Date Paid

00205435689
Check/Cash

YD
Rec'd By



City of Belle Isle
1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

ABOUT YOUR PUBLIC HEARING

The following information is provided to assist applicants in applying for a variance, special exception, or use determination. The City of Belle Isle's Planning and Zoning Board, which comprises seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions, and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

A written application for a **variance must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month**. The application **MUST** include:

- ☒ **\$300 filing fee for a Variance: _____ \$750 filing fee for a Special Exception**
- a completed application form,
- proof of ownership of the property, or a notarized statement from the owner with the representative's information,
- Ten (10) copies of a plot plan or survey showing all improvements to the property, ten copies of a scale drawing of the planned construction, illustrated on the survey, and digital format for large-scale documents is required.
- For boat dock variances, the survey must clearly illustrate Lake Conway's Normal High Water Line elevation (NHWL).
- A narrative addressing how the variance complies with the following:**

*Standards of Variance Justification	Section 42-64 of the Land Development Code (LDC) states that no application for a Zoning Variance shall be approved unless the Planning and Zoning Board finds that all of the following standards are met. Please answer each bold-text question in a separate typed or written document and submit it to the City as part of your variance request.
Special Conditions and/or Circumstances Section 42-64 (1) d	The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship. That 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. WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY? WHAT WOULD BE THE UNNECESSARY HARDSHIP?
Not-Self- Created Section 42-64 (1) e	The applicant must prove that the special conditions and circumstances do not result from the applicant's actions. A personal (self-created) hardship shall not justify a variance; i.e., when the applicant creates the alleged hardship, they are not entitled to relief by their conduct. HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?
Minimum Possible Variance Section 42-64 (1) f	The applicant must prove that the zoning variance is the minimum variance that will make the reasonable use of the land, building, or structure possible. CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY? LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.
Purpose and Intent Section 42-64 (1) g	The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code, and such variance will not be injurious to the neighborhood, detrimental to public welfare, or contrary to the public interest. 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).

***For a variance application from Sec. 50-102 (b) fences and walls, please also identify how you comply with the variance criteria identified in Sec. 50-102 (b) (16). Please note that for a fence variance, you do not have to comply with Sec. 42-64 (1) d and (1) f.**

SUPPLEMENTAL VARIANCE JUSTIFICATION

Property: 0100 – Single Family **Zoning:** BI-R-1-AA

Requested variance: Relief from the 35-foot rear building setback for an attached 18-foot-deep by 18-foot-wide patio cover, resulting in a 17-foot rear setback for the proposed covered area.

1. Special Conditions and Circumstances — §42-64(1)(d)

The existing single-family residence is already established with its rear building line at the required 35-foot rear setback. The proposed improvement is an attached roof extension from that existing residence rather than a detached accessory building. The City Code establishes a 35-foot rear setback for the BI-R-1-AA district, and the proposed attached roof is therefore subject to the principal-building setback. The special circumstance presented by this request is the existing location and configuration of the principal residence, together with the proposed attached form of the improvement. Literal application of the 35-foot setback would prevent the owner from extending the covered outdoor living area 18 feet beyond the existing rear wall while maintaining the same attached design.

2. Not Self-Created — §42-64(1)(e)

The existing residence and its established rear building line were not created for the purpose of obtaining this variance. The requested relief arises from the existing placement of the principal residence and the City's treatment of a roof-connected improvement as part of the principal building. No lot reconfiguration, artificial grading, or other action has been undertaken to create the setback condition. The requested variance is being sought only because the proposed improvement is attached to the existing residence.

3. Minimum Possible Variance — §42-64(1)(f)

The proposed improvement is limited to an 18-foot-deep by 18-foot-wide covered patio. The request is limited to the 18-foot projection necessary to provide that specific covered outdoor area. It does not request a reduction of the rear setback for the existing residence, does not seek authority for a separate dwelling or detached building, and does not request a blanket reduction applicable to future construction elsewhere on the property. A shallower cover would not provide the proposed 18-foot covered area. The variance is therefore limited to the footprint and depth of the proposed attached roof.

4. Purpose and Intent — §42-64(1)(g)

The proposed patio cover is a residential improvement accessory to the existing single-family home. It will remain open-sided and will not create a separate residence or commercial use. The proposed 18-foot projection will terminate 17 feet from the rear property line. The improvement is intended for ordinary residential outdoor use and will remain on the applicant's property. Approval would not alter the residential character or use of the property. The final construction will be subject to the City's permitting, structural, drainage, and other applicable requirements.

Requested Board Action

The applicant respectfully requests approval of the variance under §42-64 to permit the proposed 18-foot-deep attached patio cover, reducing the applicable rear setback from 35 feet to 17 feet for the proposed covered area only, subject to any reasonable conditions the Planning and Zoning Board determines appropriate.

CITY OF BELLE ISLE - VARIANCE SUPPLEMENT

Property: 4232 Bell Tower Ct., Belle Isle, FL 32812

Applicant/Owner: Nicholas Garofalo

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

The property is subject to a 35-foot rear building setback. The proposed improvement is an attached 18-foot-deep patio cover extending from the rear of the existing residence. Literal enforcement of the setback would prevent the applicant from constructing the proposed attached covered outdoor living area in the location immediately adjacent to the existing residence. The requested relief is limited to the portion of the attached structure that projects into the required rear setback.

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

The requested variance is driven by the existing site configuration, the applicable rear setback requirement, and the private restrictions applicable to the property. The applicant did not create these zoning or private restrictions for the purpose of obtaining a variance.

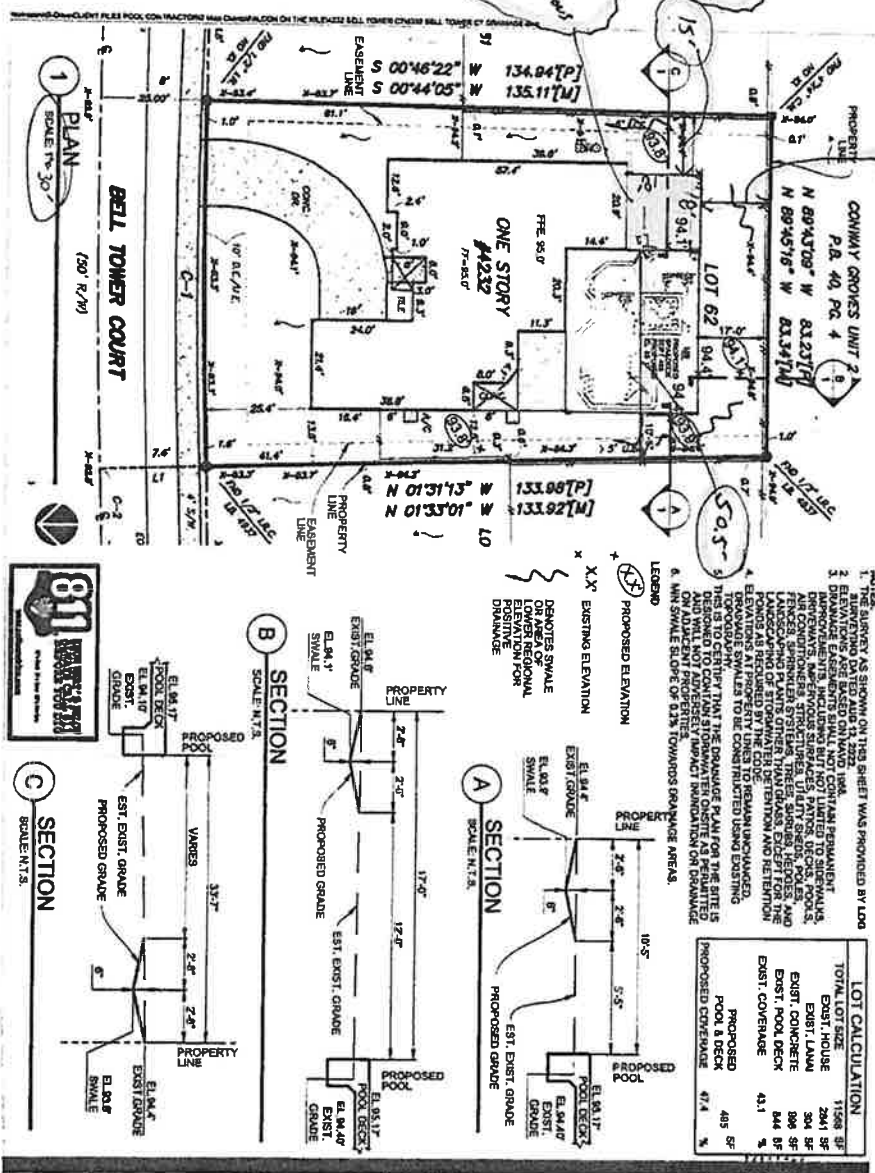
3. Minimum Possible Variance - Sec. 42-64(1)(f)

The applicant has considered whether the proposed covered outdoor living area can be accomplished through a detached or stand-alone structure. The Association's private restrictions applicable to the property do not permit the proposed improvement to be constructed as a stand-alone/detached structure. Accordingly, a detached structure is not a feasible alternative for this property. The applicant is therefore requesting only the minimum variance necessary to construct the proposed 18-foot-deep attached patio cover while maintaining the existing residence and complying with the applicable private restrictions.

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

The proposed patio cover is open-sided and attached to the existing residence. It is intended for residential outdoor use and will not create additional dwelling units, increase traffic, or alter the residential use of the property. The improvement will remain within the applicant's property and will be constructed in accordance with applicable permitting and building requirements. The requested variance is limited to the rear setback projection necessary for the attached cover.

New Pat-o Cover
Height - 10-
Existing Retent
No New Impervious
15berg added



Caro falo

**4232 BELL TOWER COURT
BELLE ISLE**

**DRAINAGE PLAN
& IMPERVIOUS CALCULATIONS
TC WATER FEATURES**

KIMES ENGINEERING

1925 North Ct
Brentwood, FL 34211
Office: 941-49-4311
G.A. 12123

REV DATE DWG BY: DESCRIPTION PRINTED

220817 KLT JKK 23-Aug-22 23-Aug-22



In accordance to Plat Book 36,
page 3, Conway Groves Unit 1
Dedication has Tract "A" for
neighborhood retention. (RL) 10/10/12
Onsite retention to
4232 Bell Tower Ct is optional.



***Plan Types:**

- ☐ Screen Room ☐ Sun Room ☐ Fill In
☐ Pool Screen/Cage (Non-Removable Screen – Designed to withstand actual Wind Speed)
☐ Expansion View (Non Standard)
☐ Car Port ☒ Patio Cover
☐ Pergola
☐ Swimming Pool (Non Standard)
☐ Summer Kitchen (Non Standard)
☐ Other _____

* ☒ Standard ☐ Non Standard ☐ Revision ☐ Commercial ☐ \$75.00 Rush Fee

* **Project Address:** 4232 Bell Tower Court

* **City:** Belle Isle, FL 32812

Date: 07/09/2026

* **Contractor/Company Name:** US Aluminum Services

* **Address:** 2211 W. Washington Street

* **City:** Orlando, FL

* **Zip Code:** 32805

* **Phone/Fax:** 407-237-3128

* **Email:** bwalter@us-aluminum.com

* **Choose One:** ☐ Mail ☐ Pick Up ☒ E-File ☐ Fed Ex/UPS* _____ # of Copies
☒ Single PDF
☐ Each Page Separate

*(For FedEx option go to www.aluminumscreendesign.com and provide FedEx/UPS account #)

* **Payment:** ☐ Check ☒ Credit Card*

*(For Credit Card option go to www.aluminumscreendesign.com to pay by credit card)

Engineering prepared by:



Engineer: Michael Thompson, MSc, P.E. (P.E. # 47509)

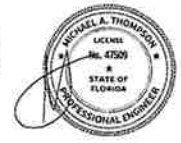
4401 Vineland Road- Suite A6 Orlando, FL 32811

Office: 888-607-0747 or 407-734-1470 Cell: 407-721-2292

Project Manager Paul Thomas 386-479-9504 Fax: 888-923-8181

Email: aluminumscreendesign@yahoo.com

Website: www.aluminumscreendesign.com CA#30930



* Ultimate Wind Speed (mph): 130 Exposed Category: C Risk Category: 1

☐ Screen Room ☐ Fill In ☐ Sun Room (Window Type ☐ Vinyl or ☐ Glass)
Roof Type: ☐ Insulated " ☐ Pan Roof "
Roof Connecting to: ☐ Gutter ☐ Fascia ☐ Block Wall ☐ Conventional Wall ☐ 4th Wall ☐ Riser
Front Wall: Uprights ___X___ Top Plate ___X___ Bottom Plate ___X___ Chair Rail ___X___
Side Wall: Uprights ___X___ Top Plate ___X___ Bottom Plate ___X___ Chair Rail ___X___
Roof Ridge Beam (gable style): Beams ___X___ Kick Plate ___

Pool Screen/Cage :

Roof Type: ☐ Dome ☐ Gable ☐ Mansard/Hip ☐ Flat/Slope
Roof Connecting to: ☐ Gutter ☐ Fascia ☐ Block Wall ☐ Conventional Wall ☐ Riser
Roof: Beams ___X___ Front Wall: Uprights ___X___ Purlin ___X___ Chair Rail ___X___
Side Wall: Uprights ___X___ Chair Rail ___X___
Expansion View: Beams ___X___ Post ___X___ Kick Plate ___

☐ Car Port ☒ Patio Cover or ☐ Pergola (pergola material ☒ Aluminum ☐ Wood)
Roof Type: ☒ Insulated 4 " ☐ Pan Roof " ☐ None (Pergola Only)
Roof Connecting to: ☒ Gutter ☐ Fascia ☐ Block Wall ☐ Conventional Wall ☐ 4th Wall
Beams 2 ___X⁸___ Post 4 ___X⁴___ Pergola Purlins ___X___
Roof Ridge Beam (gable style): Beams ___X___

Swimming Pool ☐ Gunite ☐ Fiberglass Overall Deck SQ FT _____

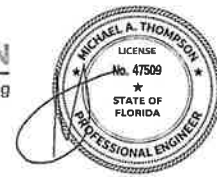
☐ Summer Kitchen

Concrete:

☐ Existing ☐ New 4" w/6" Thickened Edge ☐ Pier ___X___X___
☐ Ribbon Footer ___X___ With ___#___ Rebar
☐ Pavers with Footer ___X___ With ___#___ Rebar

Other: _____

Note: In the event that there is a conflict with the design plans and general notes and design standard, the contractor shall utilize the more stringent dimensions and member sizes prior to ordering materials, fabrication and/or construction between the plans and the general notes and design standard.



General Notes & Design Standards (Unscreened Patio Room Enclosure)

The following are general design standards. More stringent design standards may be noted on the plans. In the event of a conflict in plans and/or design standard dimensions and/or member sizes, the contractor must utilize the more stringent dimensions and/or member sizes prior to ordering materials, fabrication and/or construction.

Design Codes:

Florida Building Code 2023 (8th Edition)
Aluminum Design Manual 2020
ASCE 7-22

Design Loads:

Pursuant to FBC Chapters 16 & 20
Ultimate Wind: **-130 MPH** (FBC Table 2002.4) (35 psf)
Risk Category: -See attach site specific plan sheet (FBC Table 1604.5)
Exposure Category: -See attach site specific plan sheet (FBC 1609.4.3)

Additional Load requirements:

Structural members supporting screened enclosures are designed for wind in both of two orthogonal directions using the pressures given in Table 2002.4. Each primary member is also designed for a 300 pound load applied vertically downward along any 1 foot of any member, not occurring simultaneously with wind load. In addition to wind pressures, purlins is also be designed for a 200 pound load applied vertically downward along any 1 foot of any member, not occurring simultaneously with wind load.

Design Basis:

Allowable Stress Design (ASD) = Allowable Strength Design (ASD) divide by safety factor

General Requirements:

Reproductions of contract drawings by contractor in lieu of preparation of shop drawings signifies acceptance of information shown as correct and obligates himself to any expense, real or implied, arising from their use.

A change to the structural drawings due to the acceptance of alternates and/or substitutes is the responsibility of the contractor and must be submitted to the engineer for approval.

The general contractor and each subcontractor shall review the approve construction plans in its entirety and verify all existing conditions prior to the start of any work. All inconsistencies shall be reported to the designer and/or structural engineer, if needed. Should contractor construct the premises in a fashion not consistent with the plans prepared by the designer and/or structural engineer, or in any fashion, change the plans and drawing without the review and approval from the designer and/or structural engineer. Then designer and/or structural engineer shall bear no responsibility or liability for the construction of premises and accuracy of the drawings.

Foundation and Earthwork:

Applicable only when unsuitable soils are encountered.
When unsuitable soils are encountered as specified bearing strata, notify owner's representative/engineer.
Soil bearing capacity – 2,000 psf Minimum

Provide neat excavation for footing and place concrete immediately after excavation and inspection.

Pump water from footing excavation if greater than one inch.
Compact all fill to 95% ASTM D698 density.

Unit soil weight = 105 pcf
Internal angle of friction = 30 degrees

Coeff. Of friction between footing and soil = 0.5

Structural Aluminum:

Conform to latest edition of Florida Building Code and Aluminum Design Manual standard practice for aluminum design.

All aluminum shall be 6005-T5 (E= 10,000 ksi; Fy = 35 ksi) with a minimum wall thickness of 0.046"

Splicing prohibited without prior approval as to location and type.

Burning of holes in aluminum members is prohibited. Any member with burned holes must be replaced.

Aluminum Protection:

Shall be pursuant FBC 2003.8.4. Aluminum surfaces in contact with dissimilar materials, lime-mortar, concrete, or other masonry materials, shall be protected with powder coated or ESP paint or alkali-resistant coatings, such as heavy-bodied bituminous paint or water-white methacrylate lacquer.

Screws:

Aluminum self-tapping screws shall conform to ASME B18.6.4 specification.

Self-tapping screws shall meet the requirements of ADM J.5

Maximum fastener spacing shall not exceed (3+20t) where "t" is the member thickness in inches.

For roofing and siding connection, use minimum #12 screws for end and side laps spaced at 12" max for side lap and end lap fasteners shall be no more than 2" from the end of overlapping sheets.

For bottom plate and column base, secure with ¼" tapcons a minimum embedment of 1 1/8" and 2 ¼" respectively into concrete footer.

Bolts:

Bolts and other fasteners shall be aluminum, stainless steel, hot-dip or electro-galvanized steel. Double cadmium plated steel bolts may also be used. Bolt holes diameter shall not exceed 1/16" larger than the bolt diameter and shall be spaced at a minimum of 2.5 times the bolt diameter with minimum edge distance of 1.5 times the bolt diameter.

Bolts shall meet the requirements of ADM J.3

Concrete:

Conform to ACI 318, latest edition and ACI 301

Compressive Ultimate Strength (Minimum at 28 days) shall be 3000 psi

Exposed chamfer edges shall be ¾"

Reinforcing Steel:

Conform to ACI 318 and 315, Latest edition

All reinforcement steel shall be ASTM A615 Grade 60.

Smooth dowels & ties shall be ASTM A185

Welded Wire Fabric shall be ASTM A185 or A82 (Flat sheet).

Deformed bar anchors shall be ASTM A496, Grade 70

Cover: Footing 3"

Washer:

Washers shall be used under bolt heads and under nuts.

Hole Alignment:

Poor matching holes must be rejected. Contractor shall prevent holes from drifting and distort the metal. All chips and foreign matter between contacting surfaces shall be removed before assembly.

Beams & Uprights:

In the event of a conflict with the values in this table and the site specific plan, the contractor must utilize the more stringent dimensions and/or member sizes between the site specific plan and the below applicable span limitations prior to ordering materials, fabrication and/or construction.

130 MPH					
PRIMARY HEADER BEAM MEMBERS-OPEN COVERED PATIO-(No Screen Insert)					
SIZE	3" Insulated/Pan Roof Span Maximum Roof Span = 6'-0"	3" Insulated/Pan Roof Span Maximum Roof Span = 8'-0"*	3" Insulated/Pan Roof Span Maximum Roof Span = 10'-0"*	3" Insulated/Pan Roof Span Maximum Roof Span = 12'-0"*	3" Insulated/Pan Roof Span Maximum Roof Span = 15'-0"*
2 X 4	10'-0"	9'-0"	9'-0"	8'-0"	8'-0"
2 X 5	13'-0"	12'-0"	11'-0"	10'-0"	9'-0"
2 X 6	15'-0"	14'-0"	13'-0"	12'-0"	11'-0"
2 X 7	17'-0"	16'-0"	14'-0"	14'-0"	13'-0"
2 X 8	21'-0"	20'-0"	18'-0"	17'-0"	16'-0"
2 X 9	21'-0" *	20'-0" *	20'-0"	20'-0"	19'-0"
2 X 10	21'-0" *	20'-0" *	20'-0" *	20'-0" *	19'-0" *

Column size is 3 x 3 x 0.125" (1/8") unless noted otherwise with a max height of 9'-0" -(CSR) control < 1.0. Larger span req larger column size.

**Pan roof span limitation is based on Florida Product approval and intermediate purlins/cross beams shall be provided to underside of pan roof when pan roof span exceeds 7'-0".

Knee Bracing:

Contractor shall provide knee bracing on 45 degree angle pursuant the attach detail sheet that specified size and length requirements. Knee bracing on upright above super gutter intersection shall be connected to upright no more than 6" above the super gutter. Knee brace size shall be a minimum of 2 x 2 for beam span of 15' max; 2 x 3 for 30' max; 2 x 4 for beam span greater than 30'.

Intermediate/Header Beam:

Contractor is required to install a minimum 2 x 7 intermediate header beam supported with 3 x 3 column spaced at 10 feet (max) when insulated roof span exceeds 15 feet.

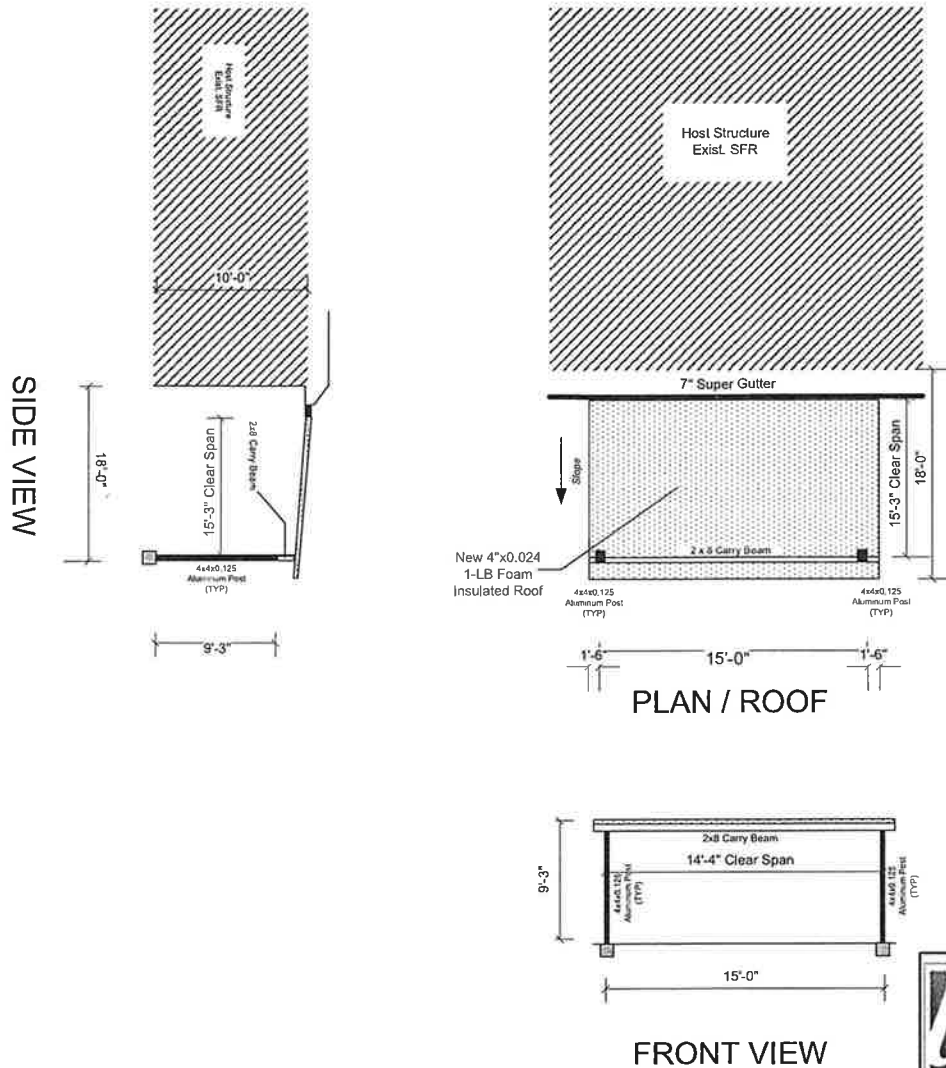
Patio Cover:

Contractor is required to install insulated roof covering pursuant to the Florida product approval specification. Overhang shall be a maximum of 1'-0" along the side, 3'-0" along the front and 1/2" along the front interface between the super gutter and the attached pool cage knee riser wall. Maximum deflection shall be limited to L/80.

Edge Distance:

Contractor is required to install uprights to provide a 2" minimum clearance from edge of slab and/or footer.

NEW PATIO COVER w/ ISOLATED FOOTERS



Digitally signed by
MICHAEL THOMPSON
Reason: This item has
been digitally signed &
sealed by Michael A.
Thompson on the date
adjacent to the seal.
Printed copies of this
document are not
considered signed and
sealed and the signature
must be verified on any
electronic copies.
Date: 2026.07.13
18:23:14 -04'00'

In the event of a conflict in member sizes shown on
the plans and the general notes, the contractor must
utilize the more stringent member size requirements.

Engineer: Michael Thompson, P.E. 47509/CA30930

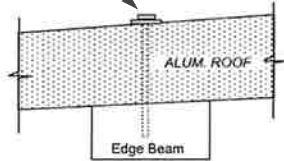


US ALUMINUM
SVCS CORP.
2211 West
Washington St.
Orlando - FL
32805

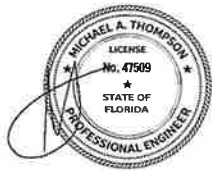
Date: 07/09/2024	Drafted By: BW
NAME: Garofalo, Nicholas	
ADDRESS: 4232 Bell Tower Court Belle Isle, FL 32812	

PATIO COVER DETAILS

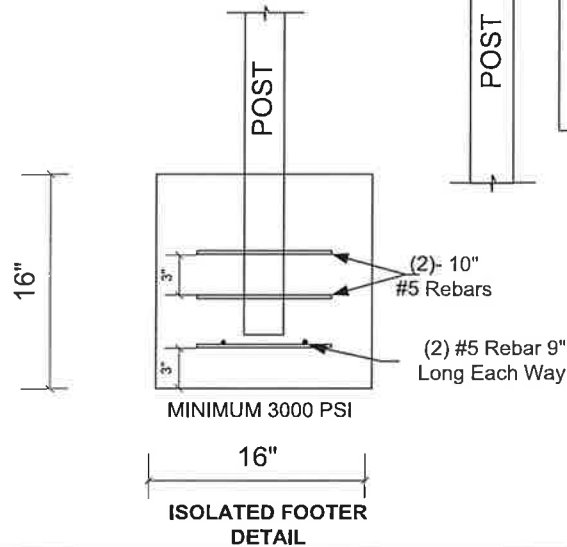
#14 x 5" STS w/ 1-1/2" neoprene washer
Load Bearing End (5) per panel @ Max. 12" O.C.- when needed
Non-Loading Bearing Side Max. 24" O.C.- when needed



**TYPICAL ROOF TO
EDGE BEAM DETAIL**

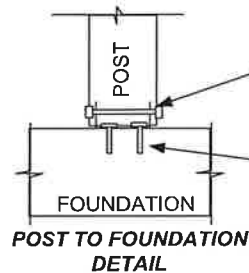


Digitally signed by MICHAEL THOMPSON
Reason: This item has been digitally signed & sealed by Michael A. Thompson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2026.07.13 18:23:24 -04'00'



POST TO BEAM DETAIL

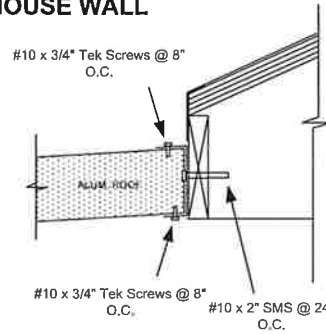
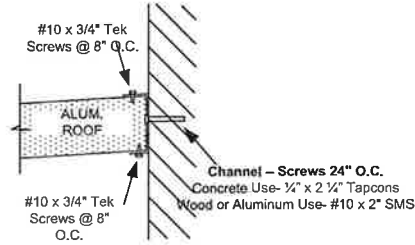
- 3x3 Post-**
(4) 3/8" x 3 1/2" Thru Bolts
- 4x4 Post-**
(4) 3/8" x 4 1/2" Thru Bolts
- 6x6 Post-**
(4) 3/8" x 6 1/2" Thru Bolts



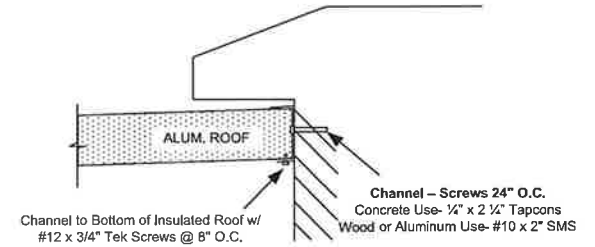
- 3x3 Post-**
(2) 3/8" x 3 1/2" Thru Bolts
- 4x4 Post-**
(2) 3/8" x 4 1/2" Thru Bolts
- 6x6 Post-**
(2) 3/8" x 6 1/2" Thru Bolts

3x3, 4x4, or 6x6 Insert .125
To Concrete (4) 1/4" x 2 1/4" Tapcons
To Concrete w/ Pavers (4) 1/4" x 5" Tapcons
To Wood (4) #10 x 3" SMS

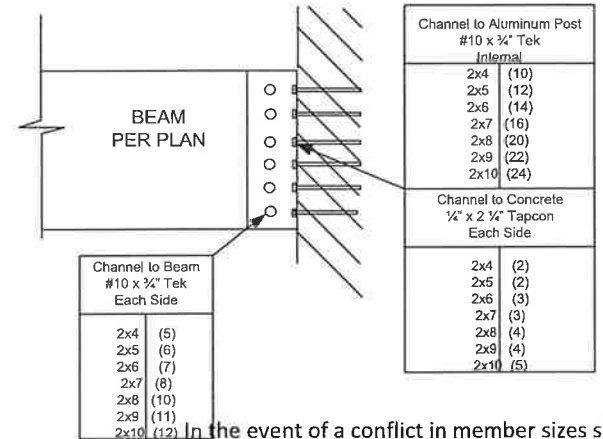
**ALUMINUM INSULATED
ROOF TO HOUSE WALL**



ALUM. ROOF TO FASCIA



**ALUMINUM INSULATED
ROOF TO HOUSE WALL
UNDER OVERHANG**



In the event of a conflict in member sizes shown on the plans and the general notes, the contractor must utilize the more stringent member size requirements.

Engineer: Michael Thompson, P.E. 47509/CA30930

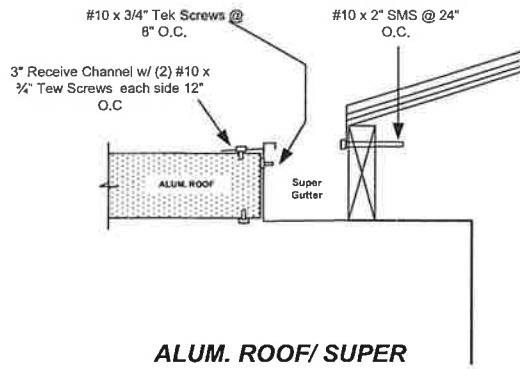


US ALUMINUM
SVCS CORP.
2211 West
Washington St.
Orlando - FL
32805

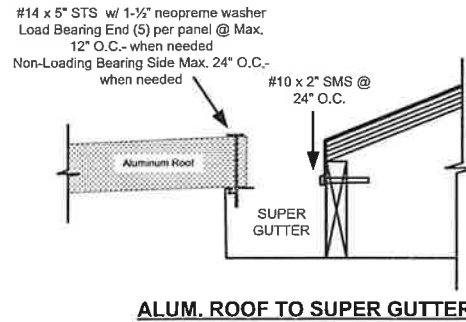
Date: 07/09/2024
NAME: Garofalo, Nicholas

ADDRESS: 4232 Bell Tower Court
Belle Isle, FL 32812

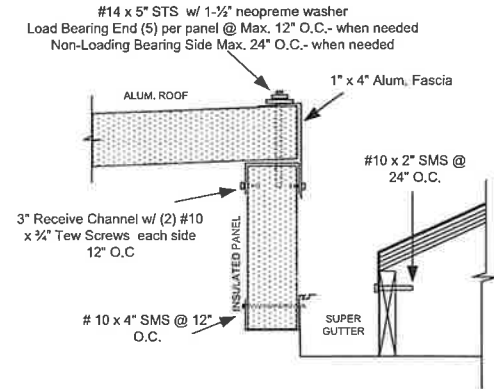
PATIO COVER w/ INSULATED ROOF ATTACHED TO SUPER GUTTER DETAILS



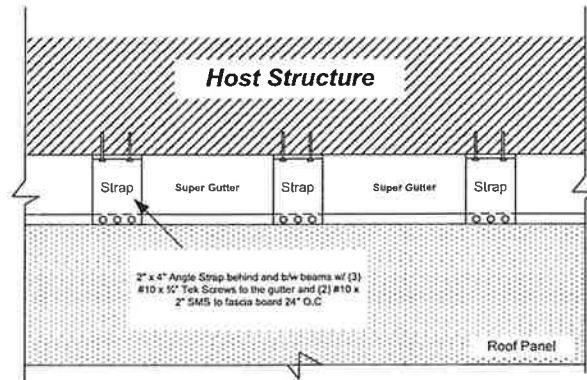
ALUM. ROOF/ SUPER GUTTER DETAIL



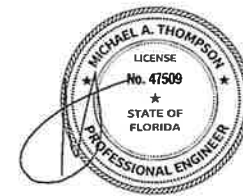
ALUM. ROOF TO SUPER GUTTER



**INSULATED RISER PANEL
ALUM. ROOF TO SUPER GUTTER**



GUTTER STRAP DETAIL



Digitally signed by MICHAEL THOMPSON
Reason: This item has been digitally signed & sealed by Michael A. Thompson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2026.07.13 18:23:34 -04'00'

In the event of a conflict in member sizes shown on the plans and the general notes, the contractor must utilize the more stringent member size requirements.

Engineer: Michael Thompson, P.E. 47509/CA30930



US ALUMINUM
SVCS CORP.
2211 West
Washington St.
Orlando - FL
32805

Date: 07/09/2024 Drafted By: BW

NAME: Garofalo, Nicholas

ADDRESS: 4232 Bell Tower Court
Belle Isle, FL 32812











Courtesy Orange County Property Appraiser



4232 BELL TOWER CT. BELLE ISLE. FL 32812 11/9/2023 9:24 AM

4232 Bell Tower Ct 20-23-30-1618-00-620

Name(s):
GAROFALO NICHOLAS
GAROFALO CHELSEI C

Physical Street Address:
4232 Bell Tower Ct

Property Use:
0103 - Single Fam Class III

Mailing Address On File:

4232 Bell Tower Ct
Belle Isle, FL 32812-3624

Postal City and Zip:
Belle Isle, FL 32812

Municipality:
Belle Isle

Incorrect Mailing Address?

[View 2026 Property Record Card](#)



[Upload Photos](#)

PROPERTY FEATURES

VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

Historical Value and Tax Benefits

Has Homestead in 2026

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2026 ☒ MKT	\$110,000	\$409,370	\$14,000	\$533,370	-1.4%	\$297,296	2.7%
2025 ☒ MKT	\$110,000	\$416,330	\$14,680	\$541,010	3.8%	\$289,480	2.9%
2024 ☒ MKT	\$110,000	\$396,537	\$14,680	\$521,217	5.0%	\$281,322	5.1%
2023 ☒ MKT	\$120,000	\$366,857	\$9,520	\$496,377	N/A	\$267,788	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2026 ☒ ☒ HK ☒ GAP	\$25,000	\$26,411	\$0	\$236,074	\$4,635
2025 ☒ ☒ HK ☒ GAP	\$25,000	\$25,722	\$0	\$251,530	\$4,911
2024 ☒ ☒ HK ☒ GAP	\$25,000	\$25,000	\$0	\$239,895	\$4,601
2023 ☒ ☒ HK ☒ GAP	\$25,000	\$25,000	\$0	\$228,589	\$4,405

2026 Taxable Value and Estimate of Proposed Taxes

Tax Year

2026	2025	2024	2023
------	------	------	------

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$297,296	\$25,000	\$272,296	3.0950	-3.3%	\$842.76	19%
Public Schools: By Local Board	\$297,296	\$25,000	\$272,296	3.2480	0.0%	\$884.42	20%
General County	\$297,296	\$51,411	\$245,885	4.4347	0.0%	\$1,090.43	25%
City Of Belle Isle	\$297,296	\$51,411	\$245,885	4.9999	4.5%	\$1,229.40	28%
Library - Operating Budget	\$297,296	\$51,411	\$245,885	0.3748	0.0%	\$92.16	2%
St Johns Water Management District	\$297,296	\$51,411	\$245,885	0.1793	0.0%	\$44.09	1%
Lake Conway Mstu	\$297,296	\$51,411	\$245,885	0.5750	0.0%	\$141.38	3%
Totals				16.9067		\$4,324.64	

Non-Ad Valorem Assessments

2026 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

2026 Gross Tax Total: \$4,770.04

2026 Tax Savings Tax Savings

Your taxes without exemptions would be: \$9,017.54

Your ad-valorem tax with exemptions is: - \$4,324.64

Providing You A Savings Of: = \$4,692.90