

MEMORANDUM

TO: Planning and Zoning Board

DATE: August 26, 2025

RE: Variance Application 2488 Trentwood Blvd.

[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 TWO-CAR 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.](#)

Background:

1. On July 10, 2025, the applicant submitted a Variance application and the paperwork.
2. On August 13, 2025, letters to the abutting property owners were mailed within 300 feet of the subject property, and a Notice of Public Hearing legal advertisement was placed in the Orlando Sentinel on August 16, 2025.

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 BELLE ISLE CODE 42—64, [50-73\(A\)](#) TO APPROVE [AN ATTACHED TWO-CAR 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.](#)

SAMPLE MOTION TO DENY: "I MOVE, PURSUANT TO BELLE ISLE CODE 42-64, [50-73\(A\)](#), **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]* [AN ATTACHED TWO-CAR 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.](#)

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 <u>Vinton Squires</u>	OWNER <u>VINTON SQUIRES</u>
ADDRESS <u>2483 TRENTWOOD BLVD</u>	PROJECT ADDRESS <u>2483 TRENTWOOD BLVD</u>
CONTACT NUMBER <u>407 625 9994</u>	OWNER'S CONTACT NUMBER <u>407 625 9994</u>
EMAIL <u>Squires697@gmail.com</u>	OWNER'S EMAIL <u>Squires697@gmail.com</u>
PARCEL ID# <u>30 2330 1696 00 060</u>	
LAND USE CLASSIFICATION <u>0103 Single fam class III</u>	ZONING DISTRICT
SECTION OF THE CODE VARIANCE REQUESTED ON	<u>10</u> Variance Fee \$300
	Special Exception \$750
DETAILED VARIANCE REQUEST <u>To allow garage to be built where carport exists that encroaches on setback of a non-existent road.</u>	
<ul style="list-style-type: none"> 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 <u>Vinton Squires</u>
<input checked="" type="checkbox"/> VARIANCE	P&Z CASE NUMBER <u>2025-07-012</u>
<input type="checkbox"/> SPECIAL EXCEPTION	DATE OF HEARING <u>8-26-2025</u>
<input type="checkbox"/> OTHER	

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.



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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

7/10/25
 Date Paid

555814
 Check/Cash

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.**

2488 Trentwood Blvd
Application for Variance

Objective of Variance

The purpose of this variance application is to allow a nice garage for clean storage, safety, while improving the view and overall appearance of the house located at 2488 Trentwood blvd.

Special conditions and Circumstances

2488 Trentwood is the last house on the street, west of it is a drainage ditch and Trimble Park. The rear or south side of the property abuts a large buffer zone that eventually adjoins the commercial hotel property that is accessible from McCoy rd. This property is unique since on the historic plans indicate a road running on the west side in between the drainage ditch and the property. Currently and for many years Trimble park has been in this location. With this indicated road the setbacks make the current house in noncompliance.

We would like to tear down the current carport, build a new garage and entry way to the house. The setback of having the house in its current form in noncompliance for this reason is an unnecessary hardship.

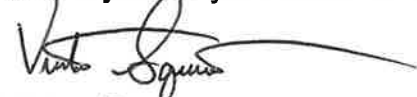
Upon getting a survey, I was unaware of the "road" on the westside of the property. This setback issue is not self created, and the current house is in non compliance.

Consideration to leave the carport has been made but there are a lot of car parts etc that make it unsightly. Also the roof is sagging and needs to be addressed. Any work done to improve the carport would require a variance because of the setback issue.

Impact of approval

Approval of this variance would make reasonable use of the land and building. We believe this renovation would greatly improve the aesthetics of the house and improve the overall curb appeal. This improvement would have no negative impact on the neighbors. No traffic control issues, pedestrian safety or line of sight limitations. Due to the uniqueness of the properties historic plans (the road to nowhere) we sincerely hope you take this into consideration

Thank you for your time and consideration

A handwritten signature in black ink, appearing to read "Vinton Squires", with a long horizontal flourish extending to the right.

Vinton Squires

View From Street



Carport Needs Repair



* **Large Buffer Zone Between Park will not be Impacted**



Large Buffer Zone from Inside the Park



SQUIRES RESIDENCE

ALTERATION AND ADDITION
2488 TRENTWOOD BLVD BELLE ISLE, FL 32812



ARCHITECT

JWB ARCHITECTS
2295 S. HIAWASSEE RD
SUITE 304
ORLANDO, FLORIDA, 32835
PH: 407.298.5020
FX: 407.298.5030

CODE INFORMATION

PROJECT SQUARE FOOTAGE:	CONSTRUCTION TYPE:
EXISTING UNDER AIR + 1507 SQFT EXISTING FINISHED LAJOL + 300 SQFT ADDITION ENTRY PORCH + 133 SQFT ADDITION 2-CAR GARAGE + 809 SQFT TOTAL OVERALL + 2,550 SQFT	TYPE VB - UNPROTECTED ENDURANCE AS CONSTRUCTED
PROJECT SCOPE:	OCCUPANCY:
SCHEMATIC DESIGN PLUS CONSTRUCTION DOCUMENTATION FOR NEW 2-CAR GARAGE AND FRONT ENTRY PORCH	R, WITH ADJACENT AUTOMOBILE PARKING GARAGE
	APPLICABLE BUILDING CODES:
	* 2023 FBC 8TH EDITION, RESIDENTIAL BUILDING * 2023 FBC 8TH EDITION, EXISTING BUILDING * 2023 FBC 8TH EDITION, MECHANICAL * 2023 FBC 8TH EDITION, PLUMBING * 2023 FLORIDA FIRE PREVENTION CODE 8TH EDITION * 2020 NATIONAL ELECTRIC CODE AND 2023 ENERGY CODE 8TH EDITION

SHEET INDEX

COVER SHEET
C101 SITE PLAN
A101 EXISTING AND DEMOLITION FLOOR PLAN
A102 EXISTING AND DEMOLITION ROOF PLAN
A103 EXISTING AND DEMOLITION EXTERIOR ELEVATIONS
A200 NEW FOUNDATION PLAN
A201 NEW FLOOR PLAN
A202 NEW ROOF FRAMING PLAN
A301 NEW EXTERIOR ELEVATIONS
A400 FOUNDATION DETAILS FOR ADDITIONS
A401 FOUNDATION DETAILS FOR NEW
A402 DETAILS AND STRUCTURAL DATA
A403 NEW WALL SECTIONS
E201 NEW ELECTRICAL PLAN
TR201 ROOF FRAMING PLAN

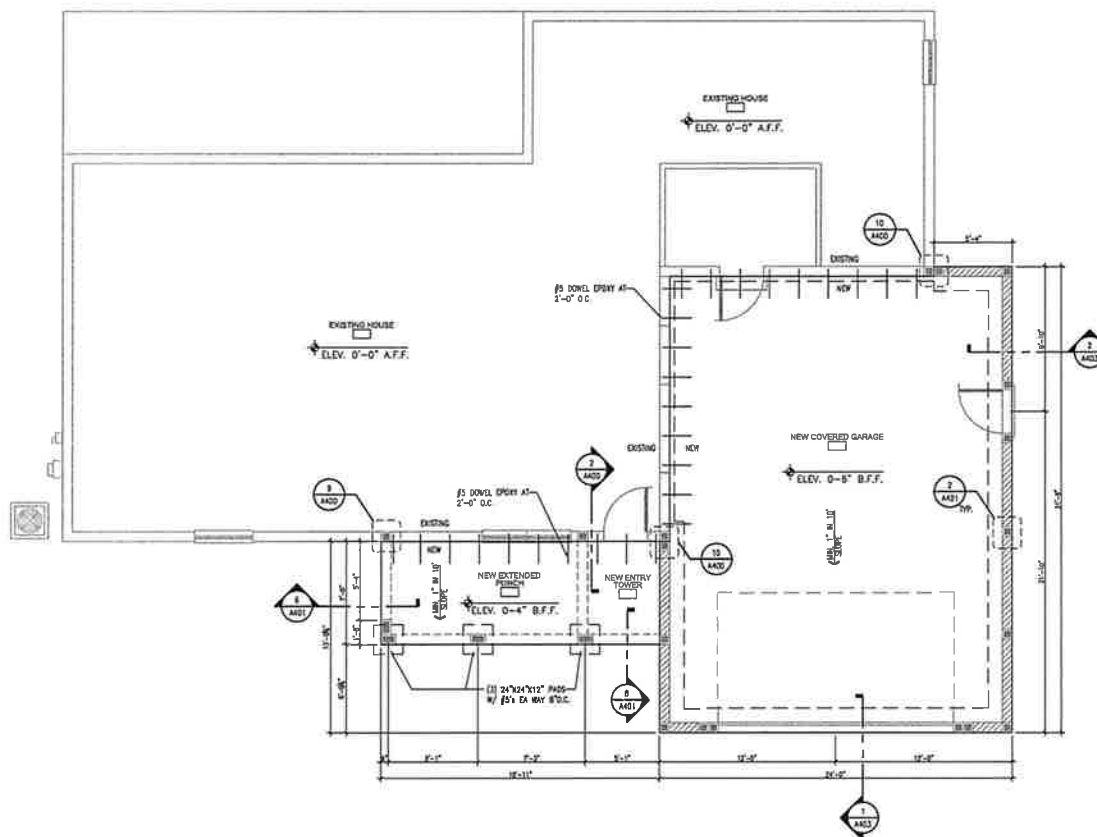
SQUIRES RESIDENCE ALTERATION and ADDITION

2488 TRENTWOOD BLVD
BELLE ISLE, FL 32812

Project: 24-020

MARCH 04, 2025





FOUNDATION PLAN

A200 SCALE: 1/4" = 1'-0"

FOUNDATION PLAN GENERAL NOTES:

1. FOUNDATION DESIGN BASED ON 2000 P.S.F. UDL ALLOWABLE BEARING PRESSURE.
2. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301.
3. CONCRETE 28 DAY STRENGTH SHALL BE MINIMUM 2500 PSI W/ 3/4" MAXIMUM AGGREGATE.
4. ALL SANDS SHALL BE MIN. 3 1/2" THICK POURED CONCRETE W/ 6-8 10/40 OR FINEMESH ON 4 IN. VAPOR BARRIER OVER CLEAN WELL COMPACTED TREATED TREATED SOIL.
5. REINFORCED STEEL: ASTM A615, GRADE 60. VERTICAL REINFORCEMENT SHALL BE #5 DOWEL BARS W/ A MIN. 20" HOOK. CLOUTED AS SHOWN ON PLANS. LAP VERTICAL BARS TO DOWELS MIN. 25". CONCRETE BARS SHALL BE LAPPED 25" TO FORM CONTINUITY IN THE FOOTING.



Owner:
**VINTON & NICOLE
SQUIRES**

FOUNDATION PLAN
SQUIRES RESIDENCE ADDITION and ALTERATION
2488 TRENTWOOD BLVD
BELLE GLADE, FL 33422

Architect of Record
John W. Bart - JMB

Revised:

Date	Drawn By	Checked By
03/03/2019	GUSPH	JWB

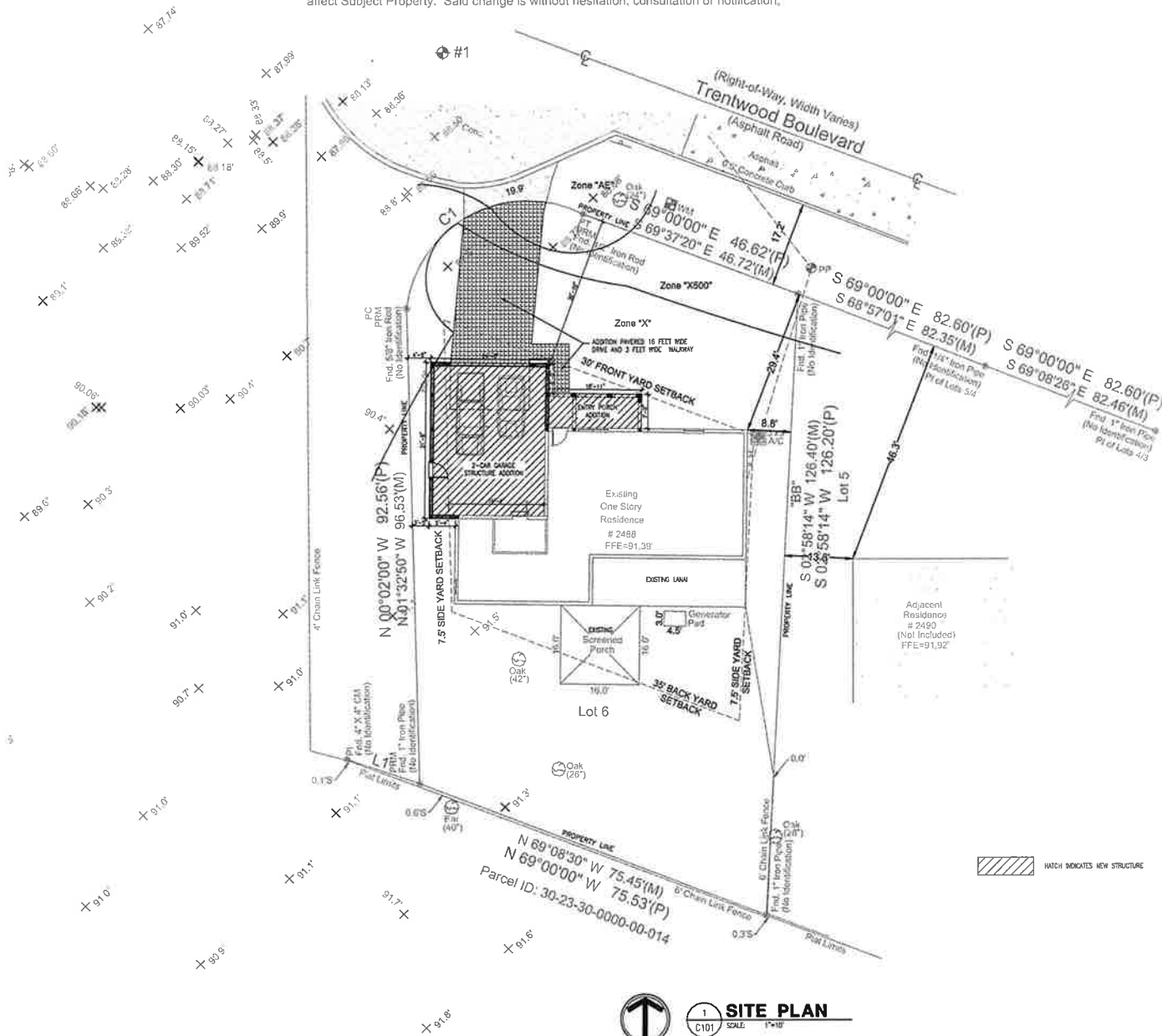
Project No.

24-020

Sheet No.

A200

This Boundary Survey is based upon the foremost field monumentation and occupation discovered on the date of 06/10/24, and delineated hereon the face of this Survey. Property Boundaries are subject to change, if or when, any other preeminent information is discovered and determined to affect Subject Property. Said change is without hesitation, consultation or notification.



SITE PLAN
C101 SCALE 1"=10'

-Site Benchmark Information-

#1
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 87.75'

#2
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 88.63'

-Benchmark Information-

Florida Department of Transportation Datum
(Elevations are based upon NAVD 88)

L1
N 69°00'00" W 15.51'(P)
N 71°29'14" W 15.51'(M)
C1
R= 24.73'(P)
L= 30.20'(P)
Δ= 68°58'00"(P)
Chord Bearing=
N 55°28'01" E 40.77'(P)
N 61°55'01" E 40.65'(M)

-Legend-

- SIGN

Tree Note:

Oak - Denotes Tree Type
(26") - Diameter of Tree measured at Chest Height

IMPERVIOUS CALCULATIONS:

LOT SIZE:	9,400 SQFT. (+/-)
EXISTING HOUSE STRUCTURE:	1,809 SQFT. (+/-)
EXISTING REAR SCREENED PORCH:	256 SQFT. (+/-)
EXISTING A/C AND GENERATOR CONCRETE PADS:	23 SQFT. (+/-)
ADDITION 24 FEET WIDE GARAGE STRUCTURE:	738 SQFT. (+/-)
ADDITION ENTRY PORCH:	132 SQFT. (+/-)
ADDITION PAVED 16'X10' IMPERVIOUS DRIVE & WALKWAY:	334 SQFT. (+/-)
TOTAL NEW IMPERVIOUS:	3,292 SQFT. (+/-)
NEW IMPERVIOUS PERCENT (ISPC):	35.0% (+/-)



VINTON & NICOLE
SQUIRES

SITE PLAN
SQUIRES RESIDENCE ADDITION and ALTERATION
2285 TRENWOOD BLVD
ORLANDO, FL 32835

Architect of Record
John W. Squires - AIA/NS

Revisions

Date: 03/03/2024
Drawn by: GUS/PM
Checked by: JWS
Print No: 24-020
Sheet No:

C101