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April 13, 2026

To: City Commission

From: Kyle Long, Community Development Director

RE: 0 Heard Bridge Road

Parcel # 04-34-25-0000-07360-0000

Variance request to reduce the minimum lot width on this R-2 property from 80' to 60'.

This report is being made to provide further guidance to the City Commission regarding the above referenced request made by Higher Development LLC.

The applicant proposes to construct a duplex on a vacant parcel located at 0 Heard Bridge Road. The property is split-zoned, consisting of R-2 (Single-Family Residential/Duplex) and C-2 (Highway Commercial) designations.

Pursuant to the Unified Land Development Code (ULDC), a duplex within the R-2 zoning district requires a minimum lot width of 80 feet. However, the C-2 portion of the property does not impose a minimum lot width requirement for duplex development. Due to the split zoning, the applicant is requesting a variance of 20 feet from the 80-foot minimum lot width requirement applicable to the R-2 portion of the parcel.

A variance may be granted if the Board determines that the request is not contrary to the to the public interest and the intent of this Code, and that strict enforcement of the regulation in question would create an undue and unnecessary hardship for the applicant. Considerations of health, convenience, or economics shall not be considered as justification for a variance. The City Commission shall approve the variance based on the following criteria:

- (A) Special conditions and circumstances exist that are peculiar to the land or structure involved and that are not applicable to other lands or structures in the same land use classification.
- (B) The special conditions and circumstances do not result from the actions of the Applicant.
- (C) The requested variance, if approved, will not confer on the applicant any special privilege that is denied by the provisions of this Code to other lands or structures in the same land use classification.
- (D) Literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the identical land use

classification and will constitute an unnecessary and undue hardship on the applicant.

- (E) That the variance granted is the minimum variance that will make possible a reasonable use of the land or structure.
- (F) That the granting of the variance will be in harmony with the general intent of this Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The City Commission will need to review the criteria listed above and determine whether or not this request meets those considerations. Once granted, the variance shall run with the land. Due to the peculiar split zoning and the fact that the duplex would be permitted outright in C-2 without the need for a variance, Staff recommends approval.



