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Variance Application: 6517 Cay Circle

Planning and Zoning Case Number 2026-06-047: 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 A REAR ROOFED ADDITION TO BE BUILT THAT WOULD PROJECT INTO THE REQUIRED REAR YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT TODD ZIMMERMAN AND RONNIE ZIMMERMAN, THE PROPERTY OWNERS FOR THE PROPERTY LOCATED AT 6517 CAY CIRCLE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-0600-01-170.

Project Description and Background:

This application is to allow a rear roofed addition to be built that will project into the required 50-foot rear yard building setback approximately eight feet. The property is an irregular shape as it curves inward on the lakeward end on this side of the property due to erosion. The applicant has provided supporting documentation with their application.

Staff Recommendation: Approve the requested variance to allow a rear roofed addition to be built that will project into the required rear yard building setback approximately eight feet. 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 as it curves in from the lake is not rectangular, creating a varied setback line from the principal structure to the lake. The applicant is not seeking to extend the rear of the house closer to the lake but just build the roofed structure in keeping with the existing roof line across the rear of the house.

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

This criterion is met as the irregular shape of the lot.

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

The requested variance is the minimum possible variance needed to accommodate the rear roofed addition. It meets the required setback for the majority of the porch. It is

just in this portion of the rear yard where the structure encroaches into the rear setback by eight 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.

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 rear roofed addition to be built that will project into the required rear yard building setback approximately eight feet.
2. Deny the requested variance to allow a rear roofed addition to be built that will project into the required rear yard building setback approximately eight feet, [specify which standards are not met] or,
3. Continue the requested variance to allow a rear roofed addition to be built that will project into the required rear yard building setback approximately eight feet pending [specify information needed] from the applicant.