

July 10, 2025

**Variance Application: 5705 Cove Drive**

**Planning and Zoning Case Number 2025-07-001:** 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 50-78 (A) (1) AND (E) TO ALLOW BLACK ARTIFICIAL TURF INSTEAD OF THE REQUIRED GREEN COLOR, SUBMITTED BY APPLICANT AND PROPERTY OWNER LESLIE ARMSTRONG, LOCATED AT 5705 COVE DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID #20-23-30-1662-00-020.

**Project Description and Background:**

This application is to allow artificial turf in a color different than what the Land Development Code (LDC) allows. The LDC states artificial turf must be green and resemble healthy grass, and appear natural in Sec. 50-78 (1) and (E).

The applicant has provided background information and photographs in their application packet. The proposed black artificial turf is proposed to be located in the front and side yards as indicated in the highlighted areas on the applicant's site plan/survey. It will frame art that is currently in the front yard. The front yard is comprised of artificial turf that is green and was approved by the City in 2021. The proposed black artificial turf will frame that area. Black is the applicant's choice due to an aesthetic appeal.

**Staff Recommendation:** Deny the requested variance to allow black artificial turf instead of green as the applicant does not meet all the criteria required for granting a variance. It does meet two of the criteria, however, for the Board's consideration. The criteria are evaluated below.

The LDC requires in Sec. 42-64 (1) that all the criteria be met in order for a variance to be approved.

**1. Special Conditions and/ or Circumstances (Section 42-64 (1) d):**

This criterion is not met as there is nothing peculiar to this property or the land, structure or building involved that warrants a deviation from the LDC requirements.

**2. Not Self- Created (Section 42-64 (1) e):**

This is a self-created. The applicant has chosen to seek approval for an artificial turf color that is not allowed by the LDC.

### **3. Minimum Possible Variance (Section 42-64 (1) f):**

The requested variance is the minimum possible variance needed to accommodate the request. The applicant is not proposing to cover the entire yard in black artificial turf, only the sides to frame the front yard.

### **4. Purpose and Intent (Section 42-64 (1) g):**

The requested variance is in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood as it proposes to meet the LDC in every other respect except for color. It would be in keeping with a property owner's choice to use black stone, or mulch which would not require a variance for approval.

### **Next Steps**

The Board may approve the variance application as it is, with specific conditions, continue the application if additional information is requested, or deny the application.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Sec. 42-71.

### **Motion Examples:**

1. Approve the requested variance to allow black artificial turf instead of green consistent with the site plan/survey submitted with the application.
2. Deny the requested variance to allow black artificial turf instead of green [specify which standards are not met] or,
3. Continue the requested variance to allow black artificial turf instead of green, pending additional information [specify information needed] from the applicant.