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Variance Application: 5215 St. Regis Place

Planning and Zoning Case Number 2026-02-004: 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 TO ALLOW AN ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD SETBACK AREAS, SUBMITTED BY APPLICANT MILROY CONSTRUCTION, LLC, FOR THE PROPERTY LOCATED AT 5215 ST. REGIS PLACE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 19-23-30-4382-02-300.

Project Description and Background:

This application is to allow an addition to be built on an existing home to provide the family additional living space that will encroach into the rear setback by 25 feet and interior side setback by 1.5 feet at the closest point. The property is a corner lot and the existing home sits over 30 feet back from each front on the lot. There is limited space to site the addition and the proposed location on the property is the only possible location.

Staff Recommendation: Approve the requested variance to allow an addition to be built on an existing home to provide the family additional living space that will encroach into the rear setback by 25 feet and interior side setback by 1.5 feet at the closest point, 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 a corner lot, with an irregular frontage. The current house sits close to the interior side and rear lot line, which is also the only area where an addition could be located.

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

This criterion is met by the fact that the lot is a corner lot, with an irregular frontage. The current house sits close to the interior side and rear lot line, which is also the only area where an addition could be located.

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

The requested variance is the minimum possible variance needed to accommodate the addition. The proposed addition will be in line with the existing house, and the size of the addition is less than 400 square feet.

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. Additionally, the applicant has provided signatures of support from all abutting neighbors and other surrounding neighbors.

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 an addition to be built on an existing home to provide the family additional living space that will encroach into the rear setback by 25 feet and interior side setback by 1.5 feet at the closest point, as shown on the accompanying plan, or,
2. Deny the requested variance to allow an addition to be built on an existing home to provide the family additional living space that will encroach into the rear setback by 25 feet and interior side setback by 1.5 feet at the closest point, as shown on the accompanying plan, [specify which standards are not met] or,
3. Continue the requested variance to allow an addition to be built on an existing home to provide the family additional living space that will encroach into the rear setback by 25 feet and interior side setback by 1.5 feet at the closest point, as shown on the accompanying plan, pending review of [specify information needed] from the applicant.