

MEMORANDUM

TO: Planning and Zoning Board
DATE: October 27, 2026
RE: Variance Application 3200 Cullen Lake Shore Drive

Planning and Zoning Case Number 2026-10-020:

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 ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD BUILDING SETBACK AREAS, SUBMITTED BY APPLICANT REBECCA GOLD FOR THE PROPERTY LOCATED AT 3200 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 17-23-30-4379-01-500.

Background:

1. In October 2026, the applicant submitted a Variance application and the paperwork.
2. On October 16, 2026, letters to the abutting property owners were mailed within 300 feet of the subject property, and a legal advertisement was placed in the Orlando Sentinel on October 17, 2026.

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 SECTION 42-64 TO APPROVE REQUESTED VARIANCE FROM SECTION 50-73(A) **TO ALLOW** AN ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD BUILDING SETBACK AREAS, SUBMITTED BY APPLICANT REBECCA GOLD FOR THE PROPERTY LOCATED AT 3200 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 17-23-30-4379-01-500.

SAMPLE MOTION TO DENY: "I MOVE PURSUANT TO SECTION 42-64 **HAVING NOT BEEN MET**, *[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]* THE REQUESTED VARIANCE FROM SECTION 50-73(A) **TO DENY** AN ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD BUILDING SETBACK AREAS, SUBMITTED BY APPLICANT REBECCA GOLD FOR THE PROPERTY LOCATED AT 3200 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 17-23-30-4379-01-500.

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>Rebecca Gold</u>		OWNER <u>V Edward Gold & Rebecca Gold</u>	
ADDRESS <u>3200 Cullen Lake Shore Dr. Belle Isle</u>		PROJECT ADDRESS <u>same</u>	
CONTACT NUMBER <u>407-923-7781</u> <u>32812</u>		OWNER'S CONTACT NUMBER <u>407-923-7781</u>	
EMAIL <u>becky.f.gold@gmail.com</u>		OWNER'S EMAIL <u>becky.f.gold@gmail.com</u> <u>edgoldjr@gmail.com</u>	
PARCEL ID# <u>30-23-17-4379-01-500</u>		ZONING DISTRICT <u>R-1-AA</u>	
LAND USE CLASSIFICATION <u>01</u>		Variance Fee \$300	
SECTION OF THE CODE VARIANCE REQUESTED ON <u>addition to home in the back yard - 470 square feet - attached</u>		Special Exception \$750	
DETAILED VARIANCE REQUEST <u>side yard and rear yard set backs</u>			
- 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 <u>Rebecca Gold</u>		OWNER'S SIGNATURE <u>V Edward Gold & Rebecca Gold</u>	
☐ VARIANCE	☐ SPECIAL EXCEPTION	☐ OTHER	P&Z CASE NUMBER <u>10-27-2006</u> DATE OF HEARING <u>2006-10-020</u>

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.

SPECIAL CONDITIONS AND/OR CIRCUMSTANCES

The property is subject to special physical conditions and circumstances that significantly limit the reasonable placement of an addition. The existing residence and existing improvements occupy a substantial portion of the practical buildable area of the property, and the configuration of the lot and existing structure restrict the locations where an addition can be constructed while maintaining a functional residential site.

The proposed addition is intentionally located at the rear of the existing residence and is designed as an integrated addition to the home rather than as a separate detached structure. This location provides the most practical opportunity to create the necessary additional living space while minimizing disruption to the existing residence and the surrounding property.

Literal enforcement of the applicable setback would substantially restrict the reasonable use of the property for the proposed addition because there is not an equally practical alternative location that would provide the required space while complying with the setback.

The proposed addition is needed to provide a safe and appropriate space for a member of the household with significant medical and health challenges. The family's circumstances explain the need for the additional space; however, the requested variance is based upon the physical limitations and configuration of the property and the resulting inability to reasonably locate the addition while meeting the required setback.

NOT SELF-CREATED

The special conditions described above are inherent characteristics of the property and existing residence and were not created by the applicant for the purpose of obtaining a variance.

The existing lot configuration, existing residence, and existing improvements were established independently of the proposed addition. The applicant did not create the setback limitation or alter the property in order to manufacture a hardship.

The proposed addition has been designed to work within the existing conditions of the property and to request only the relief necessary to accomplish a reasonable residential use.

The applicant recognizes that personal hardship alone cannot serve as the basis for a variance. The medical needs of the household member are presented as the reason the additional space is necessary, while the requested variance itself is based upon the physical characteristics and limitations of the property.

MINIMUM POSSIBLE VARIANCE

The requested variance is the minimum relief necessary to permit the proposed addition in the most practical location on the property.

Alternative locations were considered, including locating the addition farther from the affected

property line. Those alternatives would either substantially reduce the usable size and functionality of the addition or require relocation of the addition to a less practical portion of the property and would not reasonably accomplish the intended purpose.

The applicant has limited the proposed addition to approximately 470 square feet and has designed it as an extension of the existing residence rather than requesting approval for a larger independent structure. The requested setback relief is limited specifically to the area necessary to accommodate the proposed addition.

No additional setback relief, building area, or expansion beyond what is shown on the submitted plans is being requested.

PURPOSE AND INTENT

Approval of the variance would remain consistent with the general purpose and intent of the Land Development Code because the proposed improvement remains a residential addition that is compatible with the existing use and character of the property and surrounding neighborhood.

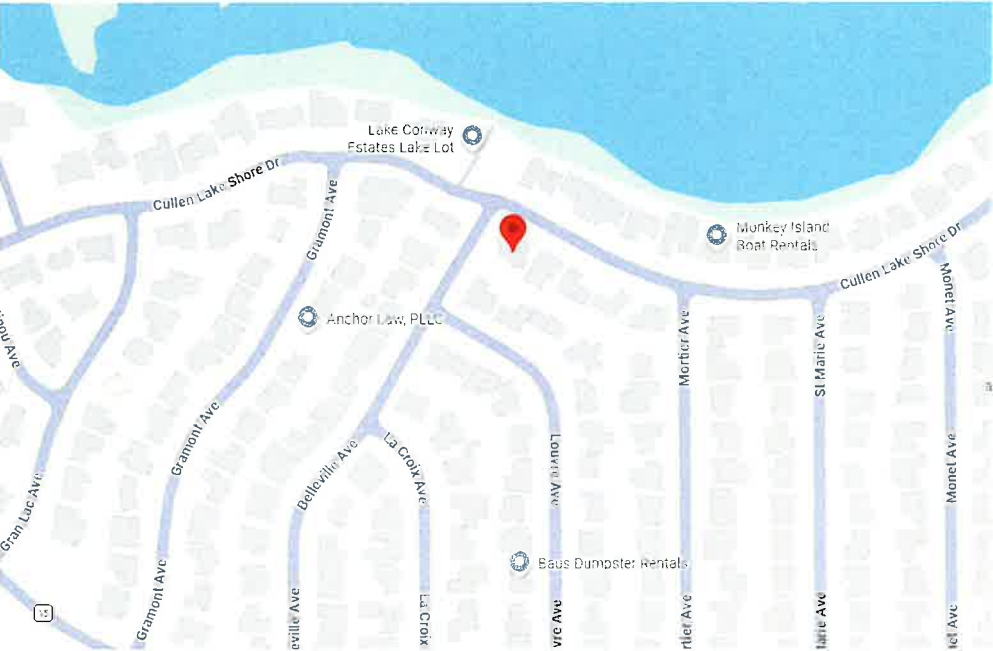
The addition will be connected to and integrated with the existing residence and will not introduce a new or incompatible land use. The design and location have been selected to minimize impacts on adjacent properties while providing the necessary additional residential space.

The proposed variance will not adversely affect the reasonable use of neighboring properties, pedestrian or vehicular access, neighborhood character, or public welfare. The addition will remain subordinate to the existing residence and will not create a use that is inconsistent with the surrounding residential area.

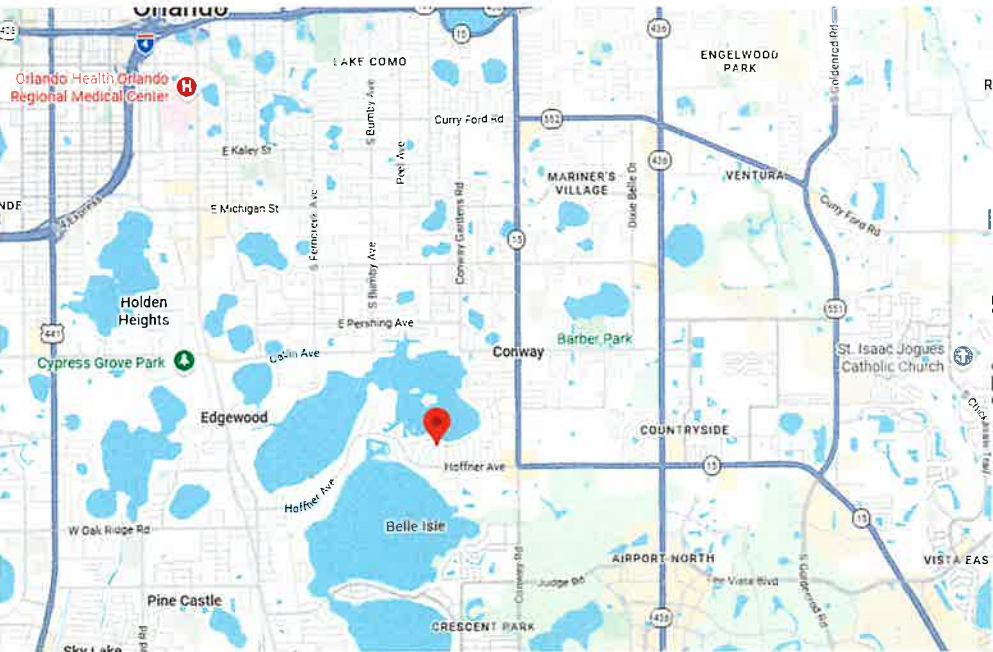
Granting the variance would therefore allow a reasonable use of the property while providing the minimum relief necessary from the dimensional requirement.

INDEX OF DRAWINGS

A0 INDEX OF DRAWINGS, SITE LOCATION MAP & SITE PLAN

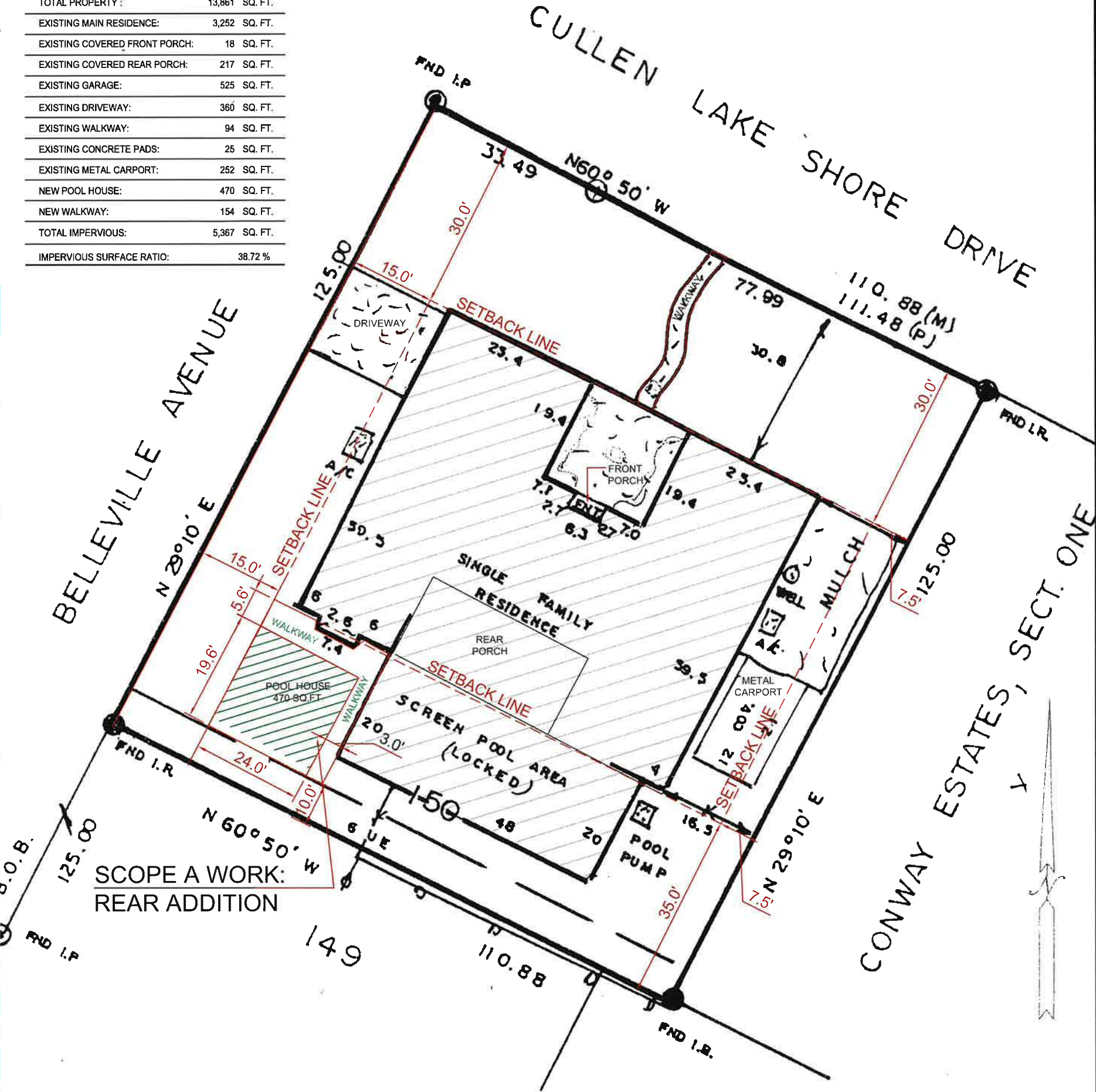


LOCATION OF PROPOSED CONSTRUCTION



SITE LOCATION MAP

AREA CALCULATIONS		
TOTAL PROPERTY :	13,861	SQ. FT.
EXISTING MAIN RESIDENCE:	3,252	SQ. FT.
EXISTING COVERED FRONT PORCH:	18	SQ. FT.
EXISTING COVERED REAR PORCH:	217	SQ. FT.
EXISTING GARAGE:	525	SQ. FT.
EXISTING DRIVEWAY:	360	SQ. FT.
EXISTING WALKWAY:	94	SQ. FT.
EXISTING CONCRETE PADS:	25	SQ. FT.
EXISTING METAL CARPORT:	252	SQ. FT.
NEW POOL HOUSE:	470	SQ. FT.
NEW WALKWAY:	154	SQ. FT.
TOTAL IMPERVIOUS:	5,367	SQ. FT.
IMPERVIOUS SURFACE RATIO:	38.72	%



SITE PLAN

1/20" = 1'-0"
THIS SITE PLAN DOES NOT CONSTITUTE A SURVEY

REVISIONS:

REAR ADDITION
3200 CULLEN LAKE SHORE DR,
BELLE ISLE, FL 32812

ITEG
THOMPSON ENGINEERING GROUP, INC.
Michael A. Thompson
PE # 47509
4401 Vineland Road, Suite A6
Orlando, FL 32811
407-734-1450
www.itegfl.com

DATE: 08/04/26
SCALE: AS NOTED
DRAWN BY: K.H.
SHEET
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