FISHER PLANNING & DEVELOPMENT SERVICES

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Variance Application: 3200 Cullen Lake Shore Drive

Planning and Zoning Case Number 2026-10-020:

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 ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD BUILDING SETBACK AREAS, SUBMITTED BY APPLICANT REBECCA GOLD FOR THE PROPERTY LOCATED AT 3200 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 17-23-30-4379-01-500.

Project Description and Background:

This application is to allow an addition to be built on an existing home to provide the family additional living space that will encroach into the rear setback by 25 feet. The property is a corner lot and the existing home sits in the middle of the lot. There is limited space to site the addition and the proposed location on the property is the only possible location. Since the addition is proposed as an attached structure to the main house, it meets the required street side yard setback of 15 feet.

Staff Recommendation: Approve the requested variance to allow an addition to be built on an existing home to provide the family additional living space that will encroach into the rear setback by 25 feet, as shown on the accompanying plan. An evaluation based on the variance criteria for the application is below.

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

This criterion is met by the fact that the lot is a corner lot, with limited space to locate the addition. The current house sits in the middle of the lot, this coupled with the limited space in the rear yard, makes this the only area where an addition could be located.

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

This criterion is met by the fact that the lot is a corner lot, with limited rear yard space.

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

The requested variance is the minimum possible variance needed to accommodate the addition. The proposed addition will be in line with the existing pool deck, meet the street side yard setback requirement, and the size of the addition is less than 500 square feet.

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 meets the supporting criteria above.

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 an addition to be built on an existing home to provide the family additional living space that will encroach into the rear setback by 25 feet, as shown on the accompanying plan, or,
2. Deny the requested variance to allow an addition to be built on an existing home to provide the family additional living space that will encroach into the rear setback by 25 feet, as shown on the accompanying plan, [specify which standards are not met] or,
3. Continue the requested variance to allow an addition to be built on an existing home to provide the family additional living space that will encroach into the rear setback by 25 feet, as shown on the accompanying plan, pending review of [specify information needed] from the applicant.