

February 13, 2026

Variance Application: 4914 Gran Lac Avenue

Planning and Zoning Case Number 2026-01-018: 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)(2) AND SECTION 50-102 (D)(1) TO ALLOW A SWIMMING POOL, DECK, AND SCREENED ENCLOSURE TO BE BUILT THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD AND FRONT YARD SETBACK AREAS, AND FROM SECTION 50-102 (B)(5)(A) FOR A FENCE TO BE LOCATED IN THE FRONT YARD HIGHER THAN FOUR FEET ABOVE NATURAL GRADE, SUBMITTED BY APPLICANTS LAWRENCE AND CHRISTINA CLIFFORD, THE PROPERTY OWNERS FOR THE PROPERTY LOCATED AT 4914 GRAN LAC AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-4386-03-810.

Project Description and Background:

This application is to allow a swimming pool with deck, future screened enclosure and a 6-foot fence to be built that will project into the required front yard building setback. The property is an irregular shape as it arcs around the front and is best described as a pie piece shape. Due to this configuration, the front property line arcs across what would normally be considered a side yard in a rectangular lot. The nearest point on the pool deck will sit six feet into the required 30-foot front setback. Fences are allowed in the front yard but the applicant would like the proposed to be six feet tall instead of the allowed 4 feet for privacy in the area that would customarily be a side yard.

Staff Recommendation: Approve the requested variance to allow a swimming pool with deck, future screened enclosure that will project six feet into the required 30-foot front setback and a 6-foot fence to be built in the front yard as shown on the accompanying plan. 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 by the fact that the lot is irregular shape. It is shaped like a pie piece and the configuration makes it so the front and side yards converge.

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

This criterion is met as the irregular shape of the lot limits customary placement of the pool and fence.

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

The requested variance is the minimum possible variance needed to accommodate the pool, deck, and future screened enclosure and fence. A six-foot tall fence is customary in a side yard and the variance for the pool, deck, and future screened enclosure seeks to keep it in line with the corners of the existing home.

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

The requested variance is in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood as it meets the supporting criteria above.

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 swimming pool with deck, future screened enclosure that will project six feet into the required 30-foot front setback and a 6-foot fence to be built in the front yard as shown on the accompanying plan.
2. Deny the requested variance to allow a swimming pool with deck, future screened enclosure that will project six feet into the required 30-foot front setback and a 6-foot fence to be built in the front yard as shown on the accompanying plan. [specify which standards are not met] or,
3. Continue the requested variance to allow a swimming pool with deck, future screened enclosure that will project six feet into the required 30-foot front setback and a 6-foot fence to be built in the front yard as shown on the accompanying plan. [specify information needed] from the applicant.