



Zoning Board of Adjustments and Appeals Meeting Agenda

**June 6, 2023 9:00 a.m.
in the City Hall Commission Chamber**

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: Jennifer.Sykes@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local – (863) 834-8333 or 1-800-9558771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

The Zoning Board of Adjustments and Appeals will convene for its regular meeting for the purpose of hearing and acting upon the following:

ITEM 1: Call to Order

ITEM 2: Roll Call

ITEM 3: Approval of minutes from the May meeting

ITEM 4: City Attorney explains purpose and authority of the Board

ITEM 5: New Business: Appointment of Board Officers
Current officers: Vacant, Chair
Gregory Kent, Vice-Chair

ITEM 6: **Lakeland Moonwalk of Polk County requests** a 30' variance to allow a rear yard setback of 35', in lieu of the required 65' minimum setback for principal structures specified by Table 3.4-1 in the Land Development Code, to allow for the construction of an office/warehouse building on property located at 2705 New Tampa Highway. (VAR23-007)

ITEM 7: **Cole Springer, Springer Construction, Inc. requests** a 2' variance to allow a maximum fence height of 8', in lieu of the maximum height of 6' for residential fences and walls in rear yards specified by Figure 4.4-1 of the Land Development Code, in order to construct an eight-foot-high wood privacy fence, running parallel to the rear lot line for a distance of approximately 84 feet, on property located at 400 Palmola Street. Owner: Springer Construction. (VAR23-015)

ITEM 8: **Gadd & Associates, LLC., requests:**

1. A 55' variance to allow a minimum setback of 95' from the right-of-way from Lone Palm Drive, in lieu of the 150' minimum setback specified by the PUD (Planned Unit Development) zoning for Lone Palm Golf Club; and
 2. A 125' variance to allow a minimum setback of 75' from the adjacent residential property to the south, in lieu of the 200' minimum setback specified by PUD (Planned Unit Development) zoning for Lone Palm Golf Club, to allow for the construction of a new golf clubhouse for Florida Southern College on property located at 660 Lone Palm Drive. Owner: Lone Palm Golf Club LLC. (VAR23-016)
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ITEM 9: **Homeowner Brent Elliott requests** a 2' variance to allow a maximum fence height of 8', in lieu of the maximum height of six feet for residential fences and walls in rear yards specified by Figure 4.4.1 of the Land Development Code, to allow for the construction of an eight-foot-tall fence, running from the southeast corner of the property along the interior side (south) lot line for a distance of approximately 70 feet, on property located at 2214 Coventry Avenue. (VAR23-018)

ITEM 10: Homeowner Tej Karki requests a 12' variance to allow an 8' rear yard setback, in lieu of the 20' minimum rear yard setback specified by the PUD (Planned Unit Development) zoning for Morgan Creek Preserve, to allow for a new screen room with a hard roof on property located at 4693 Lathloa Loop. (VAR23-019)

ITEM 11: Unfinished Business

ITEM 12: New Business

ITEM 13: Adjournment

The Zoning Board of Adjustments and Appeals met in Regular Session on Tuesday, May 2, 2023 in the City Commission Chamber at Lakeland City Hall 228 South Massachusetts Avenue.

Present were Board Members Eden Konishi (Chair), Gregory Kent (Vice Chair), Thomas Brawner, Jiwa Farrell, Tunesia Mayweather, Daniel Sharrett and Kristen Tessmer. Also present were Ramona Sirianni, Assistant City Attorney; and staff from the Community & Economic Development Department Matthew Lyons, Chief Planner; Phillip Searce, Principal Planner; Damaris Stull, Senior Planner; Todd Vargo, Senior Planner and Christelle Burrola, Board Secretary.

The minutes from the previous meeting were approved as submitted, and Ramona explained the purpose and authority of the Board and the necessity of providing a hardship or uniqueness for the Board to consider and/or grant a variance. Anyone planning to present testimony was sworn in and everyone gave affirmative responses.

Item 5: Dan Fowler requests an 8' 6" variance to allow a rear setback of 6' 6", in lieu of the required 15' minimum setback for principal structures specified by Table 3.4-1 in the Land Development Code, to allow for the construction of a two-story addition with a carport, utility room and a second-floor master suite in the rear yard of property located at 301 Allamanda Drive. Owners: Clayton Gaa and Margaret Gaa. (VAR23-009)

Clayton Gaa, 301 Allamanda Drive, stated the request is to obtain variance relief to allow for the construction of a two-story addition with a carport, utility room and a second-floor master suite. The second-floor master suite is intended to provide additional living area for the home.

Damaris Stull stated the single-family home on the subject property was built in 1929 and the detached carport and utility room was built in 1977. While a new detached carport and utility room could be reconstructed to the east side of the existing home, it would require the installation of a new driveway on Glendale Street and would not be as accessible as the existing carport and utility room. To account for a five-foot-wide utility easement which runs parallel to the rear property line, the applicant redesigned the structure and reduced the footprint by 18" to ensure there are no encroachments into this easement.

Ms. Stull stated staff recommends approval.

In response to Matthew Lyons, Ms. Stull stated staff did not receive any public comment regarding the request.

Daniel Sharrett made a motion to approve staff's recommendation. Jiwa Farrell seconded the motion and it passed 7—0.

Item 6: Homeowner Shannon Kelso requests an 2' variance to allow a maximum fence height of 8', in lieu of the maximum height of six feet for residential fences and walls specified by Figure 4.4-1 of the Land Development Code, in order to construct an eight-foot-high fence in the rear yard area along the north and south interior side property lines, for a distance of approximately 68.25-feet, and along the rear property line on property located at 2428 Hollingsworth Avenue. (VAR23-012)

Shannon Kelso, 2428 Hollingsworth Avenue, stated the request is to obtain variance relief to allow for the placement of an 8' high privacy fence in the rear yard area around an existing swimming pool.

Todd Vargo stated the fence will run for 95 feet along the full length of the rear property and along the easternmost 68.25 feet of the north and interior side property lines. The applicant's justification for the request is related to a need for privacy when using the swimming pool from adjacent properties to the north, south and east. Mr. Vargo stated that there is approximately a one-foot change in grade between the north and south sides of the property. Mr. Vargo also stated that the rear yard where the pool is located is somewhat unique as it was originally platted as part of the adjacent subdivision to the east and was intended to be part of the rear yard of the residential property located 2419 Nevada Road.

Mr. Vargo stated staff recommends approval.

Mr. Vargo stated staff received one email from a neighbor in support of the request.

Kristen Tessmer made a motion to approve staff's recommendation. Thomas Brawner seconded the motion and it passed 7—0.

Item 7: Michael Childres requests a 15' variance to allow a minimum lot frontage of 60 feet, in lieu of the 75-foot minimum specified by Sub-Section 4.11.4.6 b.3. of the Land Development Code, in order to construct a new circular driveway addition on property located at 2313 Coventry Avenue. Owner: Melissa McIntosh. (VAR23-013)

Mike Childres, 1524 Banks Place, stated the request to obtain variance relief is to allow for the construction of a circular driveway addition to an existing driveway.

Phillip Searce stated in accordance with Sub-Section 4.11.4.6.b.3 of the Land Development, a minimum lot frontage of 75 feet is required in order to construct a circular driveway. The applicant seeks a variance to allow a circular driveway on the subject property which only has 60 feet of frontage. The homeowner's justification for the request relates primarily to safety, stating that it is unsafe to back out onto Coventry Avenue due to the speed and volume of traffic along the roadway. Mr. Searce stated there are several examples of circular driveways on Coventry Avenue on properties with less than 75 feet of frontage.

Mr. Searce stated during a site visit, one of the adjoining neighbors stated that they were in support of the request.

Mr. Searce stated staff did not receive any other public comment regarding the request.

Mr. Searce stated staff recommends approval.

Discussion ensued.

Gregory Kent made a motion to approve staff's recommendation. Jiwa Farrell seconded the motion and it passed 7—0.

Adjourned

The meeting was adjourned at 9:39 a.m.

Gregory Kent, Vice-Chairperson

Christelle Burrola, Secretary



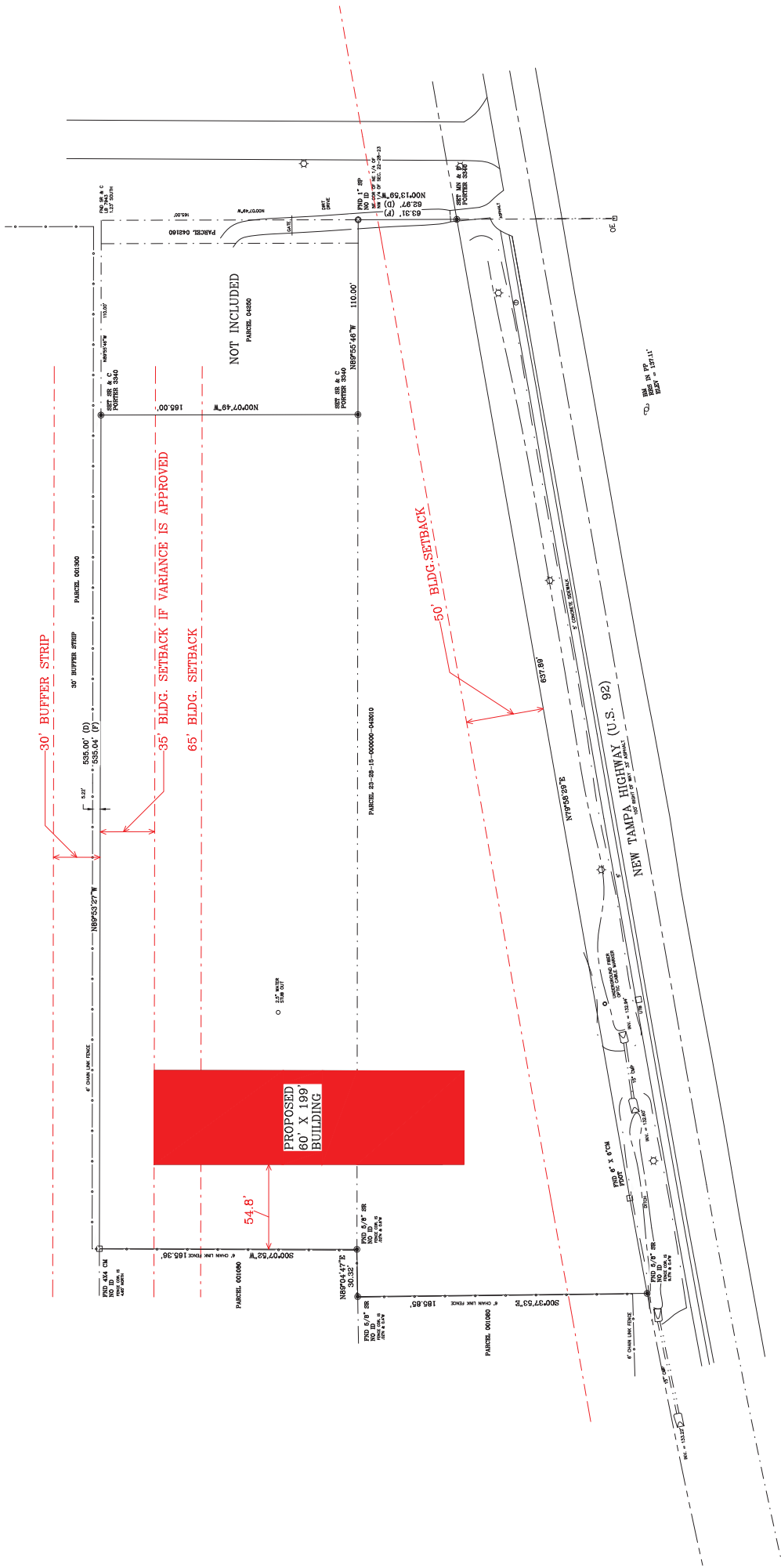
Variance Application

General Information:

Project No:	VAR23-007	Application Date:	2/21/2023		
Project Name:	LAKELAND MOONWALK				
Subject Property Address:	2705 NEW TAMPA HY				
Parcel ID:	232815000000042010				
Applicant Name:	LAKELAND MOONWALK				
Applicant Address:	1248 GEORGE JENKINS BLVD. STE B	LAKELAND	FL	338151359	
Owner Name:	LAKELAND MOONWALK OF POLK COUN				
Owner Address:	1248 GEORGE JENKINS BLVD STE B	LAKELAND	FL	338151359	

Request:

Application Type:	VARIANCE			
Current				
Zoning:	(I-1) Light Industrial- Limited Commercial	Context:	Suburban Special Purpose (SSP)	
Lot Dimensions:	289'x586'	Square Footage:	172366	
Present Use:	vacant			
Explanation of Request:	Applicant request 35' rear setback in lieu of 65' (there is an existing 30' buffer between subject property and property to the north).			
Justification:	Applicant request is due to the FDOT New Tampa Hwy widening project which will make the proposed building closer to the road than desired.			





**SUBJECT
PROPERTY**



VAR23-007 1705 New Tampa Hwy
Parcel ID 232815000000042010





228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

RE: Variance Request - Project No. VAR23-007

Dear Property Owner:

This notice is to advise you that Lakeland Moonwalk of Polk County requests a 30' variance to allow a rear yard setback of 35', in lieu of the required 65' minimum setback for principal structures specified by Table 3.4-1 in the Land Development Code, to allow for the construction of an office/warehouse building on property located at 2705 New Tampa Highway. The subject property is legally described as:

S 165 FT OF E 660 FT OF SW1/4 LESS E 125 FT. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Zoning Board of Adjustments and Appeals at **9:00 a.m. on 6/6/2023** in the **City Commission Room, City Hall, 228 S. Massachusetts Avenue**. As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to planning@lakelandgov.net, prior to the meeting date.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	6/6/2023	Reviewer:	Todd Vargo
Project No:	VAR23-007	Subject Property:	2705 New Tampa Highway
Owner:	Lakeland Moonwalk of Polk County, Inc.		
Applicant:	Lakeland Moonwalk of Polk County, Inc.		
Current Zoning:	I-1 (Light Industrial – Limited Commercial)	Context District	Suburban Special Purpose (SSP)
Request:	A 30' variance to allow a rear yard setback of 35', in lieu of the required 65' minimum setback for principal structures specified by Table 3.4-1 in the Land Development Code, to allow for the construction of an office/warehouse building on property located at 2705 New Tampa Highway.		

1.0 Background

The subject property consists of a vacant, heavily wooded, 3.97-acre tract of land located at the northwest corner of New Tampa Highway and Murray Drive. The subject property is zoned for I-1 (Light Industrial-Limited Commercial) uses and located within the Suburban Special Purpose (SSP) context sub-district. Along the north property line, the subject property abuts a 30' wide buffer strip and drainage easement that is part of the recorded plat for the Lone Palm Golf Course Unit no. 2 subdivision.

2.0 Discussion

The purpose of this request is to obtain variance relief to allow for the development of a 60' x 199' (11,940 sq. ft. office/warehouse building in accordance with Table 3.4-8 of the Land Development Code, the minimum rear setback for the I-1 zoning district is 65' from a residential district. The applicant is asking for a 30' reduction from the required 65' rear setback to account for future plans by the Florida Department of Transportation (FDOT) to widen New Tampa Highway. According to the applicant, without a variance, the proposed office/warehouse building would sit uncomfortably close to New Tampa Highway once the widening work is completed. While currently unfunded, a PD&E study conducted by FDOT District One, from County Line Road to Wabash Avenue, suggests that approximately 20 feet of right-of-way will need to be acquired from the subject property when the project moves forward.

The applicant's justification for the variance is related to the buffer located along the south property boundary of the Lone Palm subdivision. The buffer, which consists of a 30-foot-wide drainage easement, functions as a natural vegetative buffer between the single-family residential uses to the north and the commercial properties along New Tampa Highway. Because no structures can be built within the buffer/drainage easement, granting a variance for a 35' building setback would still provide a minimum distance of 65 feet between the new building and the rear lot line of single-family homes located along the south side of the Lone Palm subdivision.

3.0 Recommendation

The specific hardship suffered by the applicant is related to the FDOT's plans to widen New Tampa Highway. The requested relief is reasonable and proportionate to the degree of hardship. Approval of a 30-foot variance to allow a 35-foot rear yard setback would not be contrary to the public interest as the existing 30-foot-wide buffer combined with the 35-foot setback would meet the spirit and intent of the Land Development Code. Staff, therefore, recommends that the request be considered for approval provided that there are no substantive objections from adjacent property owners.



Variance Application

General Information:

Project No:	VAR23-015	Application Date:	4/19/2023		
Project Name:	400 PALMOLA_FENCE HEIGHT				
Subject Property Address:	400 PALMOLA ST				
Parcel ID:	242819214000001160				
Applicant Name:	SPRINGER CONSTRUCTION				
Applicant Address:	PO BOX 1801	EATON PARK	FL	33840	
Owner Name:	SPRINGER CONSTRUCTION				
Owner Address:	PO BOX 1801	EATON PARK	FL	33840	

Request:

Application Type:	VARIANCE			
Current				
Zoning:	(RA-3) Single Family	Context:	Urban Neighborhood (UNH)	
Lot Dimensions:	84x142	Square Footage:	11928	
Present Use:	Residential			
Explanation of Request:	I am seeking a variance on my fence height from 6' to 8'.			
Justification:	We are requesting the variance for a few reasons. We have an active alleyway behind our residence, of which there is a substantial amount of vehicle/pedestrian traffic on. For the privacy of my wife and 2 young daughters, people could look over the fence and into our backyard/house. We also have a drug dealer that lives a few houses down (closer to Lake) on Belmar. The police have been called multiple times for domestic/animal abuse. It is a safety concern of ours. There are other houses on Belmar that have old cars/junk in their backyards which create a major eye sore. I spent a lot of money purchasing this house and want to be sure my family is safe.			



proposed fence offset
3' from roadway

Orange line is
property line

001150

141.55'

001160

16

141.95'

17

A

142.35'

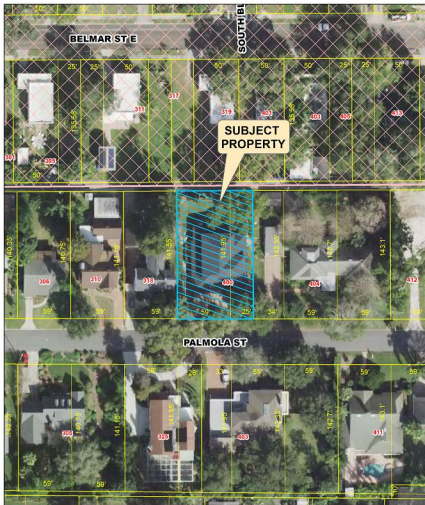
Lakeland

59'

59'

25'

34'



**SUBJECT
PROPERTY**



VAR23-015 400 Palmola St
Parcel ID 242819214000001160





228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

RE: Variance Request - Project No. VAR23-015

Dear Property Owner:

This notice is to advise you that Cole Springer, Springer Construction, Inc. requests a 2' variance to allow a maximum fence height of 8', in lieu of the maximum height of 6' for residential fences and walls in rear yards specified by Figure 4.4-1 of the Land Development Code, in order to construct an eight-foot-high wood privacy fence, running parallel to the rear lot line for a distance of approximately 84 feet, on property located at 400 Palmola Street. The subject property is legally described as:

PALMOLO PARK PB 5 PG 30 BLK A LOT 16 & LOT 17 W 25 FT. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Zoning Board of Adjustments and Appeals at **9:00 a.m. on 6/6/2023** in the **City Commission Room, City Hall, 228 S. Massachusetts Avenue**. As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to planning@lakelandgov.net, prior to the meeting date.

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Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	6/6/2023	Reviewer:	Todd Vargo
Project No:	VAR23-015	Subject Property:	400 Palmola Street
Owner:	Cole and Sydney Springer		
Applicant:	Cole Springer, Springer Construction		
Current Zoning:	RA-1 (Single-Family)	Context District	Urban Neighborhood (UNH)
Request:	A 2' variance to allow a maximum fence height of 8', in lieu of the maximum height of 6' for residential fences and walls in rear yards specified by Figure 4.4-1 of the Land Development Code, in order to construct an eight-foot-high wood privacy fence, running parallel to the rear lot line for a distance of approximately 84 feet, on property located at 400 Palmola Street.		

1.0 Background

The subject property, located in the Lake Hollingsworth neighborhood, consist of an 84' x 141' interior parcel (lot 16 and the west 25 feet of lot 17 within the Palmola Park subdivision). The subject property is currently improved with an existing single-family detached home which was originally built in 1986 according to the Polk County Property Appraiser.

2.0 Discussion

The purpose of this request is to obtain variance relief which to allow for the continued existence of an eight-foot-high privacy fence three feet from the rear property line. The fence was constructed without a building permit and Code Enforcement has opened a case against the property owner (PER23-01778 opened on April 19, 2023). The rear property line abuts an improved alleyway so the fence is set back at least three feet from the alleyway to ensure waste and recycling collection trucks can navigate the alley. The fence runs for approximately 84 feet along the full length of the rear property line. The applicant's primary justification for this request is related to a need for privacy and protection from nuisances generated by adjacent properties along E. Belmar Street.

During the site visit, staff did not notice a significant change in elevation in the rear yard area between the existing single-family home and the alleyway and the presence of the eight-foot-high fence made it difficult to determine if a six-foot high fence would provide adequate privacy. The adjacent properties to the north, across the alley, are located along E. Belmar Street and part of the South Lake Morton Historic District. The housing stock for properties along E. Belmar Street is generally much smaller and older than that found along Palmola Street. While most of the properties along E. Belmar Street are well maintained, some of the homes suffer from deferred maintenance with clutter in the backyard areas.

3.0 Recommendation

Based on the site visit, the eight-foot-high fence appears to be well constructed and aesthetically pleasing. While there was no evidence of a significant grade change, the alleyway is used frequently by both vehicles and pedestrians and an eight-foot-high fence clearly provides a greater degree of privacy and security than a six-foot-high fence from any nuisances generated by adjacent uses to the north. The particular hardship suffered is not the result of any action taken by the applicant. The requested relief appears to be reasonable and proportionate to the degree of hardship suffered. Provided there are no substantive objections from adjoining property owners, staff recommends that the variance be considered for approval.



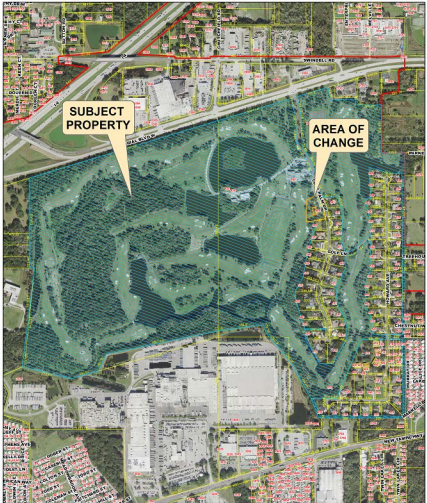
Variance Application

General Information:

Project No:	VAR23-016	Application Date:	4/21/2023		
Project Name:	FLORIDA SOUTHERN COLLEGE GOLF CLUBHOUSE				
Subject Property Address:	800 LONE PALM DR				
Parcel ID:	232815085500001300				
Applicant Name:	GADD & ASSOCIATES, LLC.				
Applicant Address:	4685 E. COUNTY ROAD 540A	LAKELAND	FL	33813	
Owner Name:	LONE PALM GOLF CLUB LLC				
Owner Address:	800 LONE PALM DR	LAKELAND	FL	338153480	

Request:

Application Type:	VARIANCE			
Current				
Zoning:	PUD 4354 (Planned unit Development, O-1 (Low Impact Office	Context:	Suburban Corridor (SCO), Suburban Special Purpose (SSP), Suburban Neighborhood (SNH)	
Lot Dimensions:	85x11	Square Footage:	45100	
Present Use:	Parking Lot and Golf Course			
Explanation of Request:	Applicant requests a building setback variance to PUD (1994). Required setbacks are 150 ft. from Lone Palm Dr. right of way and 200 ft. from residential property to the south. Request is to allow for a 95 ft setback from Lone Palm right of way and 75 ft. from residential property to the south.			
Justification:	The original setbacks appear to have been applied to make existing parking and buildings compatible with the required setbacks for when the PUD was put in place. At the time, there was no consideration for additional buildings in this area. The proposed Florida Southern College dedicated clubhouse is consistent with the existing golf use and removes parking from area adjacent to residential property.			



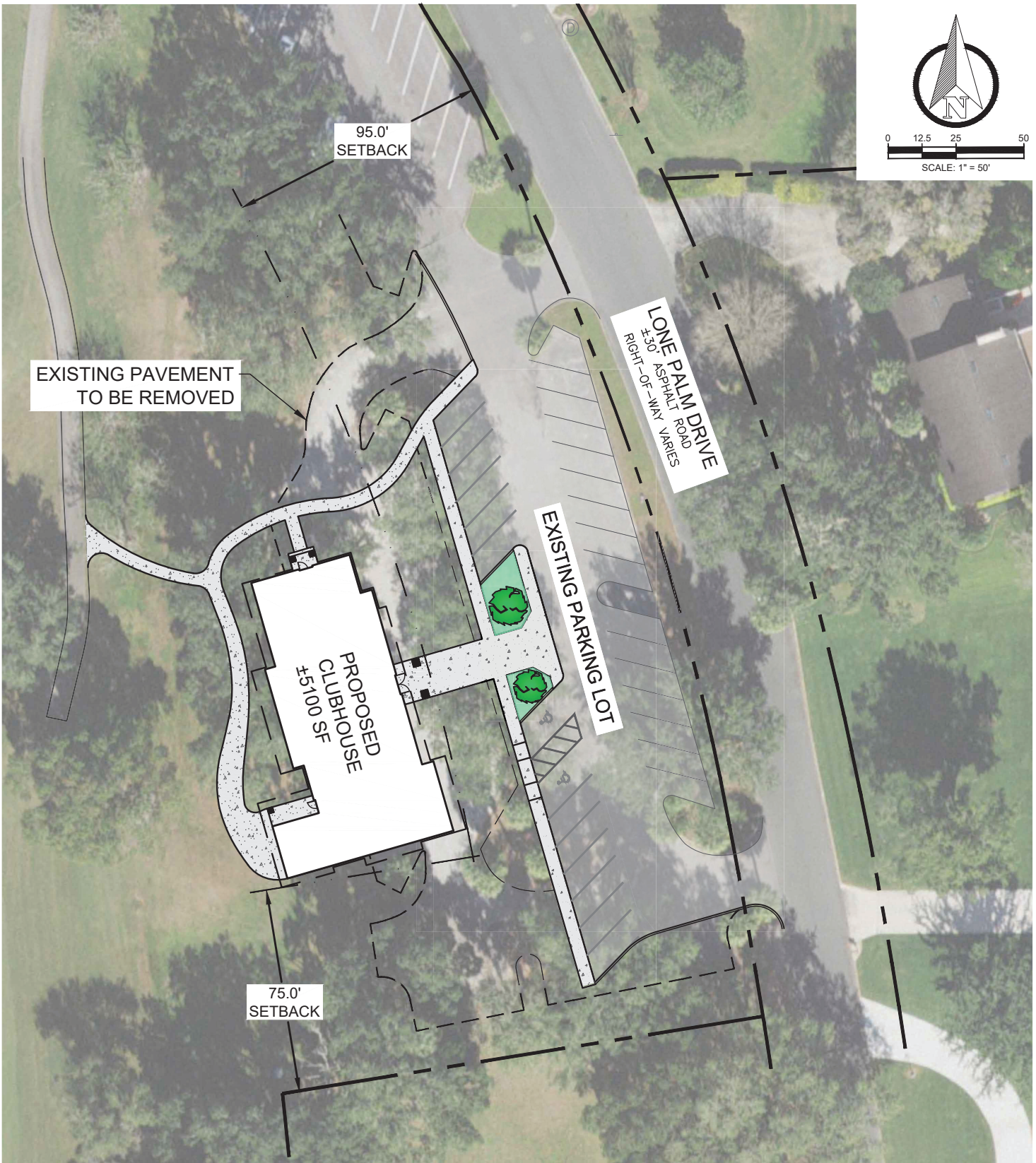
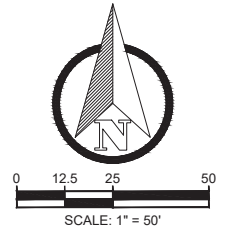
SUBJECT PROPERTY

AREA OF CHANGE

 VAR23-016 FSC Golf Clubhouse Parcel ID 232815085500001300

 Area of Change





PARCEL ID# 23-28-15-085500-001300



**GADD
& ASSOCIATES**
CIVIL ENGINEERING & CONSULTING
4685 E. COUNTY RD 540A
LAKELAND, FL 33813
PHONE: (863) 940-9979
Certificate of Authorization #30194
www.GaddCivil.com

Florida Southern College
Golf Clubhouse

800 Lone Palm Dr.
Lakeland, FL 33815

Conceptual Site Plan

CSP1.1



228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

RE: Variance Request - Project No. VAR23-016

Dear Property Owner:

This notice is to advise you that Gadd & Associates, LLC. requests:

1. A 55' variance to allow a minimum setback of 95' from the right-of-way from Lone Palm Drive, in lieu of the 150' minimum setback specified by the PUD (Planned Unit Development) zoning for Lone Palm Golf Club; and
2. A 125' variance to allow a minimum setback of 75' from the adjacent residential property to the south, in lieu of the 200' minimum setback specified by PUD (Planned Unit Development) zoning for Lone Palm Golf Club, to allow for the construction of a new golf clubhouse for Florida Southern College on property located at 660 Lone Palm Drive. The subject property is legally described as:

An area of land known as Lone Palm Golf Club, within the east half of Section 16, Township 28 South, Range 23 East, and the west half of Section 15, Township 28 South, Range 23 East, Polk County, Florida Polk County, Florida. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Zoning Board of Adjustments and Appeals at **9:00 a.m. on 6/6/2023** in the **City Commission Room, City Hall, 228 S. Massachusetts Avenue**. As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to planning@lakelandgov.net, prior to the meeting date.

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Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	6/6/2023	Reviewer:	Damaris Stull	
Project No:	VAR23-016	Subject Property:	660 Lone Palm Drive	
Owner:	Lone Palm Golf Club LLC			
Applicant:	Gadd & Associates, LLC.			
Current Zoning:	PUD (Planned Unit Development) 3530 C	Context District	Suburban Neighborhood (SNH)	
Request:	1. A 55' variance to allow a minimum setback of 95' from the right-of-way from Lone Palm Drive, in lieu of the 150' minimum setback specified by the PUD (Planned Unit Development) zoning for Lone Palm Golf Club; and 2. A 125' variance to allow a minimum setback of 75' from the adjacent residential property to the south, in lieu of the 200' minimum setback specified by PUD (Planned Unit Development) zoning for Lone Palm Golf Club, to allow for the construction of a new golf clubhouse for Florida Southern College on property located at 660 Lone Palm Drive.			

1.0 Background

The subject property, located on the west side of Lone Palm Drive, approximately 350 feet south of the existing clubhouse for Lone Palm Golf Course, is currently improved as an off-street parking area. The subject property is presently zoned PUD (Planned Unit Development) and located within the Suburban Neighborhood (SNH) context sub-district.

2.0 Discussion

The purpose of this request is to obtain variance relief to allow for the development of a new 5,100 sq. ft. clubhouse for Florida Southern College's golf program. Lone Palm Golf Club was established in 1964 by George Jenkins. In 1994, a conforming zoning ordinance was approved for the existing clubhouse and the accessory structures associated with the golf course. The minimum setback for buildings and accessory structures adjacent to Lone Palm Dr right-of-way is 150 feet and adjacent to residentially developed property along the south boundary is 200 feet.

The applicant is requesting a 55' variance to allow a front yard setback of 95 feet from the right-of-way from Lone Palm Drive and a 125' variance to allow a 75' setback from the closest single-family development parcel to the south which is located at 630 Lone Palm Drive.

The existing off-street parking area is a logical choice for the clubhouse due to its proximity to Lone Palm Drive and compatibility with the existing golf course. The proposed clubhouse would be located on the western half of the parking area with the bulk of the parking preserved for vehicle use. The applicant's justification for the request pertains to the lack of foresight in the era in which the golf course was developed and limited alternatives for siting the clubhouse elsewhere on the site. Impacts on adjacent properties would appear to be minimal as the closest residential parcel is presently vacant. To minimize impacts on the adjacent parcel to the south, a Type A buffer consisting of a six-foot high fence or wall with landscaping will be required at the of site plan review.

3.0 Recommendation

Approval of a variance would not be contrary to the public interest, as impacts on adjacent properties would be minimal. The amount of relief requested is reasonable and proportionate to the degree of hardship and the minimal amount necessary to accommodate the clubhouse without encroaching onto the existing golf course. Due to a lack of viable alternatives and the minimal impact on adjacent properties, staff recommends that the request be considered for approval.



Variance Application

General Information:

Project No:	VAR23-018	Application Date:	4/28/2023		
Project Name:	2214 COVENTRY AV_FENCE HEIGHT				
Subject Property Address:	2214 COVENTRY AV				
Parcel ID:	242830254800002020				
Applicant Name:	BRENT ELLIOTT				
Applicant Address:	2214 COVENTRY AVE	LAKELAND	FL	33803	
Owner Name:	BRENT ELLIOTT				
Owner Address:	2214 COVENTRY AVE	LAKELAND	FL	33803	

Request:

Application Type:	VARIANCE			
Current				
Zoning:	RA-1 (Single Family)	Context:	Urban Neighborhood (UNH)	
Lot Dimensions:	65' x 120'	Square Footage:	7800	
Present Use:	boundary fence			
Explanation of Request:	I would like to request an 8 ft tall PVC fence to replace the old rotten fence that has been overtaken by vines.			
Justification:	The elevation of my property drops significantly from the front to the back of my property, to the point that the garage which is connected to the back of my house is a full story below the main level of my house. As a result, I would like to replace the fence along the border of my property with a 6ft fence along the property line toward the front but then as the back part of the property slopes down, I want to transition the fence to an 8ft fence to accommodate for the slope.			

COVENTRY AVENUE

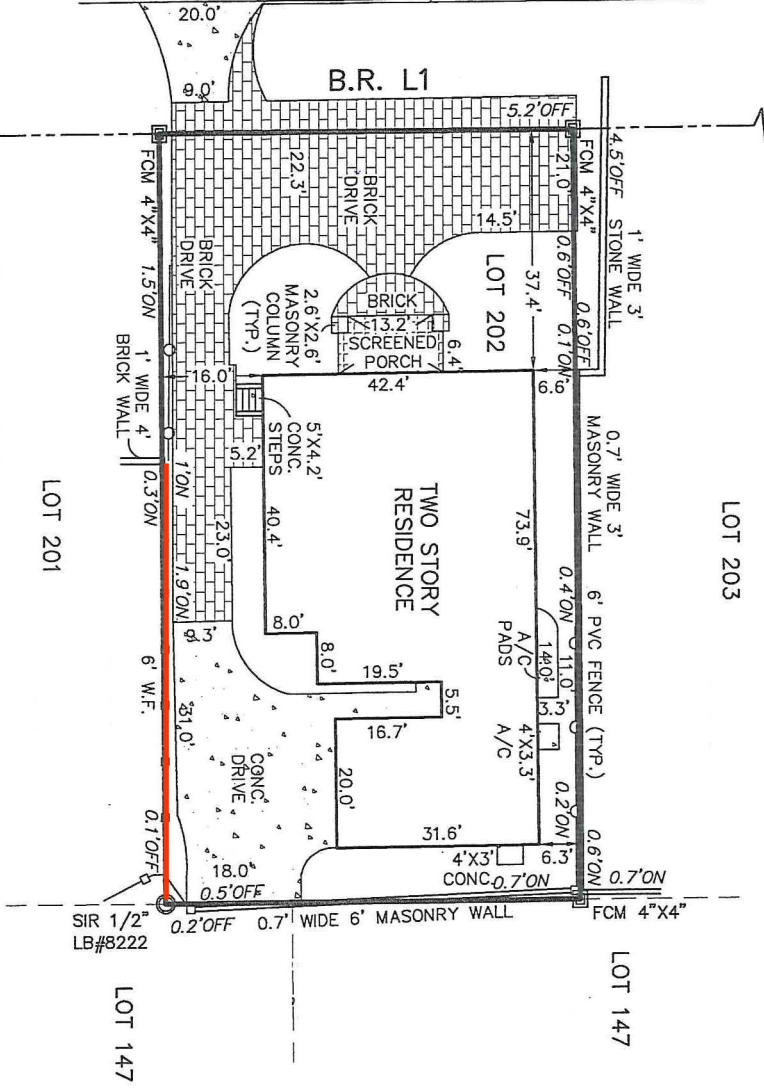
60' R/W (IMPROVED)

20' BRICK PAVEMENT

0.5' CONC. CURB

Site Plan 2214 Coventry Ave

 = Proposed eight-foot-high fence



SIR 1/2' LB#8222

LOT 147

LOT 147

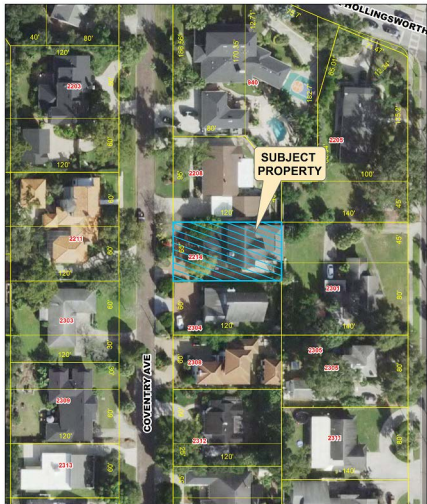
LOT 203

LOT 201

B.R. L1

LOT 202

TWO STORY RESIDENCE



VAR23-018 2214 Coventry Ave
Parcel ID 242830254800002020





228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

RE: Variance Request - Project No. VAR23-018

Dear Property Owner:

This notice is to advise you that Brent Elliott requests a 2' variance to allow a maximum fence height of 8', in lieu of the maximum height of six feet for residential fences and walls in rear yards specified by Figure 4.4.1 of the Land Development Code, to allow for the construction of an eight-foot-tall fence, running from the southeast corner of the property along the interior side (south) lot line for a distance of approximately 70 feet, on property located at 2214 Coventry Avenue. The subject property is legally described as:

CLEVELAND HEIGHTS UNIT NO 1 PB 8 PGS 26 TO 28 LOT 202. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Zoning Board of Adjustments and Appeals at **9:00 a.m. on 6/6/2023** in the **City Commission Room, City Hall, 228 S. Massachusetts Avenue**. As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to planning@lakelandgov.net, prior to the meeting date.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: Jennifer.Sykes@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local - (863) 834-8333 or 1-800-955-8771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	6/6/2023	Reviewer:	Phillip Searce
Project No:	VAR23-018	Subject Property:	2214 Coventry Avenue
Owner:	Brent Elliot		
Applicant:	Brent Elliot		
Current Zoning:	RA-1 (Single-Family)	Context District	Urban Neighborhood (UNH)
Request:	A 2' variance to allow a maximum fence height of 8', in lieu of the maximum height of six feet for residential fences and walls in rear yards specified by Figure 4.4.1 of the Land Development Code, to allow for the construction of an eight-foot-tall fence, running from the southeast corner of the property along the interior side (south) lot line for a distance of approximately 70 feet, on property located at 2214 Coventry Avenue.		

1.0 Background

The subject property, located in the Lake Hollingsworth neighborhood, consists of a 65' x 120' interior lot with an existing 5,133 sq. ft. single-family detached home that was built in 2010 according to the Polk County Property Appraiser. The subject property is zoned RA-1 (Single-Family Residential) and located within the Urban Neighborhood (UNH) context sub-district.

2.0 Discussion

The purpose of this request is to obtain variance relief to allow for the replacement of an existing 6' high wood privacy fence with a new 8' high PVC privacy fence along a portion of the south property line. Section 4.4.3 of the Land Development Code specifies a maximum height of six feet for fences and walls located within interior side and rear yards of property zoned for residential uses, so a 2' variance is needed. The PVC fence will replace the existing 6' wood privacy fence which has deteriorated over time. The existing wood fence runs from the southeast corner of the property, along the southern property boundary, for a distance of approximately 70 feet.

When evaluating fence height variances staff determines if there are unique features related to the land itself that would justify granting variance relief. Such features include a change in grade on the property itself or a change in elevation when compared to adjacent properties. The applicant's justification for this request pertains to the lay of the land along Coventry Avenue which naturally slopes northwards and drains towards Lake Hollingsworth. Due to this grade change, the adjacent property to the south sits at a higher elevation than the subject property reducing the effectiveness of a privacy fence located on the shared property boundary. The proposed eight-foot high fence will enhance privacy by minimizing views of the side and rear yard from the adjacent property to the south.

3.0 Recommendation

The primary hardship suffered by the applicant is related to the topography of the land which naturally drains to the north towards Lake Hollingsworth. Due to this grade change, a six-foot high privacy fence does not provide adequate privacy when viewed from the side yard of the adjacent property to the south. The requested relief is reasonable and proportionate to the degree of hardship suffered by the applicant and approval would not be contrary to the public interest. Provided there are no substantive objections from adjacent property owners, staff recommends that the request for variance relief be considered for approval.



Variance Application

General Information:

Project No:	VAR23-019	Application Date:	5/3/2023		
Project Name:	4693 LATHLOA LP_SCREENROOM				
Subject Property Address:	4693 LATHLOA LP				
Parcel ID:	232908139620000500				
Applicant Name:	TEJ KARKI				
Applicant Address:	4693 LATHLOA LOOP	LAKELAND	FL	33811	
Owner Name:	TEJ KARKI				
Owner Address:	4693 LATHLOA LOOP	LAKELAND	FL	33811	

Request:

Application Type:	VARIANCE			
Current				
Zoning:	PUD 4818 (Planned Unit Development)	Context:	Suburban Neighborhood (SNH)	
Lot Dimensions:	14x40	Square Footage:	560	
Present Use:	Backyard			
Explanation of Request:	Requesting approval of 40x14 screen-room and, 13x40 slab.			
Justification:	The current structure does not meet the current setback requirement due to the position of the house on the lot.			

LEGEND

- FOUND IRON ROD "
- ⊗ SET IRON ROD
- ⊙ FOUND P.K. NAIL & DISC
- FOUND CONC MONUMENT
- FOUND IRON ROD
- ⊙ WELL
- (P) PLAT
- (F) FIELD

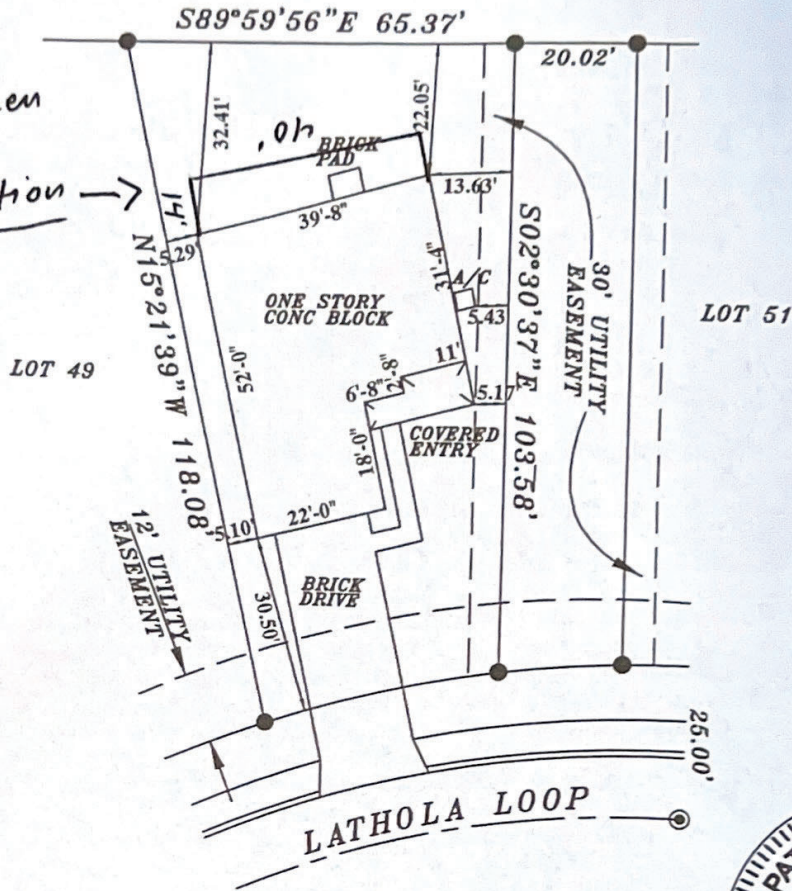
CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	191.60	11°59'23"	40.07'	40.00'	N74°57'29"E

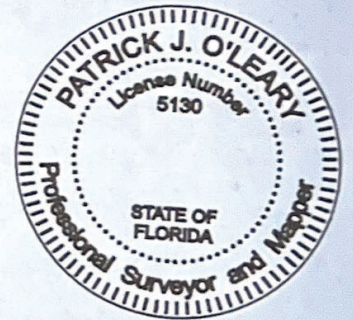


SCALE 1"=30'

New Screen Room Location →



CERTIFIED TO:
 TEJ KUMAR KARKI
 RADHIKA KARKI
 STRAUGHN & TURNER, P.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



LEGAL DESCRIPTION: LOT 50 OF MORGAN CREEK PRESERVE PHASE ONE AS RECORDED IN PLAT BOOK 134, PAGE 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

NORTH POINT

LAND SURVEYING, INC. LB # 6892
 2910 WINTER LAKE ROAD
 P.O. BOX 804, LAKELAND, FL. 33802
 TEL (863)648-2363 FAX (863)648-5263

I HEREBY CERTIFY THAT THE ABOVE DEPICTS THE RESULT OF A SURVEY MADE UNDER MY DIRECTION AND THAT THE DATA IS CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET BY FLORIDA CHAPTER 5J-17, F.A.C., PURSUANT TO SECTION 471.027, FLORIDA STATUTES

LOT SURVEY _____ DATE 07-28-17
 FOUNDATION SURVEY _____ DATE 11-07-17
 FINAL SURVEY _____ DATE 11-07-17
 PATRICK J. O'LEARY _____
 PROFESSIONAL SURVEYOR

**SUBJECT
PROPERTY**



VAR23-019 4693 Lathloa Lp
Parcel ID 232908139620000500





228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

RE: Variance Request - Project No. VAR23-019

Dear Property Owner:

This notice is to advise you that Tej Karki requests a 12' variance to allow an 8' rear yard setback, in lieu of the 20' minimum rear yard setback specified by the PUD (Planned Unit Development) zoning for Morgan Creek Preserve, to allow for a new screen room with a hard roof on property located at 4693 Lathloa Loop. The subject property is legally described as:

MORGAN CREEK PRESERVE PHASE ONE PB 134 PGS 50-51 LOT 50. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Zoning Board of Adjustments and Appeals at **9:00 a.m. on 6/6/2023** in the **City Commission Room, City Hall, 228 S. Massachusetts Avenue**. As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to planning@lakelandgov.net, prior to the meeting date.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	6/6/2023	Reviewer:	Damaris Stull	
Project No:	VAR23-019	Subject Property:	4693 Lathloa Loop	
Owner:	Tej Karki			
Applicant:	Tej Karki			
Current Zoning:	PUD (Planned Unit Development) 4818	Context District	Suburban Neighborhood (SNH)	
Request:	A 12' variance to allow an 8' rear yard setback, in lieu of the 20' minimum rear yard setback specified by the PUD (Planned Unit Development) zoning for Morgan Creek Preserve, to allow for a new screen room with a hard roof on property located at 4693 Lathloa Loop.			

1.0 Background

The subject property consists of an irregularly shaped 0.13 acre interior lot, approximately 65' wide by 103' deep with an existing 2,717 sq. ft. single-family detached home that was built in 2017 according to the Polk County Property Appraiser. The subject property is zoned PUD (Planned Unit Development) and located within the Suburban Neighborhood (SNH) context sub-district.

2.0 Discussion

The purpose of this request is to obtain variance relief to allow for construction of a screen room with a hard roof. Screen rooms are common features on homes in Florida and rear yard area is the logical location for such an improvement. Patio screen enclosures, which are similar to pool screen enclosures, are subject to less stringent setback requirements than screen rooms with a hard roof which are considered to be an addition to the principal structure and subject to principal building setback requirements.

The particular hardship suffered by the applicant is related to the irregular lot geometry and variable distance from the rear lot line. Due to the variation in distance from the rear lot line, the proposed 14' x 40' addition will be set back 8' from the rear property line when measured from the nearest point. At its furthest point, it will be 18' 41". The subject property abuts a wooded lot owned by Morgan Creek Properties LLC.

3.0 Recommendation

The hardship suffered is related to the irregular lot geometry and not the result of any action taken by the applicant. The amount of relief requested is reasonable and the minimal amount necessary to accommodate the proposed screen room with hard roof. Due to a lack of viable alternatives and the minimal impact on adjacent properties, staff recommends that the request be considered for approval.