

## MEMORANDUM

**TO:** Planning and Zoning Board

**DATE:** April 22, 2025

**RE:** Variance Application – 5000 St Denis Court

Planning and Zoning Case Number 2025-02-007: 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) AND SECTION 50-102 (A) (2) TO ALLOW AN ACCESSORY SHED TO SIT IN THE REQUIRED FRONT YARD BUILDING SETBACK AREA, AND FROM SECTION 50-102 (A) (4) (E) TO ALLOW MORE THAN TWO ACCESSORY BUILDINGS PER LOT, SUBMITTED BY APPLICANT DIRK REINERS, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 5000 ST. DENIS COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-4388-04-030.

### Background:

1. On February 6, 2025, the applicant submitted a Variance application and the paperwork.
2. On April 11, 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 April 12, 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) AND 50-102 (A) (2), TO APPROVE AN ACCESSORY SHED TO SIT IN THE REQUIRED FRONT YARD BUILDING SETBACK AREA, AND FROM SECTION 50-102 (A) (4) (E) TO ALLOW MORE THAN TWO ACCESSORY BUILDINGS PER LOT, SUBMITTED BY APPLICANT DIRK REINERS, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 5000 ST. DENIS COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-4388-04-030.

**SAMPLE MOTION TO DENY:** “I MOVE, PURSUANT TO BELLE ISLE CODE 42-64, 50-73(A), 50-102 (A) (2) AND 50-102 (A) (4) (E) , **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 ACCESSORY SHED TO SIT IN THE REQUIRED FRONT YARD BUILDING SETBACK AREA, AND TO ALLOW MORE THAN TWO ACCESSORY BUILDINGS PER LOT, SUBMITTED BY APPLICANT DIRK REINERS, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 5000 ST. DENIS COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-4388-04-030.

**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

City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code

APPLICANT Dirk Reiners	OWNER Dirk Reiners & Carolina Cruz-Neira
ADDRESS 5000 St Denis Ct, Belle Isle 32812	PROJECT ADDRESS 5000 St Denis Ct, Belle Isle 32812
CONTACT NUMBER 337 326 3797	OWNER'S CONTACT NUMBER 337 326 3797
EMAIL dirk.reiners@gmail.com	OWNER'S EMAIL dirk.reiners@gmail.com
PARCEL ID# 18-23-30-4388-04-030	
LAND USE CLASSIFICATION Residential	ZONING DISTRICT R-1-AA
SECTION OF THE CODE VARIANCE REQUESTED ON 50-102 (a)(2), 50-102 (a)(4) e.	
DETAILED VARIANCE REQUEST See appendix A.	
<ul style="list-style-type: none"><li>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 deed restriction of the property.</li><li>By applying, I authorize City of Belle Isle employees and members of the P&amp;Z Board to enter my property during reasonable hours to inspect the area to which the application applies.</li><li>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.</li></ul>	
APPLICANT'S SIGNATURE 	OWNER'S SIGNATURE 
<input checked="checked" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> OTHER	P&Z CASE NUMBER DATE OF HEARING

**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.
- 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



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**Variance and Special Exception Application**

- 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.
  - 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.**

- 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

**Applications submitted must meet all of the above criteria before the Board can grant a variance.** The burden of proof is on the applicant to 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 utilization of 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**

Date Paid

Check/Cash

Rec'd By

# Boundary Survey

## Legal Description:

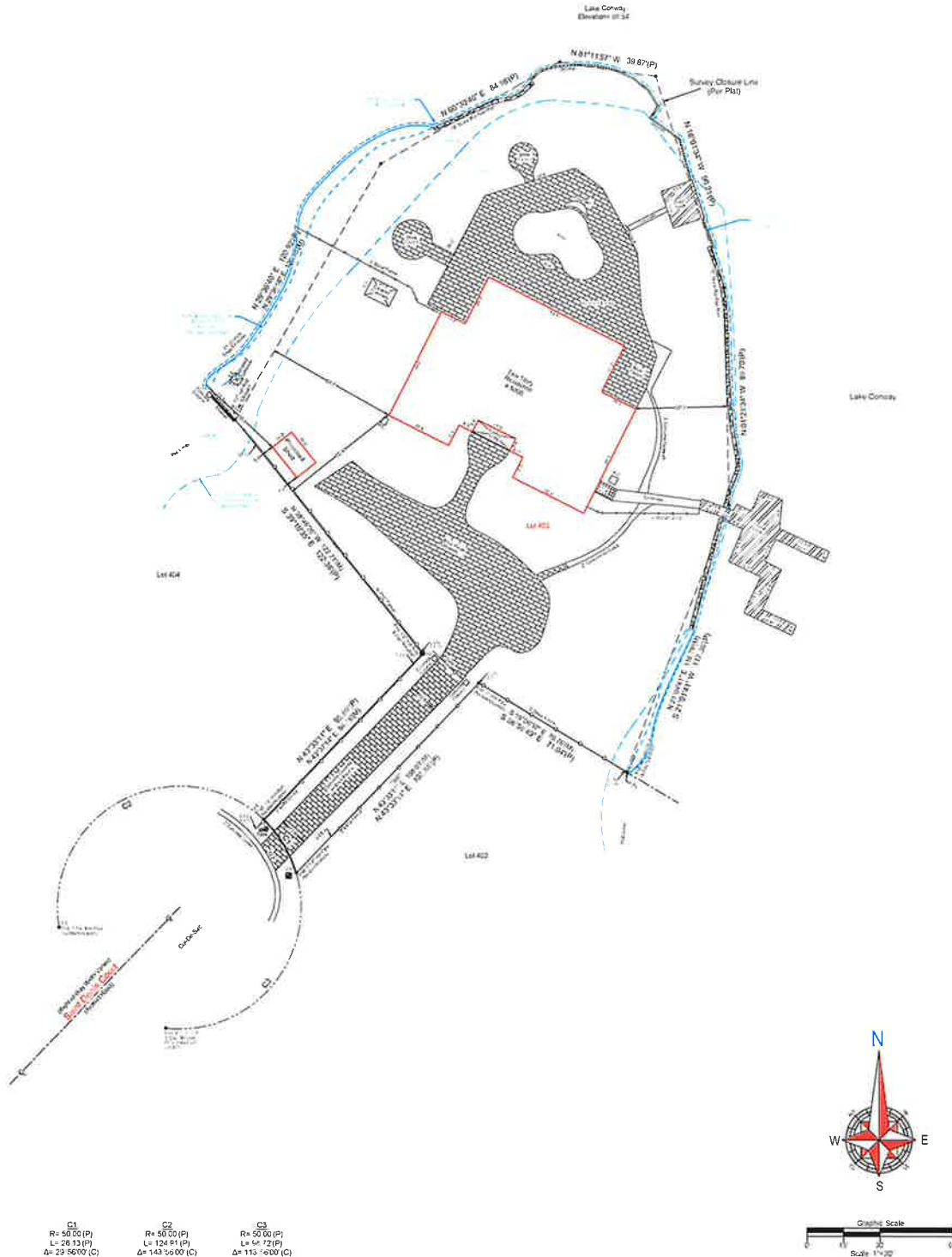
LOT 403, LAKE CONWAY ESTATES SECTION EIGHT REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Z, PAGE 66, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

## Flood Zone:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE XAE. THIS PROPERTY WAS FOUND IN CITY OF BELLE ISLE, COMMUNITY NUMBER 120181, DATED 9/25/2009.

## CERTIFIED TO:

DIRK REINERS, LOWMEDES, DROSDICK, DOSTER, KANTOR & REED



Revised: 10/10/2010 Survey: 01/10/2010

Point	Distance	Angle	Point	Distance	Angle	Point	Distance	Angle
1	50.00 (P)		2	50.00 (P)		3	50.00 (P)	
4	26.13 (P)		5	124.81 (P)		6	115.60 (P)	
7	29.56 (C)		8	143.56 (C)		9	115.60 (C)	
10	31.58 (W)	25.83 (C)	11	61.29 (W)	14.07 (C)	12	39.33 (E)	64.45 (C)
13	31.09 (W)	25.83 (C)	14	61.29 (W)	14.07 (C)	15	39.33 (E)	64.45 (C)
16	31.09 (W)	25.83 (C)	17	61.29 (W)	14.07 (C)	18	39.33 (E)	64.45 (C)
19	31.09 (W)	25.83 (C)	20	61.29 (W)	14.07 (C)	21	39.33 (E)	64.45 (C)
22	31.09 (W)	25.83 (C)	23	61.29 (W)	14.07 (C)	24	39.33 (E)	64.45 (C)
25	31.09 (W)	25.83 (C)	26	61.29 (W)	14.07 (C)	27	39.33 (E)	64.45 (C)
28	31.09 (W)	25.83 (C)	29	61.29 (W)	14.07 (C)	30	39.33 (E)	64.45 (C)
31	31.09 (W)	25.83 (C)	32	61.29 (W)	14.07 (C)	33	39.33 (E)	64.45 (C)
34	31.09 (W)	25.83 (C)	35	61.29 (W)	14.07 (C)	36	39.33 (E)	64.45 (C)
37	31.09 (W)	25.83 (C)	38	61.29 (W)	14.07 (C)	39	39.33 (E)	64.45 (C)
40	31.09 (W)	25.83 (C)	41	61.29 (W)	14.07 (C)	42	39.33 (E)	64.45 (C)
43	31.09 (W)	25.83 (C)	44	61.29 (W)	14.07 (C)	45	39.33 (E)	64.45 (C)
46	31.09 (W)	25.83 (C)	47	61.29 (W)	14.07 (C)	48	39.33 (E)	64.45 (C)
49	31.09 (W)	25.83 (C)	50	61.29 (W)	14.07 (C)	51	39.33 (E)	64.45 (C)
52	31.09 (W)	25.83 (C)	53	61.29 (W)	14.07 (C)	54	39.33 (E)	64.45 (C)
55	31.09 (W)	25.83 (C)	56	61.29 (W)	14.07 (C)	57	39.33 (E)	64.45 (C)
58	31.09 (W)	25.83 (C)	59	61.29 (W)	14.07 (C)	60	39.33 (E)	64.45 (C)
61	31.09 (W)	25.83 (C)	62	61.29 (W)	14.07 (C)	63	39.33 (E)	64.45 (C)
64	31.09 (W)	25.83 (C)	65	61.29 (W)	14.07 (C)	66	39.33 (E)	64.45 (C)
67	31.09 (W)	25.83 (C)	68	61.29 (W)	14.07 (C)	69	39.33 (E)	64.45 (C)
70	31.09 (W)	25.83 (C)	71	61.29 (W)	14.07 (C)	72	39.33 (E)	64.45 (C)
73	31.09 (W)	25.83 (C)	74	61.29 (W)	14.07 (C)	75	39.33 (E)	64.45 (C)
76	31.09 (W)	25.83 (C)	77	61.29 (W)	14.07 (C)	78	39.33 (E)	64.45 (C)
79	31.09 (W)	25.83 (C)	80	61.29 (W)	14.07 (C)	81	39.33 (E)	64.45 (C)
82	31.09 (W)	25.83 (C)	83	61.29 (W)	14.07 (C)	84	39.33 (E)	64.45 (C)
85	31.09 (W)	25.83 (C)	86	61.29 (W)	14.07 (C)	87	39.33 (E)	64.45 (C)
88	31.09 (W)	25.83 (C)	89	61.29 (W)	14.07 (C)	90	39.33 (E)	64.45 (C)
91	31.09 (W)	25.83 (C)	92	61.29 (W)	14.07 (C)	93	39.33 (E)	64.45 (C)
94	31.09 (W)	25.83 (C)	95	61.29 (W)	14.07 (C)	96	39.33 (E)	64.45 (C)
97	31.09 (W)	25.83 (C)	98	61.29 (W)	14.07 (C)	99	39.33 (E)	64.45 (C)
100	31.09 (W)	25.83 (C)	101	61.29 (W)	14.07 (C)	102	39.33 (E)	64.45 (C)
103	31.09 (W)	25.83 (C)	104	61.29 (W)	14.07 (C)	105	39.33 (E)	64.45 (C)
106	31.09 (W)	25.83 (C)	107	61.29 (W)	14.07 (C)	108	39.33 (E)	64.45 (C)
109	31.09 (W)	25.83 (C)	110	61.29 (W)	14.07 (C)	111	39.33 (E)	64.45 (C)
112	31.09 (W)	25.83 (C)	113	61.29 (W)	14.07 (C)	114	39.33 (E)	64.45 (C)
115	31.09 (W)	25.83 (C)	116	61.29 (W)	14.07 (C)	117	39.33 (E)	64.45 (C)
118	31.09 (W)	25.83 (C)	119	61.29 (W)	14.07 (C)	120	39.33 (E)	64.45 (C)
121	31.09 (W)	25.83 (C)	122	61.29 (W)	14.07 (C)	123	39.33 (E)	64.45 (C)
124	31.09 (W)	25.83 (C)	125	61.29 (W)	14.07 (C)	126	39.33 (E)	64.45 (C)
127	31.09 (W)	25.83 (C)	128	61.29 (W)	14.07 (C)	129	39.33 (E)	64.45 (C)
130	31.09 (W)	25.83 (C)	131	61.29 (W)	14.07 (C)	132	39.33 (E)	64.45 (C)
133	31.09 (W)	25.83 (C)	134	61.29 (W)	14.07 (C)	135	39.33 (E)	64.45 (C)
136	31.09 (W)	25.83 (C)	137	61.29 (W)	14.07 (C)	138	39.33 (E)	64.45 (C)
139	31.09 (W)	25.83 (C)	140	61.29 (W)	14.07 (C)	141	39.33 (E)	64.45 (C)
142	31.09 (W)	25.83 (C)	143	61.29 (W)	14.07 (C)	144	39.33 (E)	64.45 (C)
145	31.09 (W)	25.83 (C)	146	61.29 (W)	14.07 (C)	147	39.33 (E)	64.45 (C)
148	31.09 (W)	25.83 (C)	149	61.29 (W)	14.07 (C)	150	39.33 (E)	64.45 (C)
151	31.09 (W)	25.83 (C)	152	61.29 (W)	14.07 (C)	153	39.33 (E)	64.45 (C)
154	31.09 (W)	25.83 (C)	155	61.29 (W)	14.07 (C)	156	39.33 (E)	64.45 (C)
157	31.09 (W)	25.83 (C)	158	61.29 (W)	14.07 (C)	159	39.33 (E)	64.45 (C)
160	31.09 (W)	25.83 (C)	161	61.29 (W)	14.07 (C)	162	39.33 (E)	64.45 (C)
163	31.09 (W)	25.83 (C)	164	61.29 (W)	14.07 (C)	165	39.33 (E)	64.45 (C)
166	31.09 (W)	25.83 (C)	167	61.29 (W)	14.07 (C)	168	39.33 (E)	64.45 (C)
169	31.09 (W)	25.83 (C)	170	61.29 (W)	14.07 (C)	171	39.33 (E)	64.45 (C)
172	31.09 (W)	25.83 (C)	173	61.29 (W)	14.07 (C)	174	39.33 (E)	64.45 (C)
175	31.09 (W)	25.83 (C)	176	61.29 (W)	14.07 (C)	177	39.33 (E)	64.45 (C)
178	31.09 (W)	25.83 (C)	179	61.29 (W)	14.07 (C)	180	39.33 (E)	64.45 (C)
181	31.09 (W)	25.83 (C)	182	61.29 (W)	14.07 (C)	183	39.33 (E)	64.45 (C)
184	31.09 (W)	25.83 (C)	185	61.29 (W)	14.07 (C)	186	39.33 (E)	64.45 (C)
187	31.09 (W)	25.83 (C)	188	61.29 (W)	14.07 (C)	189	39.33 (E)	64.45 (C)
190	31.09 (W)	25.83 (C)	191	61.29 (W)	14.07 (C)	192	39.33 (E)	64.45 (C)
193	31.09 (W)	25.83 (C)	194	61.29 (W)	14.07 (C)	195	39.33 (E)	64.45 (C)
196	31.09 (W)	25.83 (C)	197	61.29 (W)	14.07 (C)	198	39.33 (E)	64.45 (C)
199	31.09 (W)	25.83 (C)	200	61.29 (W)	14.07 (C)	201	39.33 (E)	64.45 (C)
202	31.09 (W)	25.83 (C)	203	61.29 (W)	14.07 (C)	204	39.33 (E)	64.45 (C)
205	31.09 (W)	25.83 (C)	206	61.29 (W)	14.07 (C)	207	39.33 (E)	64.45 (C)
208	31.09 (W)	25.83 (C)	209	61.29 (W)	14.07 (C)	210	39.33 (E)	64.45 (C)
211	31.09 (W)	25.83 (C)	212	61.29 (W)	14.07 (C)	213	39.33 (E)	64.45 (C)
214	31.09 (W)	25.83 (C)	215	61.29 (W)	14.07 (C)	216	39.33 (E)	64.45 (C)
217	31.09 (W)	25.83 (C)	218	61.29 (W)	14.07 (C)	219	39.33 (E)	64.45 (C)
220	31.09 (W)	25.83 (C)	221	61.29 (W)	14.07 (C)	222	39.33 (E)	64.45 (C)
223	31.09 (W)	25.83 (C)	224	61.29 (W)	14.07 (C)	225	39.33 (E)	64.45 (C)
226	31.09 (W)	25.83 (C)	227	61.29 (W)	14.07 (C)	228	39.33 (E)	64.45 (C)
229	31.09 (W)	25.83 (C)	230	61.29 (W)	14.07 (C)	231	39.33 (E)	64.45 (C)
232	31.09 (W)	25.83 (C)	233	61.29 (W)	14.07 (C)	234	39.33 (E)	64.45 (C)
235	31.09 (W)	25.83 (C)	236	61.29 (W)	14.07 (C)	237	39.33 (E)	64.45 (C)
238	31.09 (W)	25.83 (C)	239	61.29 (W)	14.07 (C)	240	39.33 (E)	64.45 (C)
241	31.09 (W)	25.83 (C)	242	61.29 (W)	14.07 (C)	243	39.33 (E)	64.45 (C)
244	31.09 (W)	25.83 (C)	245	61.29 (W)	14.07 (C)	246	39.33 (E)	64.45 (C)
247	31.09 (W)	25.83 (C)	248	61.29 (W)	14.07 (C)	249	39.33 (E)	64.45 (C)
250	31.09 (W)	25.83 (C)	251	61.29 (W)	14.07 (C)	252	39.33 (E)	64.45 (C)
253	31.09 (W)	25.83 (C)	254	61.29 (W)	14.07 (C)	255	39.33 (E)	64.45 (C)
256	31.09 (W)	25.83 (C)	257	61.29 (W)	14.07 (C)	258	39.33 (E)	64.45 (C)
259	31.09 (W)	25.83 (C)	260	61.29 (W)	14.07 (C)	261	39.33 (E)	64.45 (C)
262	31.09 (W)	25.83 (C)	263	61.29 (W)	14.07 (C)	264	39.33 (E)	64.45 (C)
265	31.09 (W)	25.83 (C)	266	61.29 (W)	14.07 (C)	267	39.33 (E)	64.45 (C)
268	31.09 (W)	25.83 (C)	269	61.29 (W)	14.07 (C)	270	39.33 (E)	64.45 (C)
271	31.09 (W)	25.83 (C)	272	61.29 (W)	14.07 (C)	273	39.33 (E)	64.45 (C)
274	31.09 (W)	25.83 (C)	275	61.29 (W)	14.07 (C)	276	39.33 (E)	64.45 (C)
277	31.09 (W)	25.83 (C)	278	61.29 (W)	14.07 (C)	279	39.33 (E)	64.45 (C)
280	31.09 (W)	25.83 (C)	281	61.29 (W)	14.07 (C)	282	39.33 (E)	64.45 (C)
283	31.09 (W)	25.83 (C)	284	61.29 (W)	14.07 (C)	285	39.33 (E)	64.45 (C)
286	31.09 (W)	25.83 (C)	287	61.29 (W)	14.07 (C)	288	39.33 (E)	64.45 (C)
289	31.09 (W)	25.83 (C)	290	61.29 (W)	14.07 (C)	291	39.33 (E)	64.45 (C)
292	31.09 (W)	25.83 (C)	293	61.29 (W)	14.07 (C)	294	39.33 (E)	64.45 (C)
295	31.09 (W)	25.83 (C)	296	61.29 (W)	14.07 (C)	297	39.33 (E)	64.45 (C)
298	31.09 (W)	25.83 (C)	299	61.29 (W)	14.07 (C)	300	39.33 (E)	64.45 (C)
301	31.09 (W)	25.83 (C)	302	61.29 (W)	14.07 (C)	303	39.33 (E)	64.45 (C)
304	31.09 (W)	25.83 (C)	305	61.29 (W)	14.07 (C)	306	39.33 (E)	64.45 (C)
307	31.09 (W)	25.83 (C)	308	61.29 (W)	14.07 (C)	309	39.33 (E)	64.45 (C)
310	31.09 (W)	25.83 (C)	311	61.29 (W)	14.07 (C)	312	39.33 (E)	64.45 (C)
313	31.09 (W)	25.83 (C)	314	61.29 (W)	14.07 (C)	315	39.33 (E)	64.45 (C)
316	31.09 (W)	25.83 (C)	317	61.29 (W)	14.07 (C)	318	39.33 (E)	64.45 (C)
319	31.09 (W)	25.83 (C)	320	61.29 (W)	14.07 (C)	321	39.33 (E)	64.45 (C)
322	31.09 (W)	25.83 (C)	323	61.29 (W)	14.07 (C)	324	39.33 (E)	64.45 (C)
325	31.09 (W)	25.83 (C)	326	61.29 (W)	14.07 (C)	327	39.33 (E)	64.45 (C)
328	31.09 (W)	25.83 (C)	329	61.29 (W)	14.07 (C)	330	39.33 (E)	64.45 (C)
331	31.09 (W)	25.83 (C)	332	61.29 (W)	14.07 (C)	333	39.33 (E)	64.45 (C)
334	31.09 (W)	25.83 (C)	335	61.29 (W)	14.07 (C)	336	39.33 (E)	64.45 (C)
337	31.09 (W)	25.83 (C)	338	61.29 (W)	14.07 (C)	339	39.33 (E)	64.45 (C)
340	31.09 (W)	25.83 (C)	341	61.29 (W)	14.07 (C)	342	39.33 (E)	64.45 (C)
343	31.09 (W)	25.83 (C)	344	61.29 (W)	14.07 (C)	345	39.33 (E)	64.45 (C)
346	31.09 (W)	25.83 (C)	347	61.29 (W)	14.07 (C)	348	39.33 (E)	64.45 (C)
349	31.09 (W)	25.83 (C)	350	61.29 (W)	14.07 (C)	351	39.33 (E)	64.45 (C)
352	31.09 (W)	25.83 (C)	353	61.29 (W)	14.07 (C)	354	39.33 (E)	64.45 (C)
3								

Surveyed by: [Signature]  
Name: [Name]  
Title: [Title]

Surveyed on: [Date]  
Scale: [Scale]  
Location: [Location]

Surveyed by: [Signature]  
Name: [Name]  
Title: [Title]

Surveyed on: [Date]  
Scale: [Scale]  
Location: [Location]



# Appendix A

## Detailed Variance Request

We would like to replace an old and no longer functional shed on our property with a new one (see Figure 4 and Figure 5).

The specific layout and location of our property require us to request a variance for section 50-102 (a)(2) “Accessory buildings, garages, nonpermanent carports and screen enclosures shall be permitted in the side and rear yards only. No accessory buildings, garages, nonpermanent carports or screen enclosures shall be located in the front yard” and 50-102 (a)(4) e. “A maximum of two accessory buildings per lot or combination of lots”.

### Justification for 50-102 (a)(2)

Due to the specific layout of our property, placement in the ‘rear’ is much more visible and more disturbing to us, our neighbors, and the community, so we are requesting to allow placement in the ‘front’.

Our property lies on the canal between Little Lake Conway and Lake Conway (see Figure 1 left). As such it is surrounded on 3 sides by the lake. The fourth side, which is legally the front of the property as it faces the street, has a long driveway between the neighbors’ properties, so the actual front of the property is hidden behind fences from both neighbors (see Figure 1 right).



Figure 1: 5000 St. Denis and surrounding area; 5006 St. Denis and driveway to our property

The fence to the left side neighbor (5006 St. Denis Ct.) is a 6 ft tall solid fence that blocks the view to the street for all parts of our property, in addition to being hidden behind their actual house and their garage (see Figure 1 right and Figure 2).





*Figure 2: View from the street (5006 St. Denis neighbor and our driveway); 5006 St. Denis Garage view from our driveway*

The location we would like to propose for the shed is behind the garage and the fence (see Figure 3 top). It is the least visible location on the whole property, as it is hidden by the fence and the garage of 5006 St. Denis, which is the building in Figure 2 right. We will use a color scheme that matches our house (Terracotta roof and Cream siding), so that it integrates and blends into the view of the house from the street as much as possible. Given the height of the fence and the height of the shed, only the roof of the shed will be visible at all from the street, and only a small part that is not hidden by the neighbor's house and garage.



*Figure 3: Proposed shed location and rear yard views*

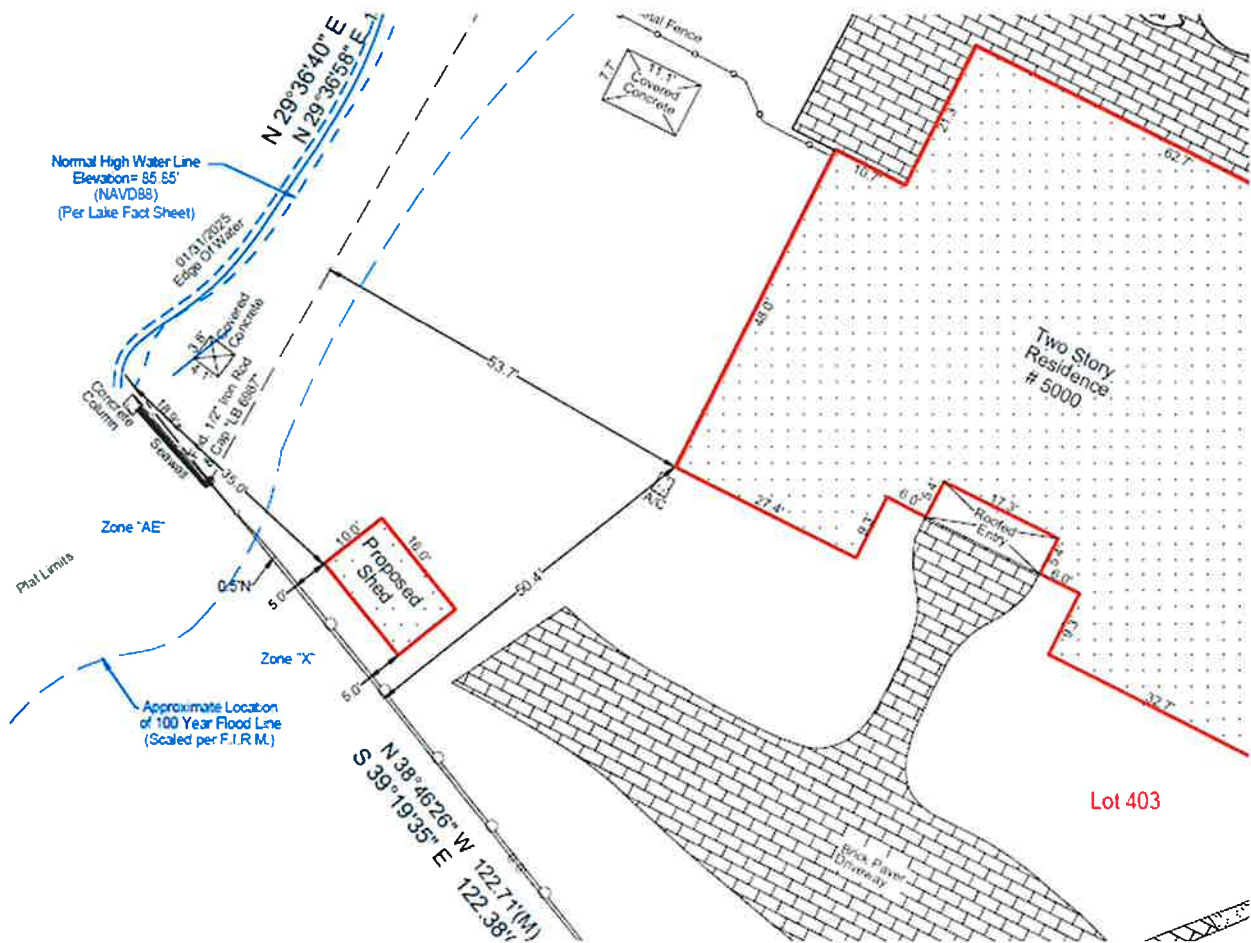


Figure 4: 2025 Survey with proposed shed location

The proposed location is indicated in the current survey (see Figure 4). It is 35' away from the Normal High Water Line, set back 5' from the lot line, the only utility building near that location and as such within regulations 50-102 (a)(4) a,b and c. See section Proposed building for other regulations.

The rest of the property looks more like Figure 3 bottom, which is nominally the rear of the property, but is a lot more open and exposed, especially to the lake. We think it would be much more disturbing and detrimental to the enjoyment of the lake and the community to put a shed here instead of the 'front'.

Therefore, we think it is in the best interests of the community to allow us to put the shed in the proposed location and we would humbly request for you to grant this variance.



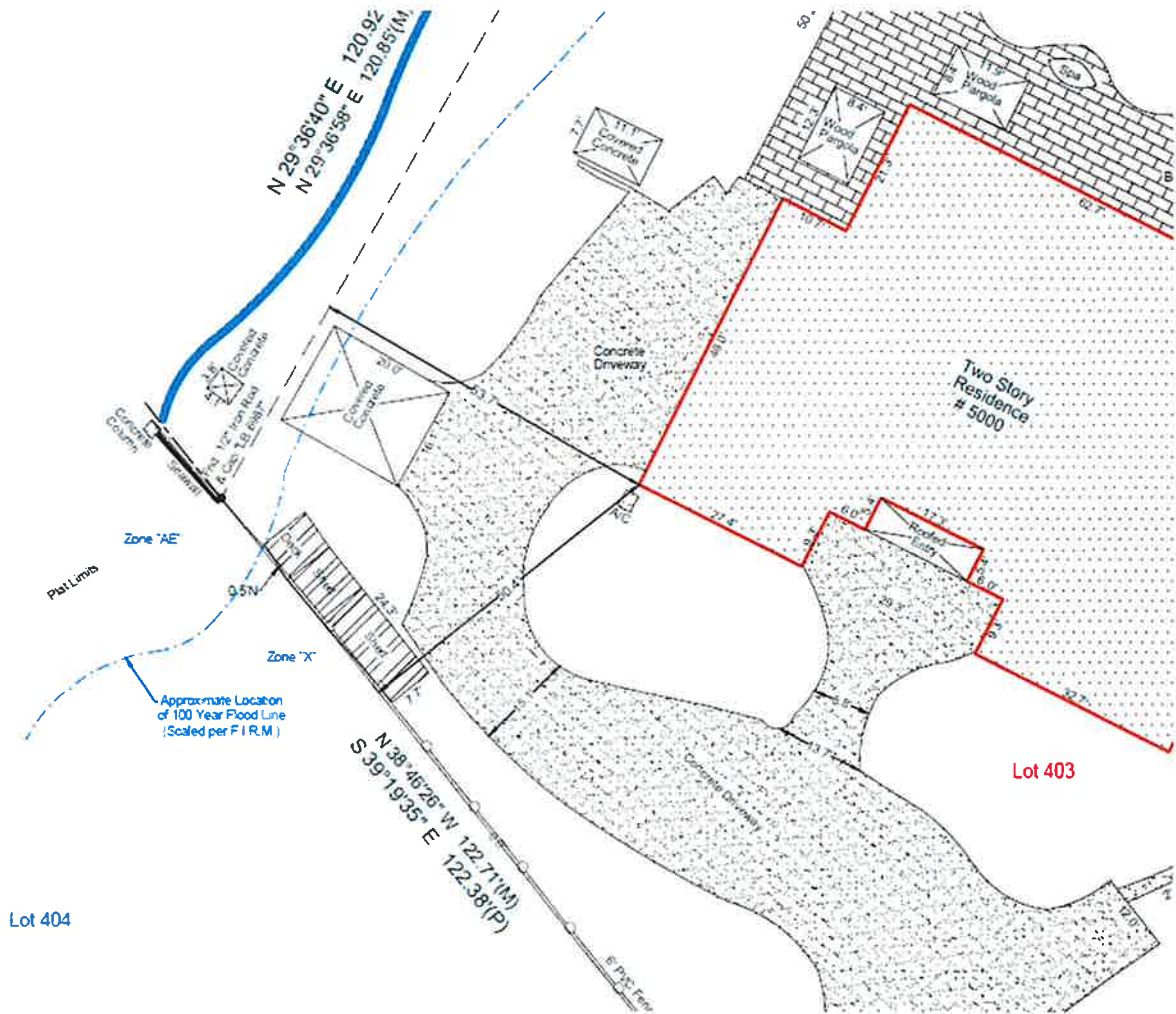


Figure 5: 2020 survey showing old utility buildings (the actual sheds, the carport, the pergolas and part of the driveway have since been removed, see 2025 survey in Figure 4)

### Justification for 50-102 (a)(4) e.

When we acquired the property in 2020 it came with a number of existing accessory buildings (see Figure 5), namely the two sheds in the front, a small irrigation pump house, a carport, a pool pump house and 2 pergolas. We have removed the sheds, the carport and the pergolas due to their bad shape and part of the concrete driveway for not being needed any more (see current survey in Figure 4), but we had to keep the irrigation pump and pool pump houses. They are by far the smallest of the accessory buildings on the property with the least visual impact of any of them, and we request permission for us to add the shed in the hidden location in order to add much needed storage space to the property.

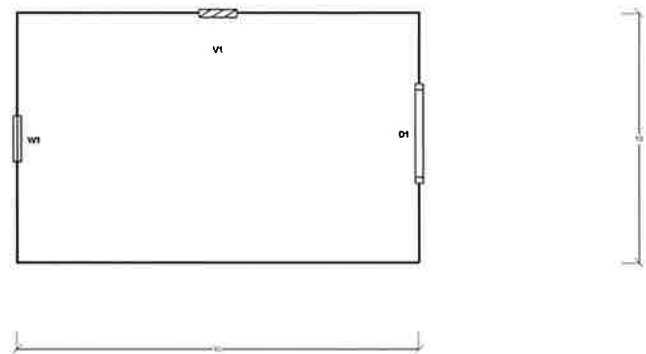


## Proposed building

The shed we are proposing to build is an off-the-shelf Superior Sheds 10x16 Bungalow shed (see Figure 6).

It has a height of 8' and is therefore well under the 15' allowed in 50-102 (a)(4) d and will mostly be hidden by the 6' fence. We will match the color scheme for the house as closely as possible.

The 160 sqft footage puts it well within the 300 sqft allowed in 50-102 (a)(4) g. This building does not require a concrete pad. It will be anchored to the ground on pillars but with ground clearance to let water flow under it.



*Figure 4 Superior Shed View and Plan*

*If you own and occupy property as your primary residence as of January 1, 2025, you may qualify for a homestead exemption. The deadline to file a 2025 exemption application is March 1, 2025.*

**Click Here To Apply for Homestead and Other Exemptions**

Print Date: 01/31/2025 System Refresh Date: 01/28/2025

## 5000 St Denis Ct 18-23-30-4388-04-030

### Name(s):

CRUZ-NEIRA CAROLINA  
REINERS DIRK PETER

### Physical Street Address:

5000 St Denis Ct

### Property Use:

0130 - Sfr - Lake Front

### Mailing Address On File:

5000 Saint Denis Ct  
Belle Isle, FL 32812-1032

### Postal City and Zip:

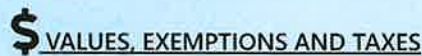
Belle Isle, FL 32812

### Municipality:

Belle Isle

[Incorrect Mailing Address?](#)

[View 2024 Property Record Card](#)



## Historical Value and Tax Benefits ⓘ

Tax Year Values		Land	Building(s)	Feature(s)	Market Value	%
2024	✓ MKT	\$938,300	\$799,442	\$68,760	\$1,806,502	8.2%
2023	✓ MKT	\$853,000	\$747,742	\$69,520	\$1,670,262	47.4%
2022	✓ MKT	\$775,000	\$287,751	\$70,280	\$1,133,031	12.6%
2021	✓ MKT	\$675,000	\$260,641	\$71,040	\$1,006,681	N/A

Tax Year Benefits		Original Homestead	Additional Hx	Other Exemptions
2024	✓ \$ HX GAP	\$25,000	\$25,000	\$0
2023	✓ \$ HX GAP	\$25,000	\$25,000	\$0
2022	✓ \$ HX GAP	\$25,000	\$25,000	\$0
2021	✓ \$ HX	\$25,000	\$25,000	\$0

## 2024 Taxable Value and Certified Taxes ⓘ

### Tax Year

2024	2023	2022	2021
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%
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