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Variance Application: 1910 Hoffner Avenue

Planning and Zoning Case Number 2025-10-002: PURSUANT TO SECTION 42-64, AND SECTION 50-102 (A)(8) OF THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-102 (A)(4)(D) AND (G) TO ALLOW AN ACCESSORY STRUCTURE (A PAVILLION) TO BE BUILT THAT EXCEEDS THE MAXIMUM HEIGHT AND SQUARE- FOOTAGE ALLOWED, SUBMITTED BY APPLICANT TRAVIS BARR, TD BARR CONSTRUCTION, ON BEHALF OF THE PROPERTY OWNER, GREGORY MEERBAUM FOR THE PROPERTY LOCATED AT 1910 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-5120-00-510.

Project Description and Background:

This application is to allow an accessory structure larger than the 300 square feet the Land Development Code allows. The application proposes a pavilion/summer kitchen/outdoor seating area that will be 3496 square feet in size and a height of 20 feet and 1 inch with a chimney appurtenance of 2 additional feet.

Staff Recommendation: Deny the requested variance to allow a pavilion/summer kitchen/outdoor seating area that will be 3496 square feet in size and a height of 20 feet and 1 inch with a chimney appurtenance of 2 additional feet, as it does not meet all of the required criteria for issuing a variance. An evaluation based on the variance criteria for the application is below. If the Board does approve the variance, staff recommends that the approval be conditioned on unity of title between 1910 Hoffner and 1916 Hoffer to join the properties, and a condition that the pavilion shall only be used as an accessory space for the recreational purposes of those residing on the property and not for any commercial or non-single family use.

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

No special conditions or circumstances have been provided that identify why the proposed pavilion needs to be as large as is proposed.

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

This criterion is not met as the proposed structure could be compliant if it was attached to the primary residence located on 1916 Hoffner Avenue and defined as part of the primary residence. The Land Development Code allows that if a structure is attached

by a breezeway, it is considered part of the main structure and would not have the size restrictions based on being an accessory structure.

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

The requested variance is not the minimum possible variance needed to accommodate the accessory pavilion. The proposed pavilion is about 43% of the size of the primary residence. The application does not substantiate why the proposed size is needed.

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

The requested variance may be determined to be in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood based on it being architecturally compatible with the primary residence and use an accessory purpose for the primary residence.

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 a pavilion/summer kitchen/outdoor seating area that will be 3496 square feet in size and a height of 20 feet and 1 inch with a chimney appurtenance of 2 additional feet.
2. Deny the requested variance to allow a pavilion/summer kitchen/outdoor seating area that will be 3496 square feet in size and a height of 20 feet and 1 inch with a chimney appurtenance of 2 additional feet, based on the variance criteria standards not being met [specify which standards are not met] or,
3. Continue the requested variance to allow a pavilion/summer kitchen/outdoor seating area that will be 3496 square feet in size and a height of 20 feet and 1 inch with a chimney appurtenance of 2 additional feet, pending [specify information needed] from the applicant.