



City of Belle Isle

Administration Office Memorandum
1600 Nela Avenue, Belle Isle, FL 32809
407.851.7730 | FAX: 407.240.2222
Email: yquiceno@belleislefl.gov

TO: City Council
FROM: City Clerk / Code Compliance
DATE: August 13, 2026
RE: Courtesy Notice Appeal / Request for Consideration – Recreational Vehicle and Canopy Placement - 3549 Country Lakes Drive

BACKGROUND

This matter is before City Council because the property owner has appealed the Code Compliance courtesy notice/violation. The appeal provides the property owner an opportunity to present the circumstances of the property and the basis for his request directly to Council.

A courtesy notice was issued concerning the parking/storage of a recreational vehicle (RV) and the placement of a fabric canopy structure at the residential property located at 3549 Country Lakes Drive. Following receipt of the courtesy notice, the property owner contacted City staff to discuss applicable regulations and possible options to bring the property into compliance.

1. The RV is currently located within the front-yard area of the property.
2. The property owner has advised staff that access to the side and rear portions of the property is limited and that moving the RV into those areas presents access difficulties. *For purposes of this agenda item, staff is presenting the property owner's statement regarding side- and rear-yard access as factual background only. Staff has not determined that the circumstances constitute a hardship or that the property meets the criteria for a variance.*
3. The property owner has indicated that he is seeking a compliant long-term solution and has requested that the City consider the property's circumstances. Those matters should be evaluated through the applicable City process based upon the Code, the evidence presented, and any policy direction provided by Council.

Chapter 30, Article III, Division 3 Sec. 30-133(b) RECREATIONAL VEHICLE PARKING

The Code provides that, unless completely housed in a garage or other suitable structure, watercraft, recreational vehicles, and utility trailers located within a residential district are generally required to be parked or stored within the side or rear yard, where accessible by an alley, public or private road, or other legally permissible means. [Sec. 30-133\(c\)\(4\)](#) provides: "No recreational vehicle or utility trailer shall be parked, stored or kept in the front yard of the property, or on any vacant or undeveloped property." With a limited temporary parking provision under [Sec. 30-132\(b\)](#). Recreational units may be temporarily parked on private residential property while actually engaged in loading or unloading persons or property for a period not exceeding 48 hours,

Sec. 50-102(a)(1) / Sec. 50-102(a)(9) CANOPY / PROTECTIVE STRUCTURE

The canopy is regulated separately from the RV's location. [Sec. 50-102\(a\)\(1\)](#) defines a canopy shelter as a canvas, polyester, or other fabric structure constructed in a tent-like manner, with or without a permanent foundation, and used as a shelter for the storage of motor vehicles, watercraft, recreational vehicles, utility trailers, or other equipment. [Sec. 50-102\(a\)\(9\)](#) provides: "Canopy shelters shall not be permitted in residential districts."

The Land Development Code separately recognizes accessory buildings, garages, nonpermanent carports, and other structures. Nonpermanent carports and certain accessory structures are generally restricted to the side and rear yards and remain subject to applicable setbacks, construction requirements, and permitting provisions. Therefore, the location of an RV and the type of structure, shade, screening, or protection placed over or around an RV are separate regulatory issues.

FISCAL IMPACT

No direct fiscal impact is anticipated from Council's consideration of the Code Compliance appeal. However, a future amendment to the LDC could have a citywide regulatory impact. If the Code were amended to permit recreational vehicles in front-yard or driveway areas, the amended standards would apply to all similarly situated properties subject to the ordinance and would not be limited to the property at issue in this appeal. Such a change could lead additional property owners to seek to park or store recreational vehicles in front yards or driveways. If protective structures, canopies, carports, or similar coverings were also permitted, the City could likewise receive additional requests for those improvements. For this reason, any potential Code amendment should establish clear and uniform standards addressing location, prepared surfaces, setbacks, size, screening, protective structures, and other applicable requirements so that the regulations may be administered consistently throughout the City.

SUGGESTED MOTION

1. Council's consideration of the Code Compliance appeal is separate from the City's planning and zoning variance process. Based on the property owner's appeal of the Code Compliance courtesy notice and testimony consistent with the applicable provisions and procedures of the City Code, Council may provide direction consistent with the current Code, recommend that the property owner pursue the applicable variance process before the Planning and Zoning Board, and/or refer the broader recreational vehicle parking regulations to the Planning and Zoning Board for further review and a recommendation regarding a possible Land Development Code amendment, or
2. Council may determine that no additional planning or legislative review is warranted and that the existing Code provisions should remain unchanged

Content regarding canopy amended on August 3, 2026.

July 31, 2026

Yolanda Quicero, CMC, City Clerk
City of Belle Isle

Dear Yolanda,

Thank you for taking the time to meet with us yesterday. This letter serves as our official request to be placed on the August 20, 2026, City Council agenda to appeal the Courtesy Notice issued on July 22, 2026, regarding the camper and canopy located in the driveway at our property at 3549 Country Lakes Drive, Belle Isle, Florida.

As we discussed during our meeting on July 30, we respectfully ask the City Council to consider revising the current Code that prohibits recreational vehicles from being parked or stored in the front yard. Specifically, we propose allowing limited parking of recreational vehicles on properties with at least 100 feet of front-yard depth (or other qualifying criteria), as this distance can substantially reduce visibility from the public right-of-way. We believe the proposed parking location for our camper does not adversely affect the character of The Landings neighborhood or compromise public safety.

We also welcome discussion of other clearly defined standards and conditions, including parking surface requirements, placement on the property, and appropriate screening or weather protection. Specifically, we request clarification regarding what type of canopy or shade/weather protection, if any, would comply with the current City Code.

Enclosed is this letter along with the required \$50 appeal fee.

Please let us know the deadline for submitting photographs, visual aids, or other supporting documents for inclusion in the agenda packet for the August 20 City Council meeting.

Thank you for your time and consideration. We appreciate your assistance and look forward to presenting our request to the City Council.

Sincerely, *

Mike and Nancy Jo Mannix

Mike Mannix: 407-832-1640
Nancy Jo Mannix: 407-758-5688



City of Belle Isle

Administration Office Memorandum
1600 Nela Avenue, Belle Isle, FL 32809
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TO: CODE COMPLIANCE STAFF, CITY MANAGER
DATE: August 13, 2026
RE: 3549 Country Lakes Drive – RV Parking

The purpose of this memorandum is to provide an opportunity for City staff and the property owner, Mike Mannix, to discuss recreational vehicle (RV) parking regulations applicable to the property located at 3549 Country Lakes Drive. This meeting is intended to review the applicable City requirements, discuss possible compliant parking locations, and answer questions regarding the placement and screening of the RV.

Pursuant to the City of Belle Isle Code of Ordinances and Land Development Regulations Chapter 30, recreational vehicles, including motorhomes, travel trailers, campers, boats, and similar vehicles, may not be stored or parked within the front yard area of a residential property as permanent storage. Permitted RV placement generally requires that the vehicle:

- Be located on a permitted side yard area behind the front building line of the residence; or
- Be located within the rear yard area;
- Meet applicable setback requirements;
- Not interfere with drainage areas, utility easements, or required access areas; and
- Comply with any applicable screening requirements.

Temporary parking of an RV within a driveway may be allowed for limited purposes such as loading, unloading, preparation for travel, or other short-term activities; however, the driveway may not be used as a permanent RV storage location.

Based on a preliminary review of available property information, the parcel is approximately 0.64 acres with a substantial driveway area. Permanent storage of an RV within the front yard or driveway area is not permitted under City regulations. Although the property has a large driveway area, the availability of driveway space does not override the City's restrictions regarding permanent RV storage in front yard areas. As a side note, while the City reviews compliance with municipal regulations, private HOA covenants may also impose additional restrictions regarding recreational vehicles, screening, or storage requirements.

Option 1 – Side Yard Placement

An RV may be considered for placement within the side yard provided that:

- The RV is located completely behind the front building line of the home on a prepared surface;
- The RV does not extend into the front yard area visible from Country Lakes Drive;
- Required setbacks from property lines are maintained;
- The placement does not impact drainage, utilities, or access areas; and
- Any required screening requirements are satisfied.



3549 COUNTRY LAKES DR, ORLANDO, FL 32812 2/5/2018 1:59 PM

Option 2 – Rear Yard Placement

Placement within the rear yard may be considered if:

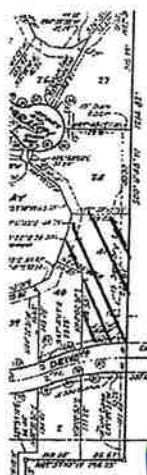
- The RV remains within the allowable area of the property;
- Required setbacks are maintained;
- No easements or drainage areas are obstructed; and
- The placement complies with all applicable City regulations.

During the meeting, staff and the property owner should review:

- ☐ Proposed RV parking location
- ☐ Site layout and setbacks and screening requirements
- ☐ Visibility from the roadway
- ☐ Drainage/easement considerations
- ☐ HOA restrictions, if applicable
- ☐ Any required permits or approvals

Key provisions:

- Sec. 50-102(a)(9) states:
"Canopy shelters shall not be permitted in residential districts." The only exception is for canopy shelters that were legally permitted before the ordinance was adopted, and those were required to be removed by June 1, 2008.
- The Code defines a canopy shelter as:
A canvas, polyester, or other fabric structure built in a tent-like manner, with or without a permanent foundation, used for the storage of motor vehicles, boats, recreational vehicles, utility trailers, or other equipment.
- The Code does allow accessory buildings, garages, nonpermanent carports, and screen enclosures in the side and rear yards only (not the front yard), subject to setbacks and other standards.
 - **Front yard:** Not permitted.
 - **Rear yard:** Also not permitted if it meets the definition of a canopy shelter.



LAKE CONWAY,
Recorded in Plat Book
Records of Orange

el: 0400
lood Zone: C
1/3/00

GulfAtlantic Title, a
e Corporation; Bank
d/or assigns.

C-1 (P.)
 $\Delta = 13'41'24''$
 $R = 369.49'$
 $L = 88.28'$
 $C = 88.07'$
 $CB = S83'09'08''W$

C-1 (M)
 $\Delta = 13'41'21''$
 $R = 369.49'$
 $L = 88.28'$
 $C = 88.07'$
 $CB = S83'11'44''W$

