



April Fisher, AICP

PRESIDENT

407.494.8789

fisherpds@outlook.com

August 14, 2025

Variance Application: 2488 Trentwood Boulevard

Planning and Zoning Case Number 2025-07-012: 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 ATTACHED GARAGE TO BE BUILT THAT WOULD PROJECT INTO THE REQUIRED SIDE YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT VINTON SQUIRES, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 2488 TRENTWOOD BOULEVARD, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 30-23-30-0000-00-014.

Project Description and Background:

This application is to allow an attached two-car garage to be built, replacing the existing carport, that will project into the required side yard building setback approximately four feet. The property is an irregular shape with driveway access on a curve at the cul-de-sac and abuts right-of-way on the subject side property line.

Staff Recommendation: Approve the requested variance to allow an attached two-car garage to project into the required side yard building setback consistent with the accompanying plan for this application.

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 irregular shaped and abuts right-of-way (ROW) on the side lot line where the existing house currently encroaches into the required side setback. This configuration provides limited side yard areas that are customary to other typical rectangular shaped lots.

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

This criterion is met as the irregular shape and orientation of the lot. The abutting portion of the ROW is not used as a road or ROW infrastructure area but appears to be "green space." With no viable function for ROW, local governments often vacate it. When this is the case, half of the vacated land is given to each property owner on each side of the vacated land. For this property, if that happened, it would become compliant with setback requirements. With no vacation of the ROW planned, the variance request is supported and substantiated as no being self- created.

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

The requested variance is the minimum possible variance needed to accommodate the two-car garage and remain in the location of the driveway access where the current carport is located.

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 attached two-car garage to be built, replacing the existing carport, that will project into the required side yard building setback by approximately four feet, consistent with the accompanying plan for this application.
2. Deny the requested variance to allow an attached two-car garage to be built, replacing the existing carport, that will project into the required side yard building setback by approximately four feet, consistent with the accompanying plan for this application [specify which standards are not met] or,
3. Continue the requested variance to allow an attached two-car garage to be built, replacing the existing carport, that will project into the required side yard building setback by approximately four feet, consistent with the accompanying plan for this application, consistent with the accompanying plan for this application [specify information needed] from the applicant.