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PRESIDENT

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Variance Application: 5230 St. Regis Avenue

Planning and Zoning Case Number 2025-10-055: 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 50-102 (A) (6) (D) TO ALLOW A SCREEN ENCLOSURE HIGHER THAN 20 FEET, AND A VARIANCE FROM SECTION 50-74 (C) TO ALLOW THE IMPERVIOUS SURFACE RATIO TO EXCEED SIXTY-FIVE PERCENT, SUBMITTED BY APPLICANT DONNY DAUGHERTY, ON BEHALF OF THE PROPERTY OWNERS JIMMIE AND KRISTIE HORTON, FOR THE PROPERTY LOCATED AT 5230 ST. REGIS PLACE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 19-23-30-4382-02-320.

Project Description and Background:

This application is to allow a screen enclosure taller than 20 feet so that it matches the roof line of the existing house. There may be additional impervious added for the screen enclosure to be installed. The applicant will address this at the hearing. They may not need the variance for the impervious if it does not exceed 65% for the total impervious on the property.

Staff Recommendation: Approve the requested variance to allow a screen enclosure to be taller than 20 feet so that it matches the roof line of the current house.

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 as the house with the taller roof line is existing.

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

This criterion is met as the house with the taller roof line is existing.

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

The requested is the minimum possible variance as it does not seek to go higher than the house.

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

The requested variance could be determined to be in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood as it is not creating a nuisance or disturbance to adjoining properties or the public.

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 screen enclosure taller than 20 feet so that it matches the roof line of the existing house.
2. Deny the requested variance to allow a screen enclosure taller than 20 feet so that it matches the roof line of the existing house. [specify which standards are not met] or,
3. Continue the requested variance to allow a screen enclosure taller than 20 feet so that it matches the roof line of the existing house [specify information needed] from the applicant.