



# Zoning Board of Adjustments and Appeals Meeting Agenda

**September 4, 2024 9:00 a.m.  
in the Lakeland Electric Building Rooms 1A/B**

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, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@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.

**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

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**ITEM 2:** Roll Call

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**ITEM 3:** Approval of minutes from the July meeting

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

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**ITEM 5:** **Hunter Jones requests** a 10' variance to allow a rear setback of 5', in lieu of the 15' minimum rear setback for principal structures specified by the PUD (Planned Unit Development) zoning for Sandpiper Golf & Country Club in order to construct a hard-roofed screen room on property located at 5728 Crane Drive. Owner: Darlene Hall. (VAR24-006)

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**ITEM 6:** **Sandra Fairall requests** a 2' variance to allow a maximum fence height of 6 feet, in lieu of the maximum height of 4 feet for residential fences and walls located in front and street side yards, to allow for the placement of a 6-foot-high chain link fence along the front and street-side property lines on property located north of E. Myrtle Street, west of N. Tennessee Avenue, and east of N. Florida Avenue. Owner: Lakeland Community Redevelopment Agency. (VAR24-012)

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**ITEM 7:** **Jacqueline Dunn requests** a 2' variance to allow a fence height of 8 feet in lieu of the maximum height of 6 feet for residential fences and walls on property located at 2525 Village Lakes Boulevard. Owner: Villages At Bridgewater Community Association Inc. (VAR24-013)

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**ITEM 8:** **Sandra Fairall requests** a 2' variance to allow a maximum fence height of 6 feet, in lieu of the maximum height of 4 feet for residential fences and walls located in front and street side property lines on property located south of E. Myrtle Street, east of N. Florida Avenue, and west of N. Tennessee Avenue. Owner: Lakeland Community Redevelopment Agency. (VAR24-016)

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**ITEM 9:** **Sandra Fairall requests** a 2' variance to allow a maximum fence height of 6 feet in lieu of the maximum height of 4 feet for residential fences and walls located in front and street side property lines on property located south of E. Myrtle Street, east of N. Tennessee Avenue, and west of N. Kentucky Avenue. Owner: Lakeland Community Redevelopment Agency. (VAR24-017)

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**ITEM 10:** Unfinished Business

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**ITEM 11:** New Business

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**ITEM 12:** Adjournment

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**The Zoning Board of Adjustments and Appeals met in Regular Session on Tuesday, August 6, 2024 in the Lakeland Electric Building, Room 1A/B, located at 501 E. Lemon Street.**

Present were Board Members Thomas Brawner, Emily Breheny, Jiwa Farrell, Judith Hatfield, Tunesia Mayweather, Daniel Sharrett and Kristen Tessmer. Also present were Ramona Sirianni, Assistant City Attorney; and staff from the Community & Economic Development Department: Todd Vargo, Senior Planner and Christelle Burrola, Board Secretary.

The minutes from the previous meeting were approved as submitted, and Ms. Sirianni 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: David Barclay Linn requests** a 2' variance to allow a rear setback of 13', in lieu of the 15' minimum rear setback for principal structures specified by the PUD (Planned Unit Development) zoning for the Sandpiper Golf & Country Club in order to construct a hard-roofed screen room on property located at 5727 Crane Drive. (VAR24-009)

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Tracy Lynn, 5727 Crane Drive, representing the applicant, was present in support of the request. She stated the request is to put a hard-roofed screen room over an existing patio.

Todd Vargo stated the subject property consists of an approximate 0.12-acre (60' wide by 90' deep) lot within the Sandpiper Golf and Country Club subdivision. The purpose of this request is to obtain relief from the rear yard setback requirements to allow for the construction of a hard-roofed screen room addition at the rear of the home.

Mr. Vargo pointed to photos on the overhead screen of the subject property.

Mr. Vargo stated the request was approved by the Sandpiper Golf & Country Club Homeowners Association. The applicant also provided staff with letters that were received in support of the request from adjacent property owners.

Mr. Vargo stated staff recommends approval.

In response to Kristen Tessmer, Mr. Vargo stated no public comment was received regarding the request.

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

**Item 6: Phillip C. Miller requests** a 10' variance to allow a rear setback of 5', in lieu of the 15' minimum rear setback for principal structures specified by the PUD (Planned Unit Development) zoning for the Sandpiper Golf & Country Club in order to construct a hard-roofed screen room on property located at 714 Cockatoo Loop. (VAR24-010)

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Phillip Miller, 714 Cockatoo Loop, was present in support of the request.

Todd Vargo stated the subject property consists of an approximate 0.10-acre lot within the Sandpiper Golf and Country Club subdivision. The purpose of this request is to obtain relief from the rear yard setback requirements to allow for the construction of a hard-roofed screen room addition at the rear of the home.

Mr. Vargo pointed to photos on the overhead screen of the subject property.

Mr. Vargo stated the request was approved by the Sandpiper Golf & Country Club Homeowners Association. The applicant also provided staff with a letter that was received in support of the request from his rear neighbor.

Mr. Vargo stated no public comment was received regarding the request and staff recommends approval.

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

**Item 7: Phillip C. Miller requests** a 12' variance to allow a street side setback of 3', in lieu of the 15' minimum setback for principal structures specified by the Table 3.4-1 of the Land Development Code in order to construct a new single-family dwelling unit on property located at 649 9th Street W. Owner: Shari Lynn Strong. (VAR24-011)

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Phillip Miller, City of Lakeland, Housing Division, representing the applicant, was present in support of the request.

Todd Vargo stated the subject property consists of an approximate 0.10-acre (41.4' wide by 106' deep) corner lot. The subject is zoned RA-4 (Single-family Residential) and is located within the Urban Neighborhood (UNH) context district. The subject site previously had a 4-unit residential structure (quad) that was demolished in 2013. The purpose of this request is to obtain relief from the street side yard setback requirements to allow for the construction of a new single-family dwelling. There appears to be 7-8 feet of right-of-way between the eastern edge of pavement for Ohio Avenue N and the western property line of the subject property, essentially serving as 10-11' of clear recovery area for motorists. The proposed house will not encroach into the clear visibility triangle.

Mr. Vargo pointed to photos on the overhead screen of the subject property and proposed site plan.

Mr. Vargo stated no public comment was received regarding the request and staff recommends approval.

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

**Adjourned**

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The meeting was adjourned at 9:18 a.m.

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**Jiwa Farrell, Chairperson**

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**Christelle Burrola, Secretary**



# Variance Application

## General Information:

<b>Project No:</b>	VAR24-006	<b>Application Date:</b>	5/6/2024		
<b>Project Name:</b>	Attached Structure				
<b>Subject Property Address:</b>	5728 CRANE DR				
<b>Parcel ID:</b>	242719161361000280				
<b>Applicant Name:</b>	HUNTER JONES				
<b>Applicant Address:</b>	2496 HY 640	BARTOW	FL	33830	
<b>Owner Name:</b>	HALL BEVERLY DARLENE				
<b>Owner Address:</b>	5728 CRANE DR	LAKELAND	FL	33809	

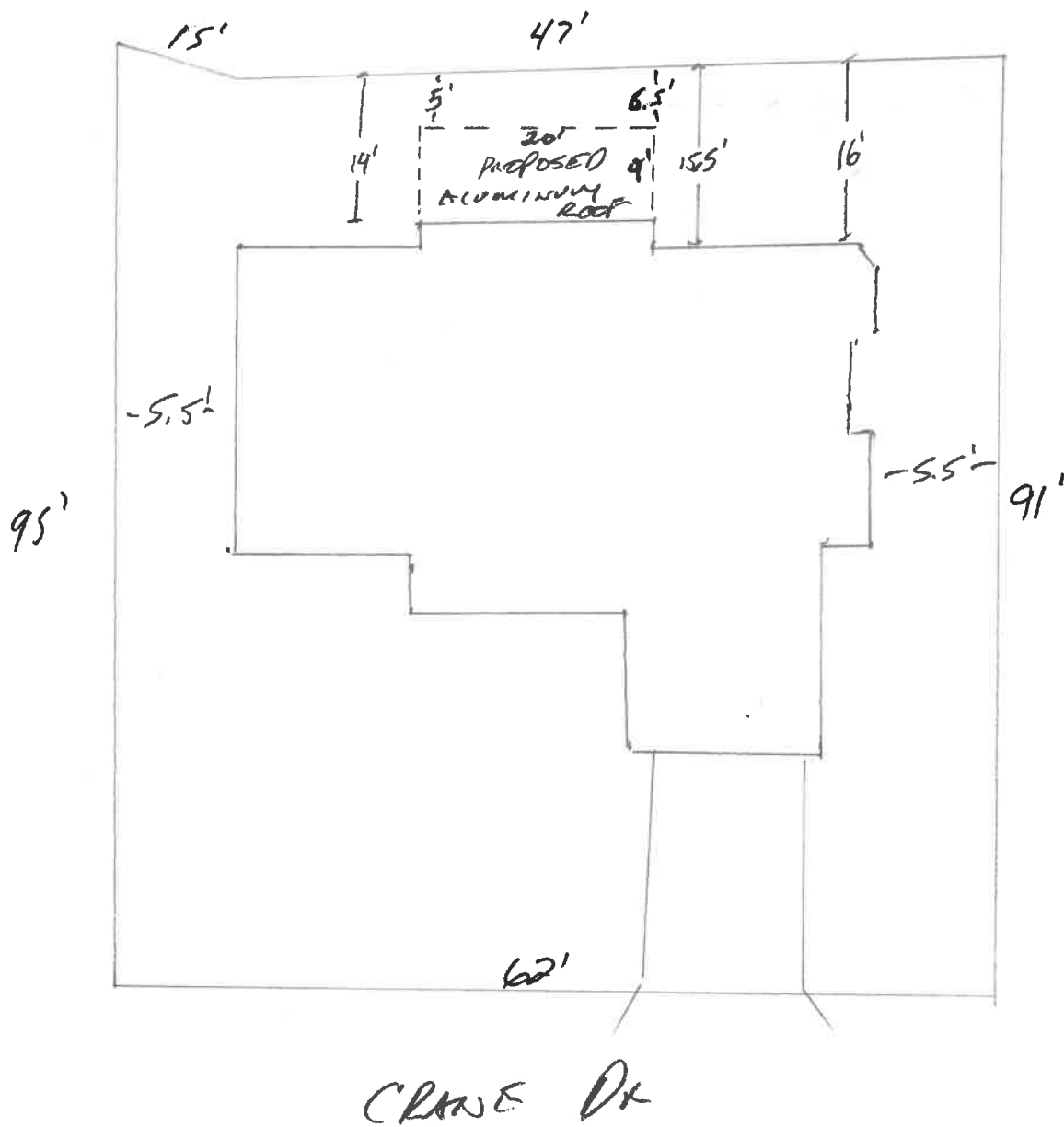
## Request:

<b>Application Type:</b>	Variance				
<b>Current</b>					
<b>Zoning:</b>	(PUD) 5705 Planned Unit Development	<b>Context:</b>	Suburban Neighborhood (SNH)		
<b>Lot Dimensions:</b>	96 x 63	<b>Square Footage:</b>	1,625		
<b>Present Use:</b>					
<b>Explanation of Request:</b>	Install an aluminum roof attached structure to the rear of the home. New Concrete Pad with aluminum posts and beams for structure				
<b>Justification:</b>					

# SITE PLAN

7/25/24

BEVERLY HALL  
5728 CRANE DR  
LAKELAND, FL





 VAR24-006 - 5728 Crane Dr  
Parcel ID: 242719161361000280





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

RE: Variance Request - Project No. VAR24-006

Dear Property Owner:

This notice is to advise you that Hunter Jones, on behalf of Darlene Hall, requests a 10' variance to allow a rear setback of 5', in lieu of the 15' minimum rear setback for principal structures specified by the PUD (Planned Unit Development) zoning for Sandpiper Golf & Country Club in order to construct a hard-roofed screen room on property located at 5728 Crane Drive. The subject property is legally described as:

SANDPIPER GOLF AND COUNTRY CLUB PHASE ELEVEN PB 92 PGS 34-35 LOT 28.

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 9/4/2024** in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. 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](mailto: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, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: [ADASpecialist@lakelandgov.net](mailto:ADASpecialist@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	9/4/2024	Reviewer:	Damaris Stull	
Project No:	VAR24-006	Subject Property:	5728 Crane Drive	
Owner:	Beverly Darlene Hall			
Applicant:	Hunter Jones			
Current Zoning:	PUD (Planned Unit Development) 5705	Context District	Suburban Neighborhood (SNH)	
Request:	A 10' variance to allow a 5' rear yard setback, in lieu of the 15' minimum rear yard setback specified by PUD (Planned Unit Development) zoning for Sandpiper Golf & Country Club in order to construct a screen room with a hard roof on property located at 5728 Crane Drive.			

## 1.0 Background

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The subject property consists of 0.13-acre lot and measures approximately 62' wide by 95' deep, with an existing 2,313 sq ft. single-family detached home that was built in 1993 according to the Polk County Property Appraiser. The subject property is zoned PUD (Planned Unit Development) and located with the Suburban Neighborhood (SNH) context sub-district.

## 2.0 Discussion

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The purpose of this request is to obtain variance relief to allow for the construction of a screen enclosure with a hard roof. Screen enclosures with hard roofs are considered to be an addition to the principal structure. Unfortunately, lots in the Sandpiper subdivision are relatively shallow in depth, and a variance is often required prior to construction of any addition to homes near the rear property line.

The particular hardship suffered by the applicant is related to the depth of the lots in Sandpiper. However, in the past the Board has granted variances for screen rooms when a property backs up to the golf course.

Measured from the nearest point, the existing single-family home is located approximately 15 feet from the rear property line. When constructed, the screen room will be setback a minimum of 5 feet from the rear property line. To the rear, the subject property abuts the Sandpiper golf course. As such, impacts on adjacent properties will be minimal. According to the documentation provided by the applicant, the Sandpiper Golf & Country Club's Architectural Review Committee voted in support of this request on March 1, 2024, and a copy of the approval letter has been attached to the application for this request.

## 3.0 Recommendation

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The hardship suffered is not the result of any action taken by the applicant. While unique to only the Sandpiper subdivision, the Board has granted variances when a property abuts the golf course and impacts on adjacent properties are minimal. As such, the requested relief would not be contrary to the public interest and is reasonable and proportionate to the degree of hardship suffered by the applicant. The amount of relief requested is the minimal amount necessary to accommodate the proposed screen room enclosure. 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:

<b>Project No:</b>	VAR24-012	<b>Application Date:</b>	7/15/2024		
<b>Project Name:</b>	CRA Vacant Property Fencing				
<b>Subject Property Address:</b>	702 TENNESSEE AVE N				
<b>Parcel ID:</b>	242818203000016082				
<b>Applicant Name:</b>	Fairall, Sandra M				
<b>Applicant Address:</b>	228 S Massachusetts Ave	Lakeland	FL	33809	
<b>Owner Name:</b>	LAKELAND COMMUNITY REDEVELOPMENT AGENCY				
<b>Owner Address:</b>	228 S MASSACHUSETTS AVE	LAKELAND	FL	33801	

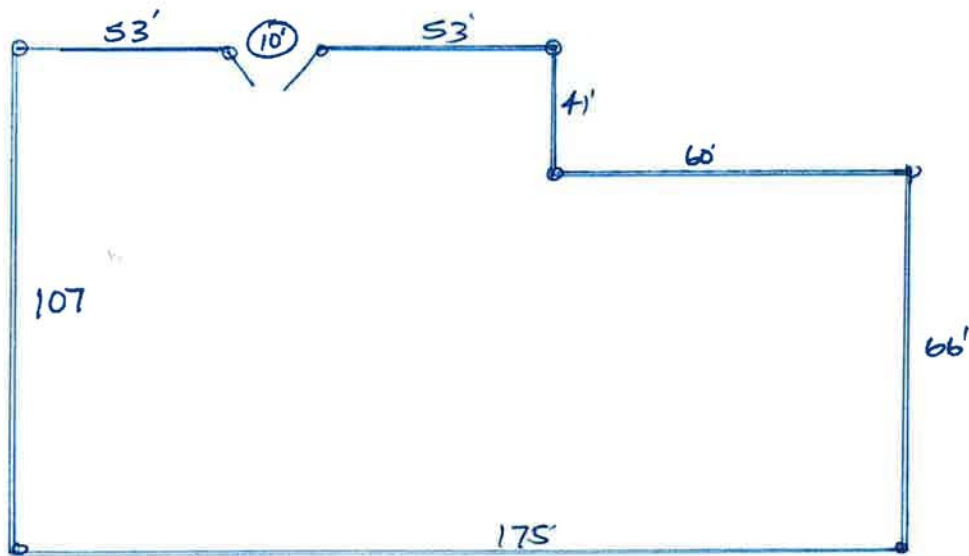
## Request:

<b>Application Type:</b>	Variance				
<b>Current</b>					
<b>Zoning:</b>	(MF-22) Muti Family	<b>Context:</b>	Urban Neighborhood (UNH)		
<b>Lot Dimensions:</b>	70 x 30	<b>Square Footage:</b>	4,199		
<b>Present Use:</b>					
<b>Explanation of Request:</b>	Fencing 3 areas of vacant land (9 parcels in total) to prevent unauthorized access. This land will be used in future redevelopment plans.				
<b>Justification:</b>					

**JIM WILLIAMS FENCE CO.**

934 East Rose Street  
Lakeland, Florida 33801  
Phone (863) 688-1194

JOB LOT #1  
SHEET NO \_\_\_\_\_ OF 3  
CALCULATED BY JW DATE 7/6/24  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE NTS





VAR24-012 702 N Tennessee Ave

Parcel IDs: 242818203000016040  
 242818203000016060  
 242818203000016082





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

RE: Variance Request - Project No. VAR24-012

Dear Property Owner:

This notice is to advise you that Sandra Fairall, on behalf of the Lakeland Community Redevelopment Agency, requests a 2' variance to allow a maximum fence height of 6 feet, in lieu of the maximum height of 4 feet for residential fences and walls located in front and street side yards, to allow for the placement of a 6-foot high chain link fence along the front and street-side property lines on property located north of E. Myrtle Street, west of N. Tennessee Avenue, and east of N. Florida Avenue. The subject property is legally described as:

SCHIPMANS SURVEY DB G PG 360 361 BLK 16 LOTS 8 S 70 FT & S 70 FT OF 9

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 9/4/2024** in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. 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](mailto:planning@lakelandgov.net), prior to the meeting date.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



# Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	9/4/2024	Reviewer:	Audrey McGuire	
Project No:	VAR24-012	Subject Property:	Multiple properties between N. Florida Avenue and N. Tennessee Avenue, north of E. Myrtle Street	
Owner:	Lakeland Community Redevelopment Agency			
Applicant:	Sandra Fairall, Lakeland Community Redevelopment Agency			
Current Zoning:	MF-22 (Multi-Family) C-2 (Highway Commercial)	Context District	Urban Neighborhood (UNH) Urban Corridor (UCO)	
Request:	A 2' variance to allow a maximum fence height of 6 feet, in lieu of the maximum height of 4 feet for residential fences and walls located in front and street side yards, to allow for the placement of a 6-foot-high chain link fence along the front and street-side property lines on property located north of E. Myrtle Street, west of N. Tennessee Avenue, and east of N. Florida Avenue			

## 1.0 Background

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The subject property, approximately 0.39 acres in area, consists of 3 parcels located north of E. Myrtle Street, between N. Florida Avenue and N. Tennessee Avenue. The subject property is under the ownership of the Lakeland Community Redevelopment Agency. The subject property is zoned MF-22 (Multi-Family Residential) and C-2 (Highway Commercial) and is located within the Urban Neighborhood (UNH) and Urban Corridor (UCO) context districts.

## 2.0 Discussion

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The purpose of this request is to obtain variance relief which will allow for the placement of a 6-foot high chain link fence along the front and street side property lines of the subject property. The requested variance relief is necessary to prevent unauthorized access and secure the property from vehicles, vagrants, and illegal dumping while the CRA markets the property for redevelopment. The fencing will be temporary and removed once redevelopment occurs.

Staff contacted the Traffic Operations and Parking Department to determine if locating the chain link fence within the site-visibility triangles would create a hazard for motorists. Traffic Operations did not have any objections to locating the 6-foot high chain link fence within the site-visibility triangles.

## 3.0 Recommendation

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The primary hardship suffered by the applicant is not the result of any action taken by the applicant. Staff recognizes that this variance will be for fencing of a temporary nature to restrict access to the property until redevelopment occurs. The requested relief is reasonable and proportionate to the degree of hardship resulting from the need to secure the premises and prevent unauthorized access to the property. Provided there are not substantive objections from adjoining property owners, staff recommends that the variance be considered for approval.



# Variance Application

## General Information:

<b>Project No:</b>	VAR24-013	<b>Application Date:</b>	7/21/2024
<b>Project Name:</b>	8 foot Pool Fence		
<b>Subject Property Address:</b>	2525 VILLAGE LAKES BLVD		
<b>Parcel ID:</b>	242721161750015030		
<b>Applicant Name:</b>	JACQUELINE DUNN		
<b>Applicant Address:</b>	2525 VILLAGE LAKES BL	LAKELAND	FL 33805
<b>Owner Name:</b>	VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION INC		
<b>Owner Address:</b>	6972 Lake Gloria Blvd	ORLANDO	FL 32809

## Request:

<b>Application Type:</b>	Variance		
<b>Current</b>			
<b>Zoning:</b>	PUD 4322	<b>Context:</b>	Suburban Neighborhood
<b>Lot Dimensions:</b>	172 x 72	<b>Square Footage:</b>	3,448
<b>Present Use:</b>			
<b>Explanation of Request:</b>	A 2' variance to allow a fence height of 8 feet in lieu of the maximum height of 6 feet for residential fences and walls on property located at 2525 Village Lakes Boulevard.		
<b>Justification:</b>	We would ideally like an 8 foot fence to serve as a deterrence for people jumping the fence to get into the pool area. Also for safety purposes. Children tend to climb over the tot lot fence to get in.		



**SUBJECT  
PROPERTY**



VAR24-013 2525 Village Lakes Blvd

Parcel ID: 242721161750015030







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

RE: Variance Request - Project No. VAR24-013

Dear Property Owner:

This notice is to advise you that Jacqueline Dunn, on behalf of the Villages At Bridgewater Community Association Inc., requests a 2' variance to allow a fence height of 8 feet in lieu of the maximum height of 6 feet for residential fences and walls on property located at 2525 Village Lakes Boulevard. The subject property is legally described as:

VILLAGES AT BRIDGEWATER PB 136 PGS 29-36 TRACT C

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 9/4/2024** in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. 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](mailto: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	9/4/2024	Reviewer:	Audrey McGuire	
Project No:	VAR24-013	Subject Property:	2525 Village Lakes Boulevard	
Owner:	Villages At Bridgewater Community Association Inc.			
Applicant:	Jacqueline Dunn			
Current Zoning:	PUD (Planned Unit Development) 4322	Context District	Suburban Neighborhood (SNH)	
Request:	A 2' variance to allow a fence height of 8 feet in lieu of the maximum height of 6 feet for residential fences and walls on property located at 2525 Village Lakes Boulevard.			

## 1.0 Background

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The subject property, approximately 4.31 acres in area, is located at 2525 Village Lakes Boulevard within the Bridgewater residential development and contains a 3,448 sq. ft. amenity center with a pool, tennis courts, playground and clubhouse. The subject property is zoned PUD (Planned Unit Development) and located within the Suburban Neighborhood (SNH) context district.

## 2.0 Discussion

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The purpose of this request is to obtain variance relief to allow for the replacement of a 6-foot high fence with an eight-foot high aluminum fence around the Bridgewater amenity center. The Land Development Code currently limits fences on residential properties to 6 feet in height. The requested relief is necessary to better secure the amenity center and prevent unauthorized access to the pool, playground and clubhouse.

## 3.0 Recommendation

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The primary hardship suffered by the applicant is not the result of any action taken by the applicant. The requested relief is reasonable and proportionate to the degree of hardship suffered from the need to secure the premises and prevent unauthorized access to the property. Provided there are no substantive objections from adjoining property owners, staff recommends that the variance be considered for approval.



# Variance Application

## General Information:

<b>Project No:</b>	VAR24-016	<b>Application Date:</b>	8/7/2024		
<b>Project Name:</b>	CRA Vacant Property Fencing				
<b>Subject Property Address:</b>	618 TENNESSEE AVE N				
<b>Parcel ID:</b>	242818203000009100				
<b>Applicant Name:</b>	Sandra Fairall				
<b>Applicant Address:</b>	228 S Massachusetts Ave	Lakeland	FL	33801	
<b>Owner Name:</b>	LAKELAND COMMUNITY REDEVELOPMENT AGENCY				
<b>Owner Address:</b>	228 S MASSACHUSETTS AVE	LAKELAND	FL	33801	

## Request:

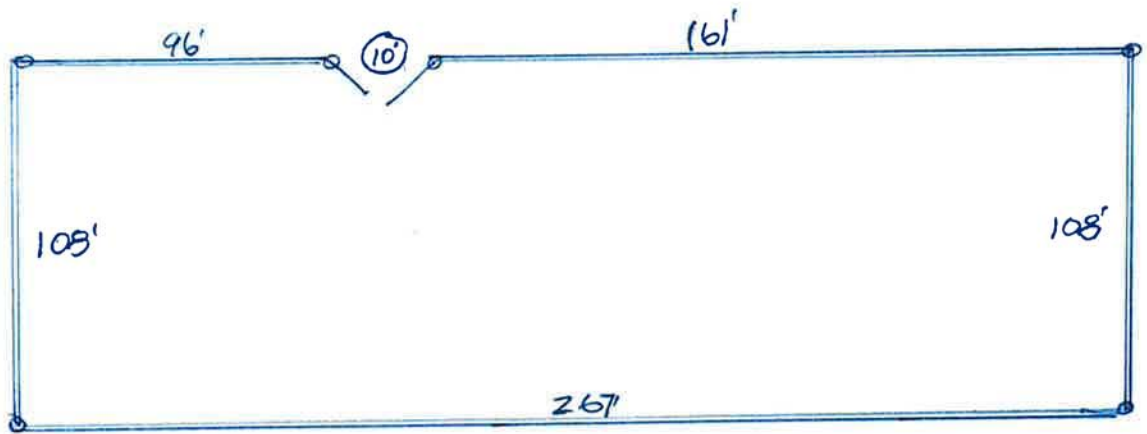
<b>Application Type:</b>	Variance				
<b>Current</b>					
<b>Zoning:</b>	(MF-22) Multi Family	<b>Context:</b>	Urban Neighborhood (UNH)		
<b>Lot Dimensions:</b>	30 x 110	<b>Square Footage:</b>	9,900		
<b>Present Use:</b>					
<b>Explanation of Request:</b>	Fencing 3 parcels to prevent unauthorized access, Lot 2. This land will be used in future redevelopment plans.				
<b>Justification:</b>					

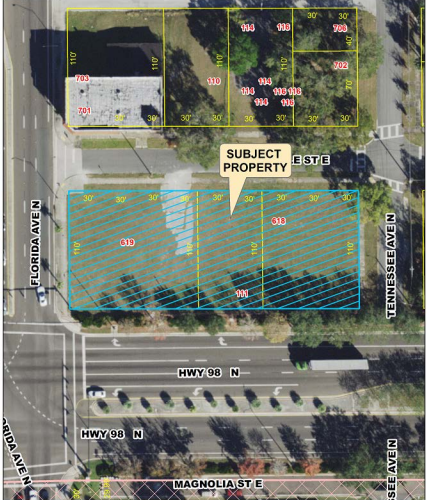
**JIM WILLIAMS FENCE CO.**

934 East Rose Street  
Lakeland, Florida 33801  
Phone (863) 688-1194

JOB Lot #2/  
SHEET NO \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
SCALE NTS

2 OF 3  
DATE 7/6/24  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_





VAR24-016 618 Tennessee Ave N

Parcel IDs: 242818203000009150  
 242818203000009130  
 242818203000009100





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

RE: Variance Request - Project No. VAR24-016

Dear Property Owner:

This notice is to advise you that Sandra Fairall, on behalf of the Lakeland Community Redevelopment Agency, requests a 2' variance to allow a maximum fence height of 6 feet, in lieu of the maximum height of 4 feet for residential fences and walls located in front and street side property lines on property located south of E. Myrtle Street, east of N. Florida Avenue, and west of N. Tennessee Avenue. The subject property is legally described as:

SCHIPMANS SURVEY DB G PGS 360 & 361 BLK 9 LOTS 10 11 & 12

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 9/4/2024** in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. 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](mailto: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, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: [ADASpecialist@lakelandgov.net](mailto:ADASpecialist@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	9/4/2024	Reviewer:	Audrey McGuire
Project No:	VAR24-016	Subject Property:	Multiple properties between N. Florida Avenue and N. Tennessee Avenue, north of George Jenkins Boulevard / US Hwy 98 N, and south of E. Myrtle Street.
Owner:	Lakeland Community Redevelopment Agency		
Applicant:	Sandra Fairall, Lakeland Community Redevelopment Agency		
Current Zoning:	MF-22 (Multi-Family) C-2 (Highway Commercial)	Context District	Urban Neighborhood (UNH) Urban Corridor (UCO)
Request:	A 2' variance to allow a maximum fence height of 6 feet in lieu of the maximum height of 4 feet for residential fences and walls located in front and street side property lines on property located south of E. Myrtle Street, east of N. Tennessee Avenue, and west of N. Kentucky Avenue.		

## 1.0 Background

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The subject property, approximately 0.68 acres in area, consists of the northern half of the platted block between N. Florida Avenue and N. Tennessee Avenue, north of George Jenkins Boulevard / US Hwy 98 N and south of E. Myrtle Street. The subject property is under the ownership of the Lakeland Community Redevelopment Agency (CRA). The subject property is zoned MF-22 (Multi-Family Residential) and C-2 (Highway Commercial) and is located within the Urban Neighborhood (UNH) and Urban Corridor (UCO) context districts.

## 2.0 Discussion

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The purpose of this request is to obtain variance relief which will allow for the placement of a 6-foot high chain link fence along the front and street side property lines of the subject property. The requested variance relief is necessary to prevent unauthorized access and secure the property from vehicles, vagrants, and illegal dumping while the CRA markets the property for redevelopment. The fencing will be temporary and removed once redevelopment occurs.

Staff contact the Traffic Operations and Parking Department to determine if locating the chain link fence within the site-visibility triangles would create a hazard for motorists. Traffic Operations did not have any objections to locating a 6-foot high chain link fence within the site-visibility triangles as shown on the site plan.

## 3.0 Recommendation

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The primary hardship suffered by the applicant is not the result of any action taken by the applicant. Staff recognizes that this variance will be for fencing of a temporary nature to restrict access to the property until redevelopment occurs. The requested relief is reasonable and proportionate to the degree of hardship suffered resulting from the need to secure the premises and prevent unauthorized access to the property. Provided there are no substantive objections from adjoining property owners, staff recommends that the variance be considered for approval.



# Variance Application

## General Information:

<b>Project No:</b>	VAR24-017	<b>Application Date:</b>	8/7/2024		
<b>Project Name:</b>	CRA Vacant Property Fencing				
<b>Subject Property Address:</b>	617 TENNESSEE AVE N				
<b>Parcel ID:</b>	242818203000010160				
<b>Applicant Name:</b>	Sandra Fairall				
<b>Applicant Address:</b>	228 S Massachusetts Ave	Lakeland	FL	33801	
<b>Owner Name:</b>	LAKELAND COMMUNITY REDEVELOPMENT AGENCY				
<b>Owner Address:</b>	228 S MASSACHUSETTS AVE	LAKELAND	FL	33801	

## Request:

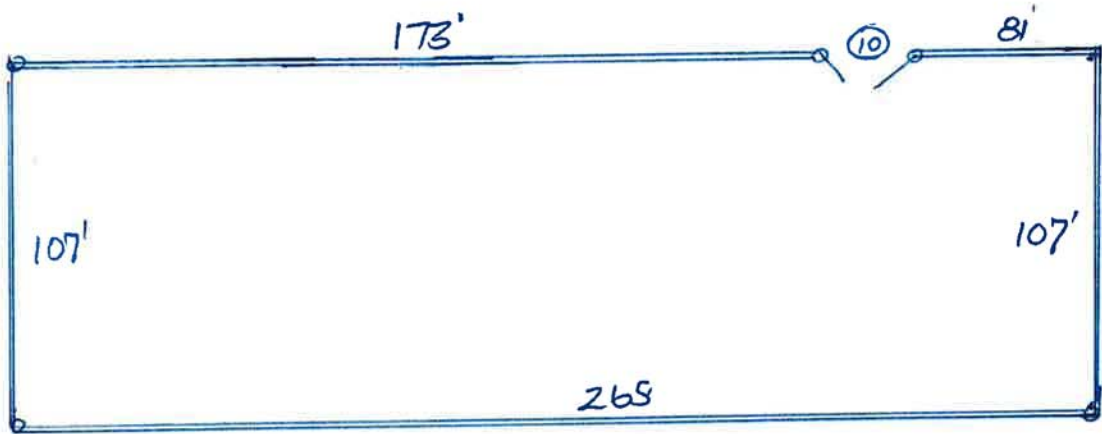
<b>Application Type:</b>	Variance				
<b>Current</b>					
<b>Zoning:</b>	(MF-22) Multi Family	<b>Context:</b>	Urban Neighborhood (UNH)		
<b>Lot Dimensions:</b>	30 x 110	<b>Square Footage:</b>	9,888		
<b>Present Use:</b>					
<b>Explanation of Request:</b>	Fencing 3 parcels to prevent unauthorized access, Lot 3. This land will be used in future redevelopment plans.				
<b>Justification:</b>					



**JIM WILLIAMS FENCE CO.**

934 East Rose Street  
Lakeland, Florida 33801  
Phone (863) 688-1194

JOB LOT #3/  
SHEET NO \_\_\_\_\_ 3 OF 3  
CALCULATED BY \_\_\_\_\_ JKW DATE 7/6/24  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE NTS





VAR24-017 617 Tennessee Ave N

Parcel IDs: 242818203000010160  
242818203000010130  
242818203000010100





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

RE: Variance Request - Project No. VAR24-017

Dear Property Owner:

This notice is to advise you that Sandra Fairall, on behalf of the Lakeland Community Redevelopment Agency, requests a 2' variance to allow a maximum fence height of 6 feet in lieu of the maximum height of 4 feet for residential fences and walls located in front and street side property lines on property located south of E. Myrtle Street, east of N. Tennessee Avenue, and west of N. Kentucky Avenue. The subject property is legally described as:

SCHIPMANS SURVEY DB G PG 360 361 BLK 10 LOTS 16 TO 18

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