



Zoning Board of Adjustments and Appeals Meeting Agenda

**October 1, 2024 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, 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

ITEM 2: Roll Call

ITEM 3: Approval of minutes from the September meeting

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

ITEM 5: **Cypress Signs requests** an 18' 8" height variance to allow an accessory structure with a maximum height of 31' 2", in lieu of the maximum height of 12' 6" for accessory structures specified by the Table 4.3-4 of the Land Development Code and relief from Table 4.3-4 of the Land Development Code, to allow an accessory structure to be located in front of the principal structure, in order to construct a ground-mounted cross 31' 2" high x 12' 6" wide on property located at 1350 Main Street E. Owner: Family Worship Center Churches Inc. (VAR24-015)

ITEM 6: **Olivera Construction, Inc. requests** a variance of 4'10" to allow the construction of a detached garage with proposed mean roof height of 17' 4", and a variance of 3' 9" to allow the construction of a detached pool cabana with a mean roof height of 16' 3"; in lieu of the maximum mean height of 12' 6" for accessory structures specified by the Table 4.3-4 of the Land Development Code, on property located at 1434 Fairhaven Drive. Owner: Brian Neslund. (VAR24-018)

ITEM 7: Unfinished Business

ITEM 8: New Business

ITEM 9: Adjournment

The Zoning Board of Adjustments and Appeals met in Regular Session on Wednesday, September 4, 2024 in the Lakeland Electric Building, Room 1A/B, located at 501 E. Lemon Street.

Present were Board Members Thomas Brawner, Jiwa Farrell, Gregory Kent, 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: Phillip Scarce, Executive Planner; Audrey McGuire, 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. Ms. Sirianni stated Item 7 would be heard prior to Item 6 as Item 6, Item 8 and Item 9 are all related.

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)

Hunter Jones, 2496 Highway 640, Bartow, representing the applicant, was present in support of the request. He stated the subject property abuts the Sandpiper golf course. The request is to obtain variance relief to allow for the construction of an enclosed porch with a hard roof at the rear of the home.

Audrey McGuire stated the subject property consists of a 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. The particular hardship suffered by the applicant is related to the depth of the lots in Sandpiper. When constructed, the screen room will be setback a minimum of 5 feet from the rear property line.

Ms. McGuire pointed to photos on the overhead screen of the subject property.

Ms. McGuire stated staff recommends approval.

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

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)

John Gierlach, 2454 Ladoga Drive, representing the applicant, was present in support of the request. The purpose of the request is to obtain variance relief to allow for the replacement of a six-foot high fence with an eight-foot-high aluminum fence around the Bridgewater amenity center.

Ms. McGuire stated the subject property, approximately 4.31 acres in area, is located within the Bridgewater residential development and contains an amenity center with a pool, tennis courts, playground and clubhouse. The requested relief is necessary to better secure the amenity center and prevent unauthorized access to the pool, playground and clubhouse.

Ms. McGuire pointed to photos on the overhead screen of the subject property.

Ms. McGuire stated no public comment was received regarding the request and staff recommends approval.

In response to Gregory Kent, Mr. Gierlach stated the material of the new fence will be the same as the current fence however it will be commercial grade rather than residential.

In response to Jiwa Farrell, Mr. Gierlach stated the fence will be flat top.

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

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)

Sandra Fairall, Lakeland Community Redevelopment Agency, was present in support of the request. Ms. Fairall stated 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.

Audrey McGuire stated the subject property, approximately 0.39 acres in area, consists of 3 parcels. 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 six-foot high chain link fence within the site-visibility triangles.

Ms. McGuire pointed to photos on the overhead screen of the subject property.

Ms. McGuire stated staff recommends approval.

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

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)

Sandra Fairall, Lakeland Community Redevelopment Agency, was present in support of the request.

Audrey McGuire stated, like Item 6, the purpose of the request is to obtain variance relief which will allow for the placement of a six-foot high chain link fence along the front and street side property lines of the subject property.

Ms. McGuire pointed to photos on the overhead screen of the subject property.

Ms. McGuire stated staff recommends approval.

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

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)

Sandra Fairall, Lakeland Community Redevelopment Agency, was present in support of the request.

Audrey McGuire stated, like Items 6 and 8, the purpose of the request is to obtain variance relief which will allow for the placement of a six-foot high chain link fence along the front and street side property lines of the subject property.

Ms. McGuire pointed to photos on the overhead screen of the subject property.

Ms. McGuire stated staff recommends approval.

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

Adjourned

The meeting was adjourned at 9:28 a.m.

Gregory Kent, Chairperson

Christelle Burrola, Secretary



Variance Application

General Information:

Project No:	VAR24-015	Application Date:	8/6/2024
Project Name:	Cross Installation		
Subject Property Address:	1350 MAIN ST E		
Parcel ID:	242817000000043030		
Applicant Name:	CYPRESS SIGNS		
Applicant Address:	160 SPIRIT LAKE RD	WINTER HAVEN	FL 33880
Owner Name:	FAMILY WORSHIP CENTER CHURCHES INC		
Owner Address:	1350 E MAIN ST	LAKELAND	FL 33801

Request:

Application Type:	Variance
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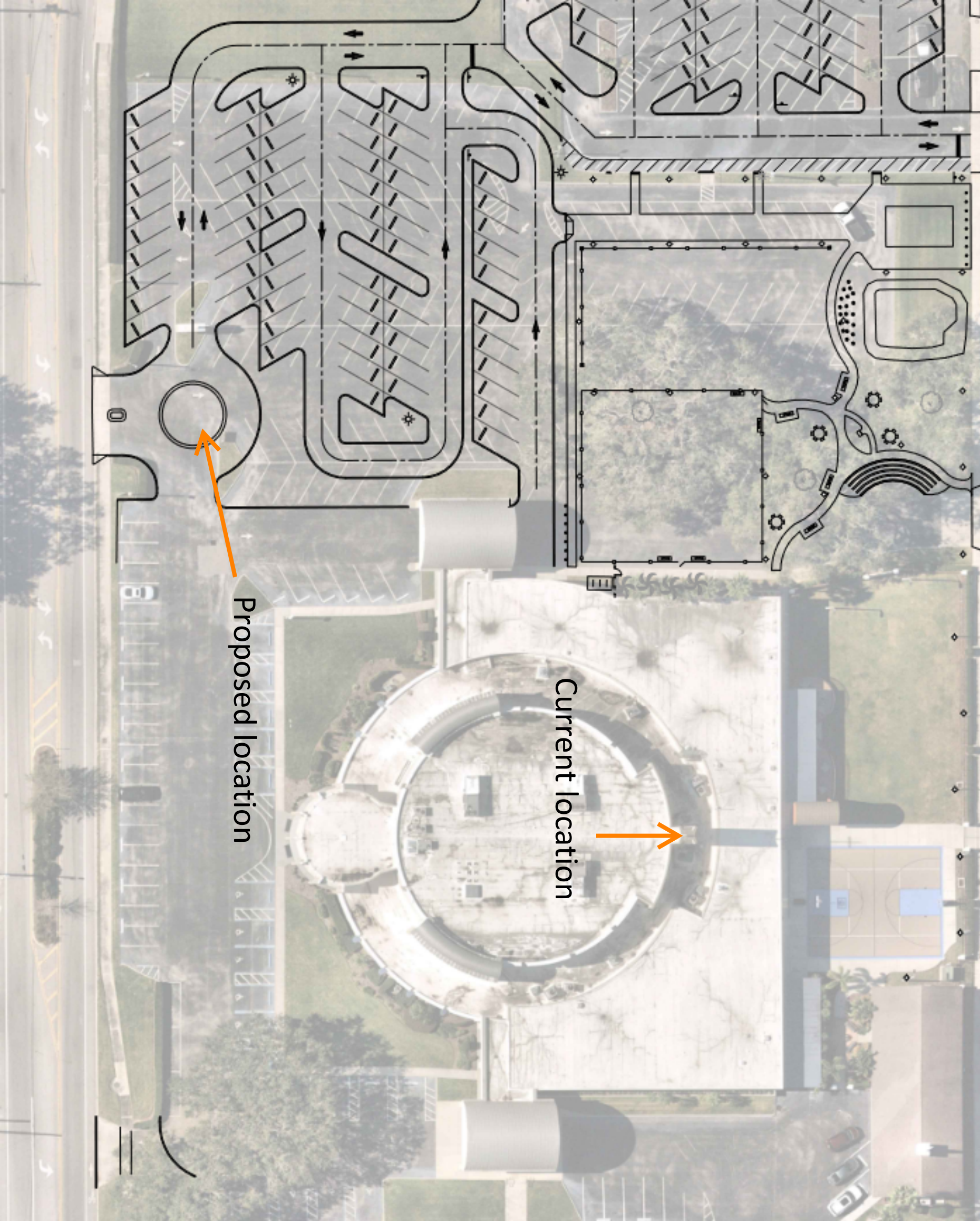
Current

Zoning:	(RA-4) Single Family, Low Impact Office (O-1)	Context:	Urban Corridor (UCO) ,Urban Neighborhood (UNH)
Lot Dimensions:	115 x 60	Square Footage:	43,220

Present Use:

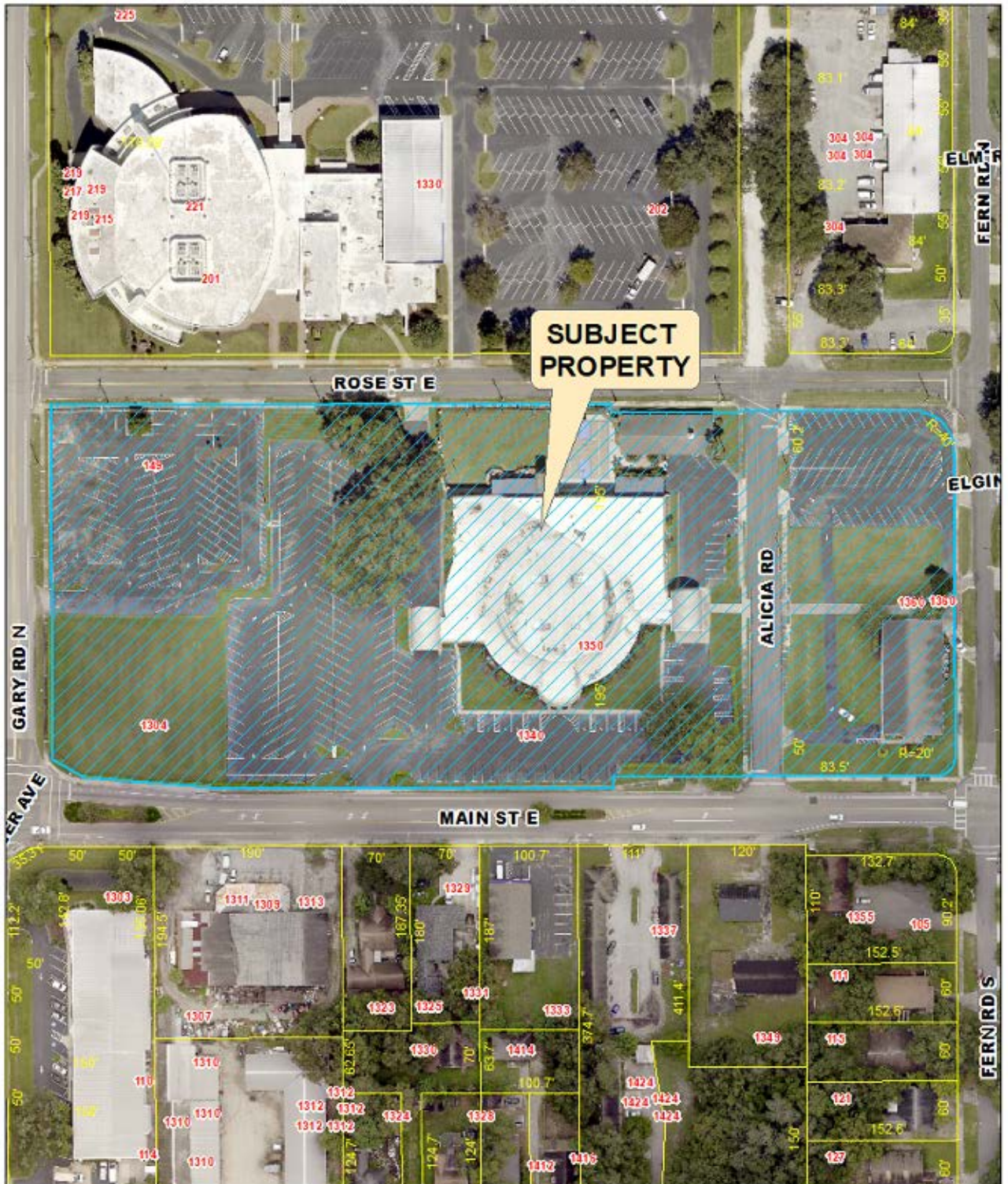
Explanation of Request:	Removed cross from building and want to install on ground. Cross is 35' tall. Will have 4' in ground for footer. Was told that we are only allowed 12.5' tall. Would like variance to install cross at 31' tall.
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Justification:	Sign had to be removed due to renovation and it needed repairs. We applied for permit to install as a ground accessory and were told that it could only be 12-1/2' high. We are trying to increase the visibility of the cross in this area. With the changes made to the sanctuary over the years the cross was barely visible anymore. We would like a variance to allow us to install the cross at 31' as a ground accessory so we can have the increased visibility.
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Current location

Proposed location



VAR24-015 1350 Main St E
 Parcel ID: 242817000000043030





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

RE: Variance Request - Project No. VAR24-015

Dear Property Owner:

This notice is to advise you that Cypress Signs requests an 18' 8" variance to allow an accessory structure with a maximum height of 31' 2", in lieu of the maximum height of 12' 6" for accessory structures specified by Table 4.3-4 of the Land Development Code and relief from Table 4.3-4 of the Land Development Code, to allow an accessory structure to be located in front of the principal structure, in order to construct a ground-mounted cross 31' 2" high x 12' 6" wide on property located at 1350 E. Main Street. The subject property is legally described as:

BEG SE COR OF NW1/4 OF SW1/4 RUN W 195 FT N 21.93 FT FOR POB CONT N 390 FT W 569.6 FT S 359.75 FT S56-30-25E 36.13 FT S85-57-27E 145.71 FT E 393 FT TO POB & REPLAT OF LAKE BONNY VIEW PB 30 PG 48 A LOT B & THAT PART OF VACATED ALICIA RD FKA BONNY AVE LYING E OF & ADJACENT TO LOT B & SHORE ACRES PB 7 PG 15 BLK 4 LOTS 1 THRU 14

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 10/1/2024** 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, 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. 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	10/1/2024	Reviewer:	Todd Vargo	
Project No:	VAR24-015	Subject Property:	1350 Main Street E	
Owner:	Family Worship Center Churches, Inc.			
Applicant:	Cypress Signs			
Current Zoning:	O-1 (Low impact Office)	Context District	Urban Corridor (UCO)	
Request:	An 18' 8" height variance to allow an accessory structure with a maximum height of 31' 2", in lieu of the maximum height of 12' 6" for accessory structures specified by the Table 4.3-4 of the Land Development Code and relief from Table 4.3-4 of the Land Development Code, to allow an accessory structure to be located in front of the principal structure, in order to construct a ground-mounted cross 31' 2" high x 12' 6" wide on property located at 1350 Main Street E.			

1.0 Background

The subject property, approximately 8 acres in area, consists of the southern campus of the family worship Center Church located between Gary Road N and Fern Road N, north of Main Street E and south of Rose Street E. The subject property is zoned O-1 (Low Impact Office) and is located within the Urban Corridor (UCO) context district.

The subject property is currently improved with a one-story, 43,220 sq. ft. building which was originally constructed in 1966 for use as a church sanctuary with classroom space. Family Worship Center of Lakeland, Inc., has owned the property since 1987 and held services there until 2013 when the construction of new 53,842 sq ft. church sanctuary was completed on property located one block north at 1330 E. Rose Street. In 2023, Family Worship Center received approval for a conditional use permit to convert the former church sanctuary/classroom building into a child daycare facility.

2.0 Discussion

The purpose of this request is to obtain variance relief to allow for the relocation of an existing 31'2"-high cross installed on the roof of the existing building to a landscaped traffic circle located within the off-street parking/vehicle use area. The requested variance relief is necessary due to the height of the cross and the proposed location in the front yard of the property. The applicable definition of Front Lot Line in this case is: "For all other corner lots, that portion of the lot line abutting the street with the highest classification as designated on the Comprehensive Plan major street plan. Where the abutting streets have an equal classification, the lot line abutting the street right-of-way on which the principal building has or will have its street address, or as determined by the Director of Community and Economic Development." Both Main Street E and Gary Road are classified as a Collector Road; since the property is addressed as 1350 Main Street E, the area between the front of the building and Main Street E is considered the front yard. The definition of Front Yard is "A yard extending the full width of a lot between any building and the front lot line."

The proposed cross, which is constructed from 6" steel square tubing, has an overall height of 31' 2" and a maximum width of 12.5' when measured from the cross beam. While located in front of the building, visually the structure is comparable in height and design to a commercial flagpole. Visual impacts when viewed from the street and adjacent properties would be nominal given the minimalist design of the structure.

3.0 Recommendation

While the requested variance relief is not related to a particular hardship associated with the land itself, approval of a variance would not be contrary to the public interest and would observe the spirit and intent of the Land Development Code. 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:	VAR24-018	Application Date:	9/4/2024
Project Name:	Neslund Project		
Subject Property Address:	1434 FAIRHAVEN DR		
Parcel ID:	242829000000031070		
Applicant Name:	OLIVERA CONSTRUCTION INC		
Applicant Address:	PO BOX 7174	LAKELAND	FL 33813
Owner Name:	NESLUND BRIAN		
Owner Address:	327 MIRAMAR RD	LAKELAND	FL 33803

Request:

Application Type:	Variance
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Current

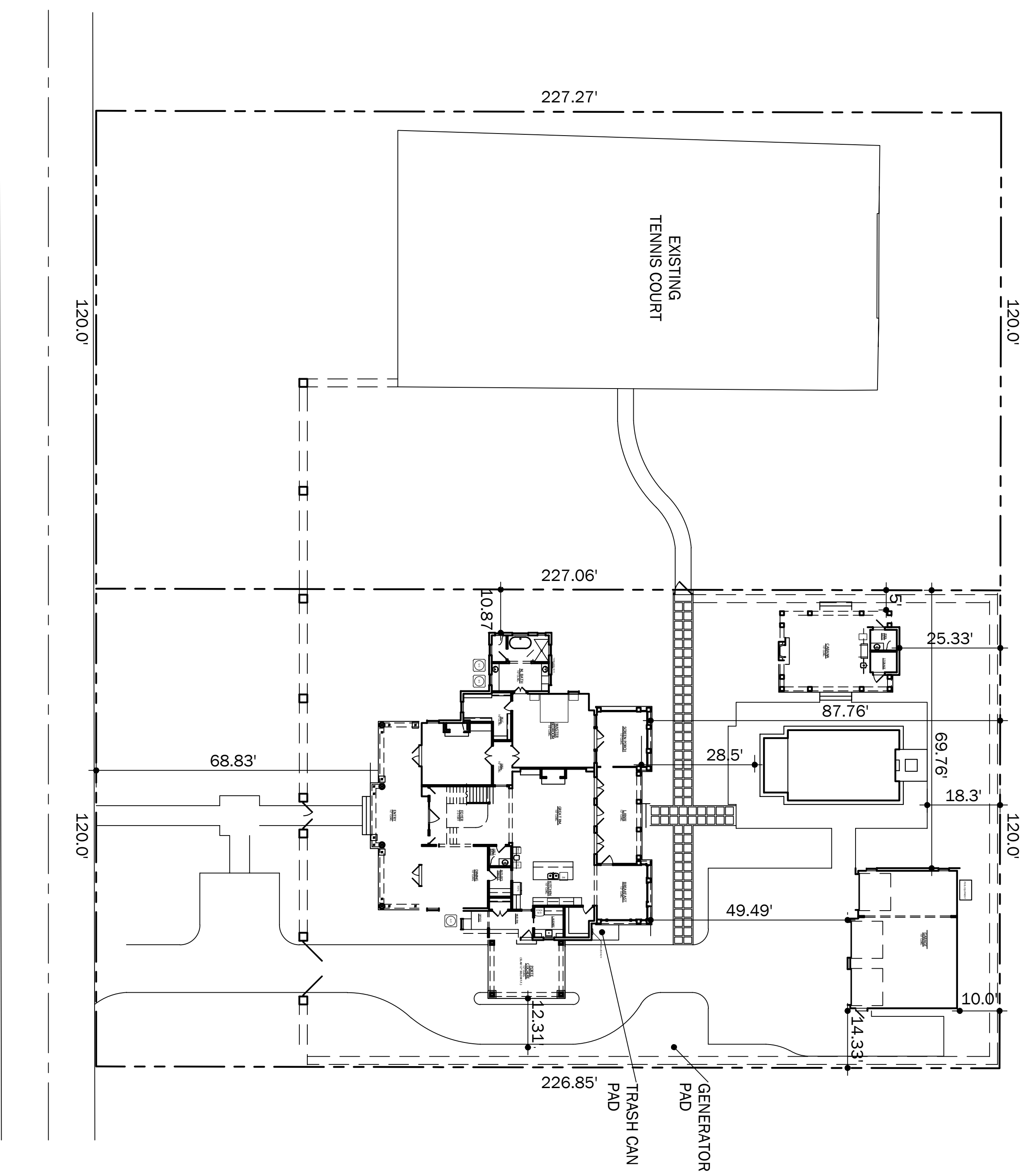
Zoning:	(RA-1) Single Family	Context:	Urban Neighborhood (UNH)
Lot Dimensions:	229 x 120	Square Footage:	5,779

Present Use:

Explanation of Request:	<p>Height variance request for separate garage structure and separate cabana structure The owner is requesting a height variance to allow construction of a single-story garage structure and a single-story cabana with an 8/12 roof pitch matching the proposed home to be built on the same property located at 1434 Fairhaven Drive. The owner requests the height variance on the following grounds.</p> <ol style="list-style-type: none"> 1. The zoning ordinance allows for accessory structures to be 12.5 ft high from the ground to the mean height of the roof with the mean height defined as the height between the ridge and eaves. 2. The variance request will allow the construction style/roof pitch of the garage and cabana to match the home currently being built. The structures will be architecturally inconsistent with the home if the plate line and roof pitch is reduced. 3. The owner is requesting an additional 4'-10" MOL and 3'-8" MOL of mean height over the zoning ordinance of 12'-6", respectively, for the garage and cabana structures. 4. The owners to the north and to the east are aware of this variance request and they do not have any issues or concerns.
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Justification:	The owner is requesting a height variance to allow construction of a single-story garage structure and a single-story cabana with an 8/12 roof pitch matching the proposed home to be built on the same property located at 1434 Fairhaven Drive
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NESLUND RESIDENCE 1434 FAIRHAVEN DR. LAKELAND, FL



CODE COMPLIANCE SUMMARY:

FLORIDA BUILDING CODE RESIDENTIAL, 2023 5TH EDITION
 BASIC WIND SPEED: 140 MPH ULTIMATE WIND SPEED
 EXPOSURE CATEGORY: B
 PERFORMANCE FACTOR: 1
 THERMAL MASS CORF.: +.18, -.18
 MINIMUM WIND SPEED: 140 MPH
 RISK CATEGORY: 2
 RESIDENTIAL V.B.

COMPONENTS & CLADDING WORST CASE SCENARIO PER FBC 2023
 ZONE 4 30.0 / -33.0 ZONE 5 30.0 / -36.7
 FBC 2023 CHAPTER 16 AND PER FOR ALL NON PREScriptive WORK

ROOFING SYSTEM SPECIFICATIONS:

- ROOFING COMPONENTS SHALL CONFORM TO FBC 2023 CHAPTER 9 MATERIAL AND INSTALLATION REQUIREMENTS FOR THE BASIC WIND SPEED SHOWN IN THE DESIGN LOADS. SHINGLES SHALL MEET ALL REQUIREMENTS OF ASTM D 225 OR D 3462 (INSTALLATION METHODS, FASTENERS AND MATERIALS) PER FBC 2023 CHAPTER 16.10.3 AS REQUIRED.
- ROOFING TO BE INSTALLED ON PRE-ENGINEERED WOOD TRUSS SYSTEM 8 24" O.C. (U.O.N.)
- UNDERLAYMENT: ON ROOF DECKING 2 LAYERS OF ASTM D226 TYPE 11 OR ASTM D4869 TYPE 11 OR IV, PER FBC 2023 R905
- METAL ROOFING SHALL COMPLY W/ FBC, 2023 905.4 & 905.10 AND TABLE 905.10.3 AS REQUIRED.
- FLASHING SHALL COMPLY W/ FBC, 2023 905.2.8
- RAFE EDGES SHALL COMPLY W/ FBC, 2023 905.2.8.6
- COVERS SHALL COMPLY W/ FBC, 2023 905.2.8.2
- ROOF SHINGLES TO BE MIN. 1/4" OSB, 5" 8 EDGES AND 6" INTERMEDIATE

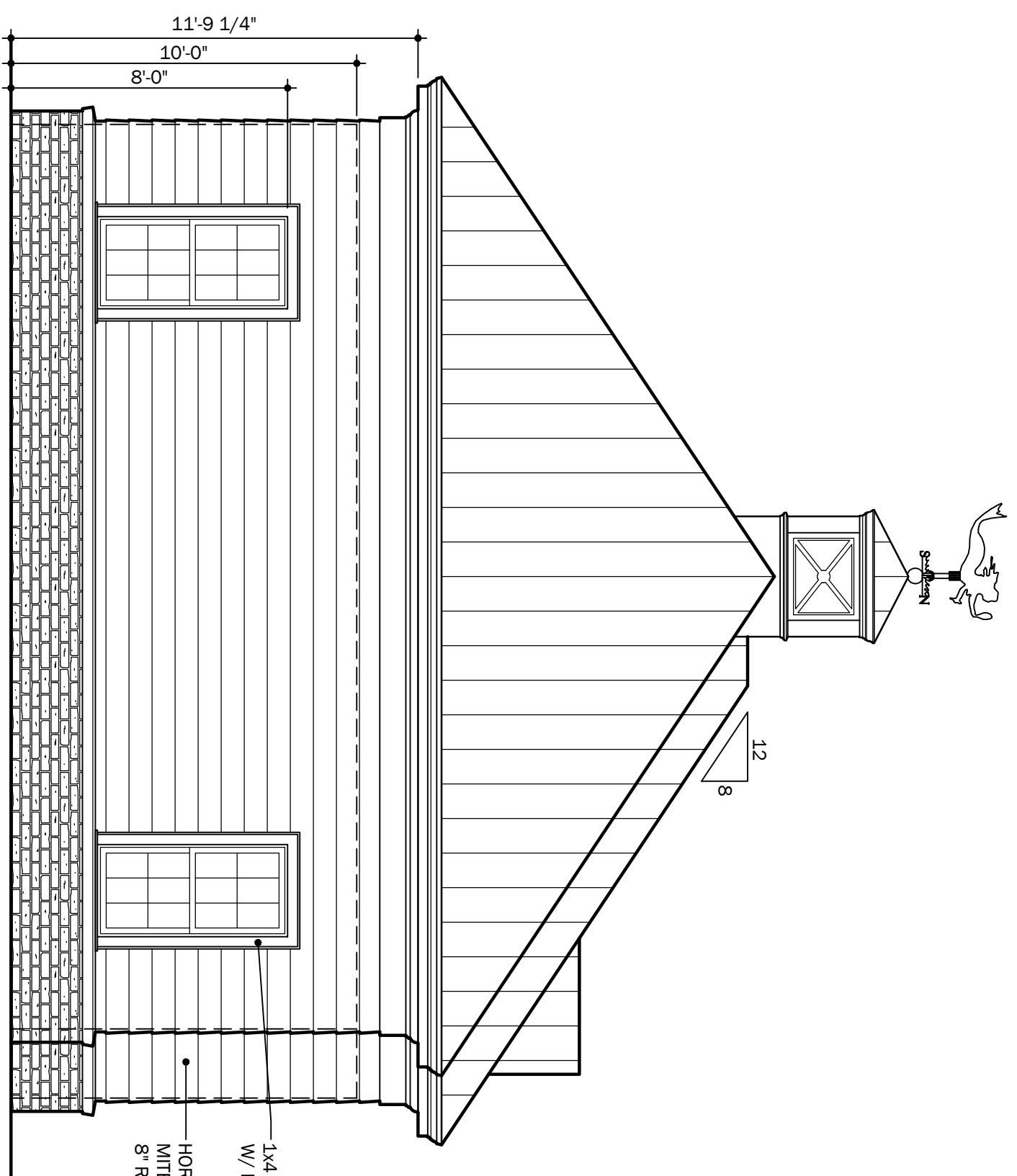
WINDOW / DOOR INSTALLATION:

INSTALL WINDOWS AND DOORS FOR SIGHTED DESIGN WIND LOAD PRESSURE PER FBC 2023 SECTION R301
 DESIGN WIND PRESSURE ZONE 4 30.0 / -36.3
 ZONE 5 30.0 / -36.7 VERIFY
 FOR INDIVIDUAL WINDOWS / DOORS PER WIND ZONE LOCATIONS AND PER MANUFACTURER SPECIFICATIONS. INSTALLATION PER SPEC. AND MANUFACTURER'S DETAIL (FINISHED BY WINDOW / DOOR MFR.)

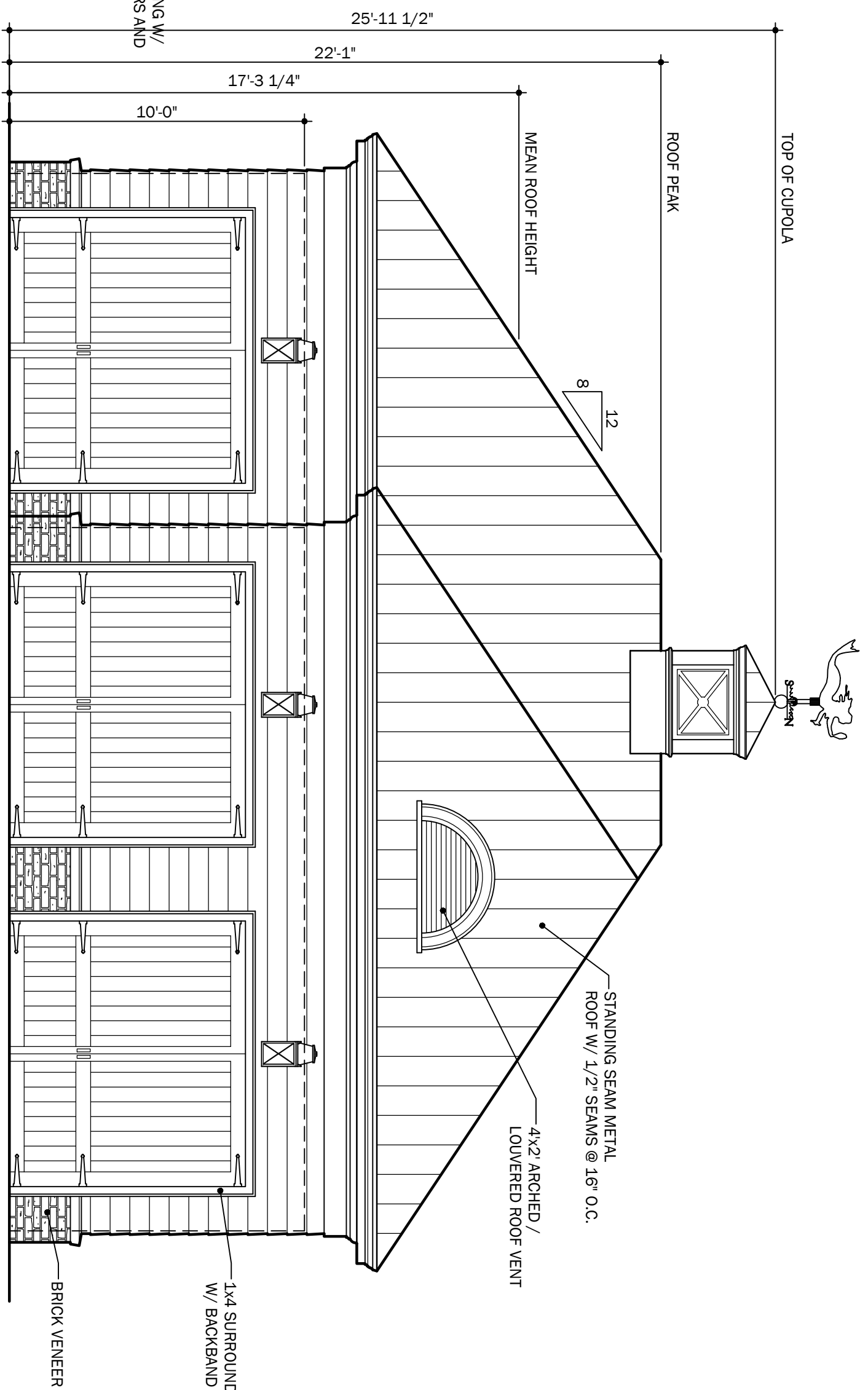


NESLUND RESIDENCE

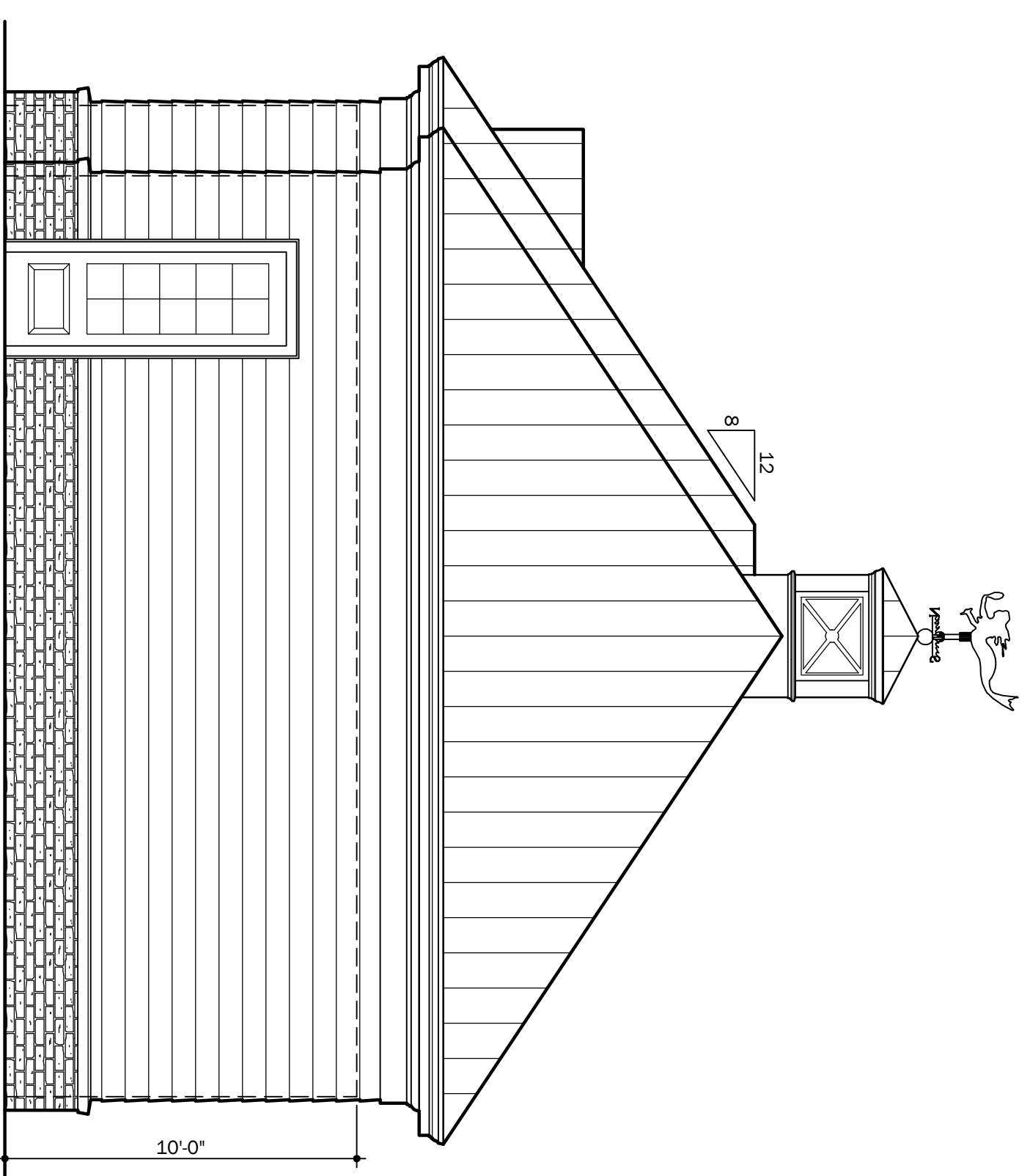
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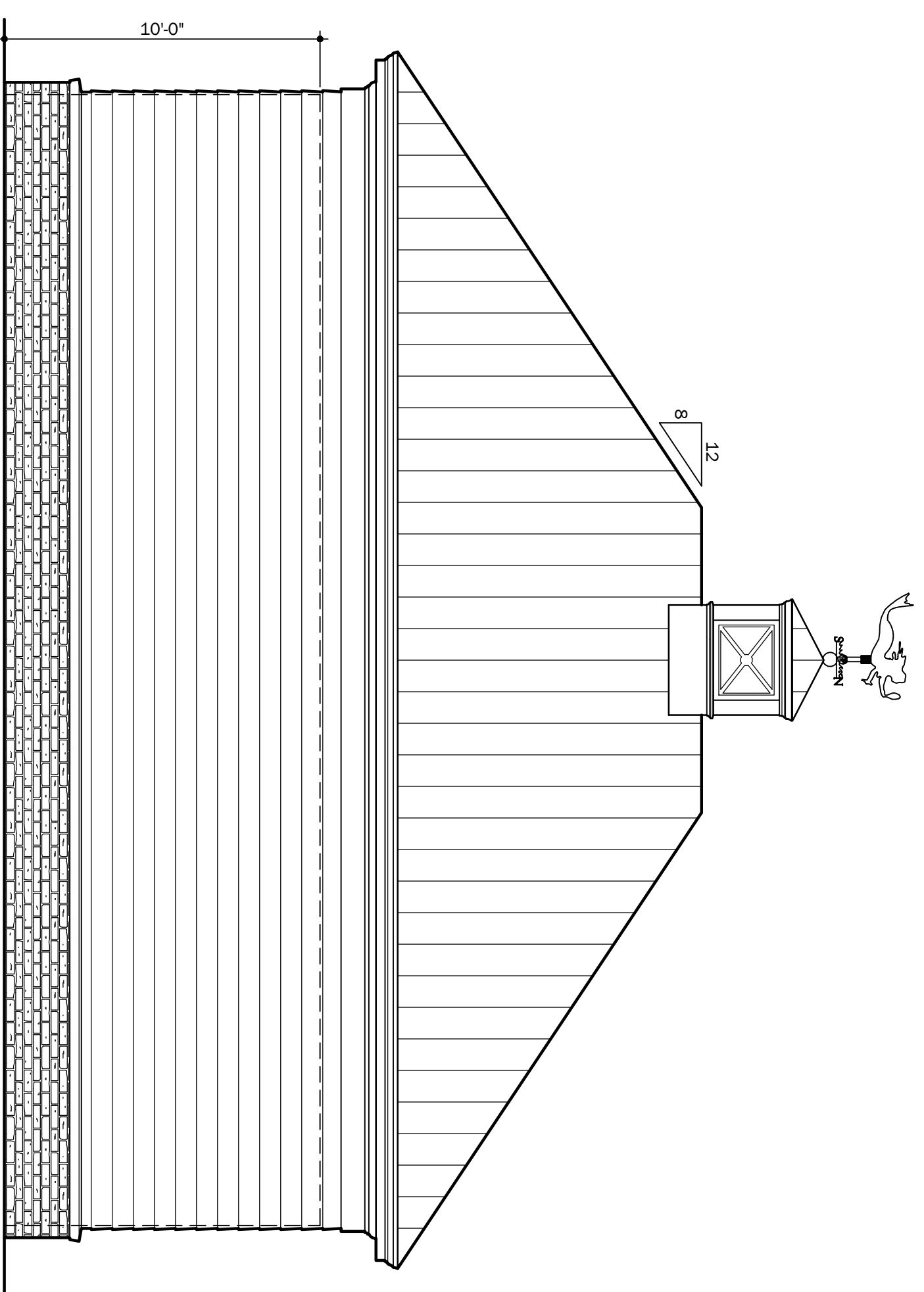
LEFT SIDE ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"



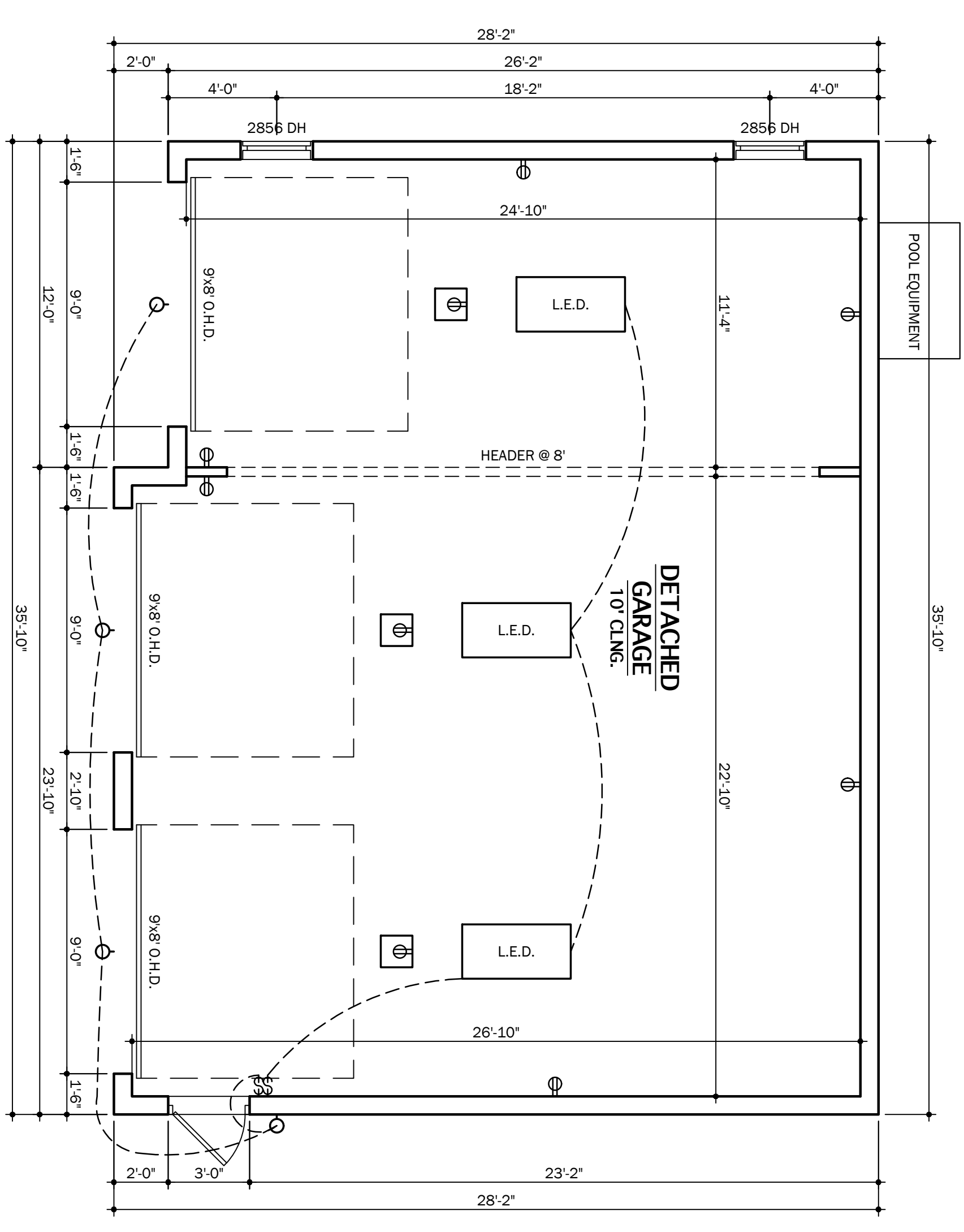
RIGHT SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"

CONCRETE LINTEL SCHEDULE				
NO.	CLEAR SPAN	LINTEL SIZE	PRECAST AND	
			REINFORCED	
			TYPE/SIZE	
1	1'-6"	2'-10"	8-U	NOT RECD
2	2'-2"	3'-6"	8-U	NOT RECD
3	3'-2"	4'-6"	8-U	NOT RECD
4	4'-0"	5'-4"	8-U	NOT RECD
5	4'-0"	5'-4"	8-U	NOT RECD
6	4'-6"	5'-10"	8-U	NOT RECD
7	5'-2"	6'-6"	8-F	NOT RECD
8	6'-2"	7'-6"	8-F	1#5
9	6'-0"	9'-4"	NOT AVAILABLE	1#5
10	6'-2"	10'-6"	8-F	1#5
11	6'-2"	10'-6"	8-F	1#5
12	10'-0"	11'-4"	8-F	1#5
13	11'-2"	12'-6"	8-F	1#5
14	12'-0"	13'-4"	8-F	1#5
15	12'-8"	13'-0"	8-F	1#5 1#5
16	13'-0"	13'-4"	8-F	1#5 1#5
17	13'-0"	13'-4"	8-F	1#5 1#5
18	13'-0"	13'-4"	8-F	1#5 1#5
19	16'-0"	17'-4"	8-F	1#5 1#5
20	18'-0"	19'-4"	16-PRSC	1#5 1#5
21	18'-8"	20'-0"	16-PRSC	1#5 1#5
22	20'-8"	22'-0"	16-PRSC	1#5 1#5
23	22'-8"	24'-0"	16-PRSC	1#5 1#5

- NOTES:**
1. ELECTRICAL MATERIALS AND INSTALLATION SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE, 2020 EDITION, LOCAL CODES, AND THE LOCAL POWER CO. ELECTRICAL TO BID ACCORDING TO PLANS AND SPECS BY THE BUILDER AND MINIMUM REQUIREMENTS SET FORTH BY THE FLORIDA BUILDING CODE.
 2. ARCHITECT SHALL PROVIDE ALL NECESSARY PERMITS AND OUTLET BOXES.
 3. ARCHITECT SHALL PROVIDE ALL NECESSARY PERMITS AND OUTLET BOXES.
 4. SMOKE / CARBON MONOXIDE DETECTORS TO BE HARD WIRED & INTERCONNECTED W/ BATTERY BACKUPS.
 5. GFCI PROTECTED CIRCUITS: ALL GARAGE, KITCHEN, BATH, LAUNDRY AND EXTERIOR RECEPTICALS.
 6. EXTERIOR RECEPTICALS.



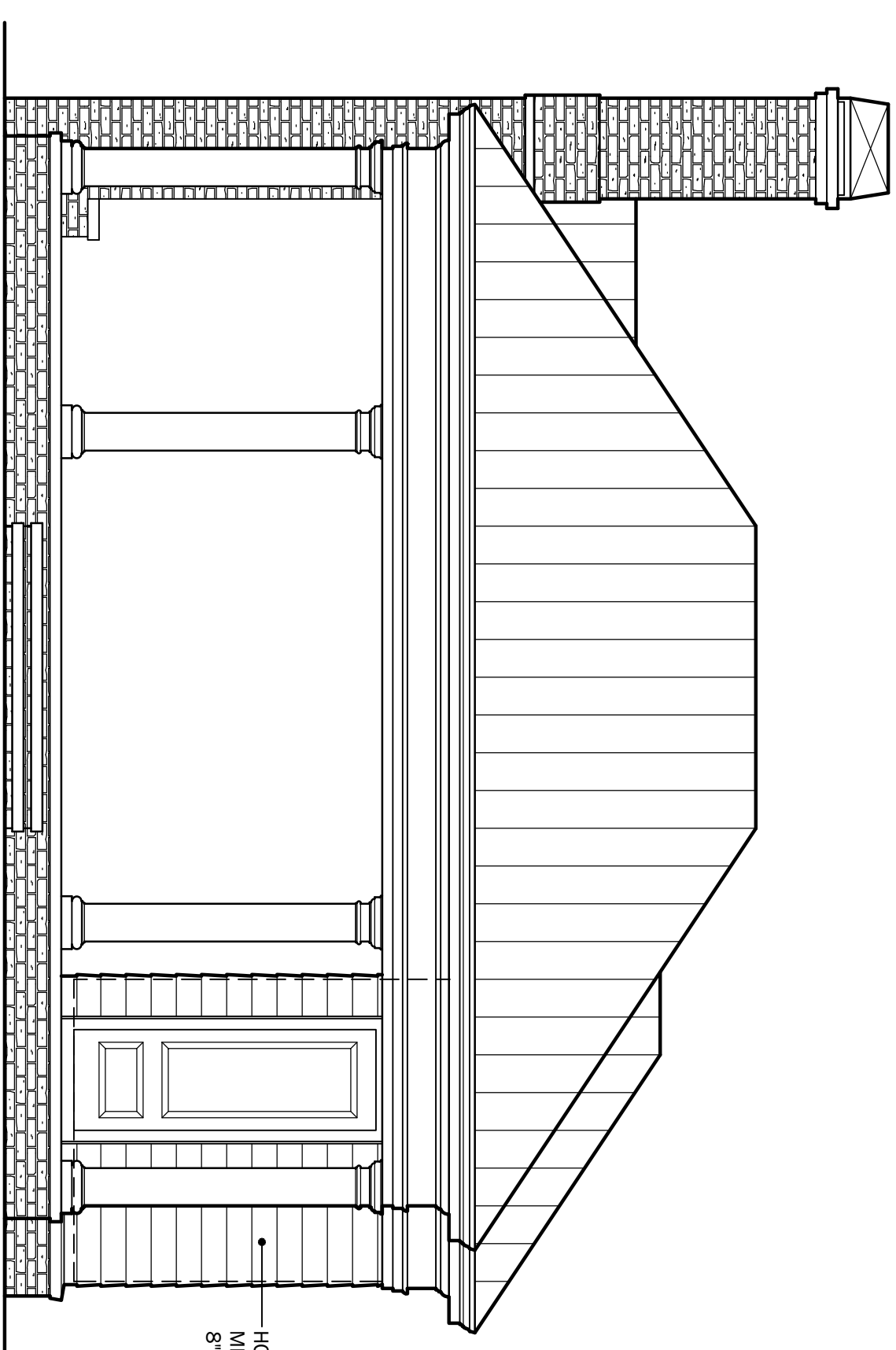
FLOOR PLAN
1/4"=1'-0" (985 S.F.)



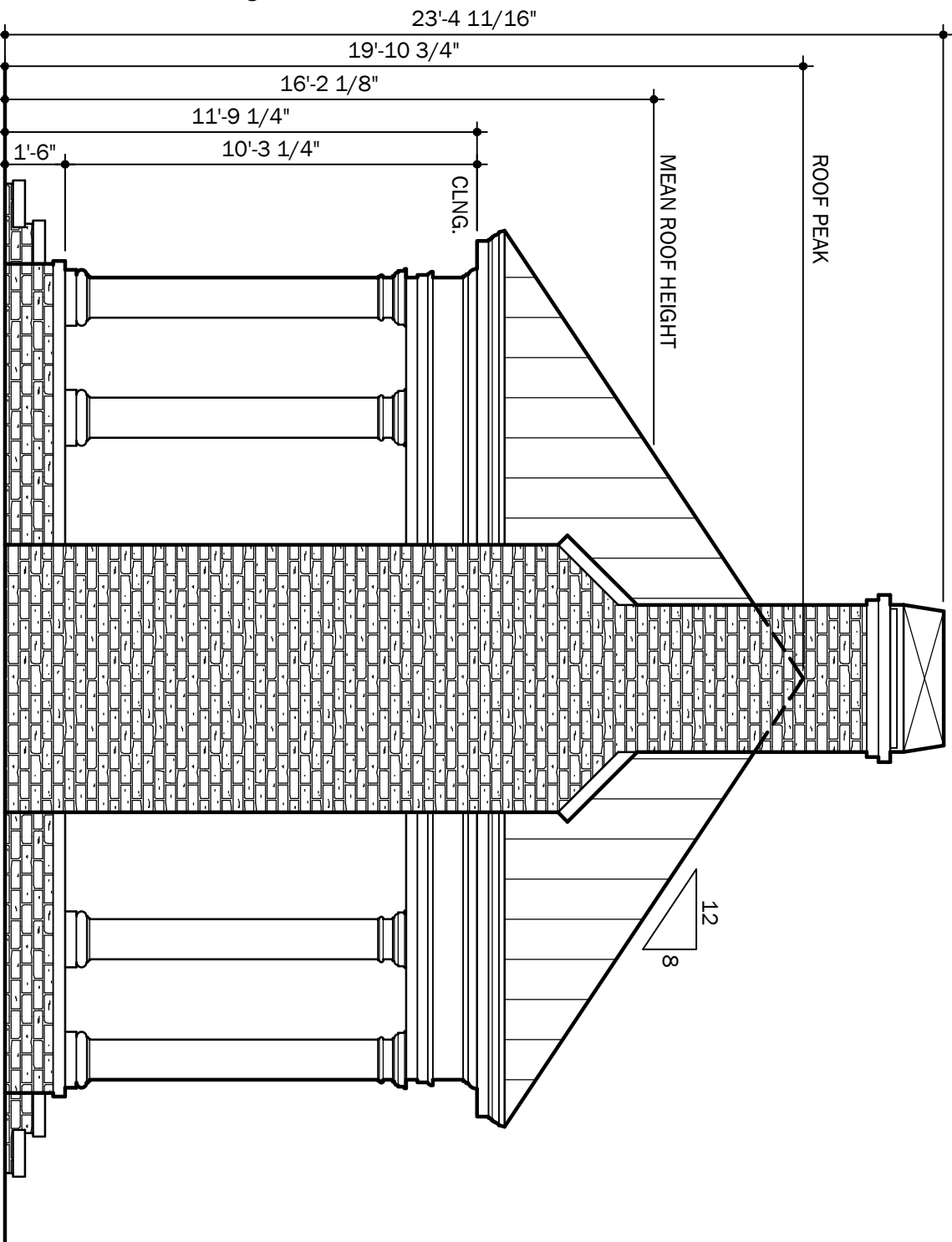
NESLUND RESIDENCE

A007

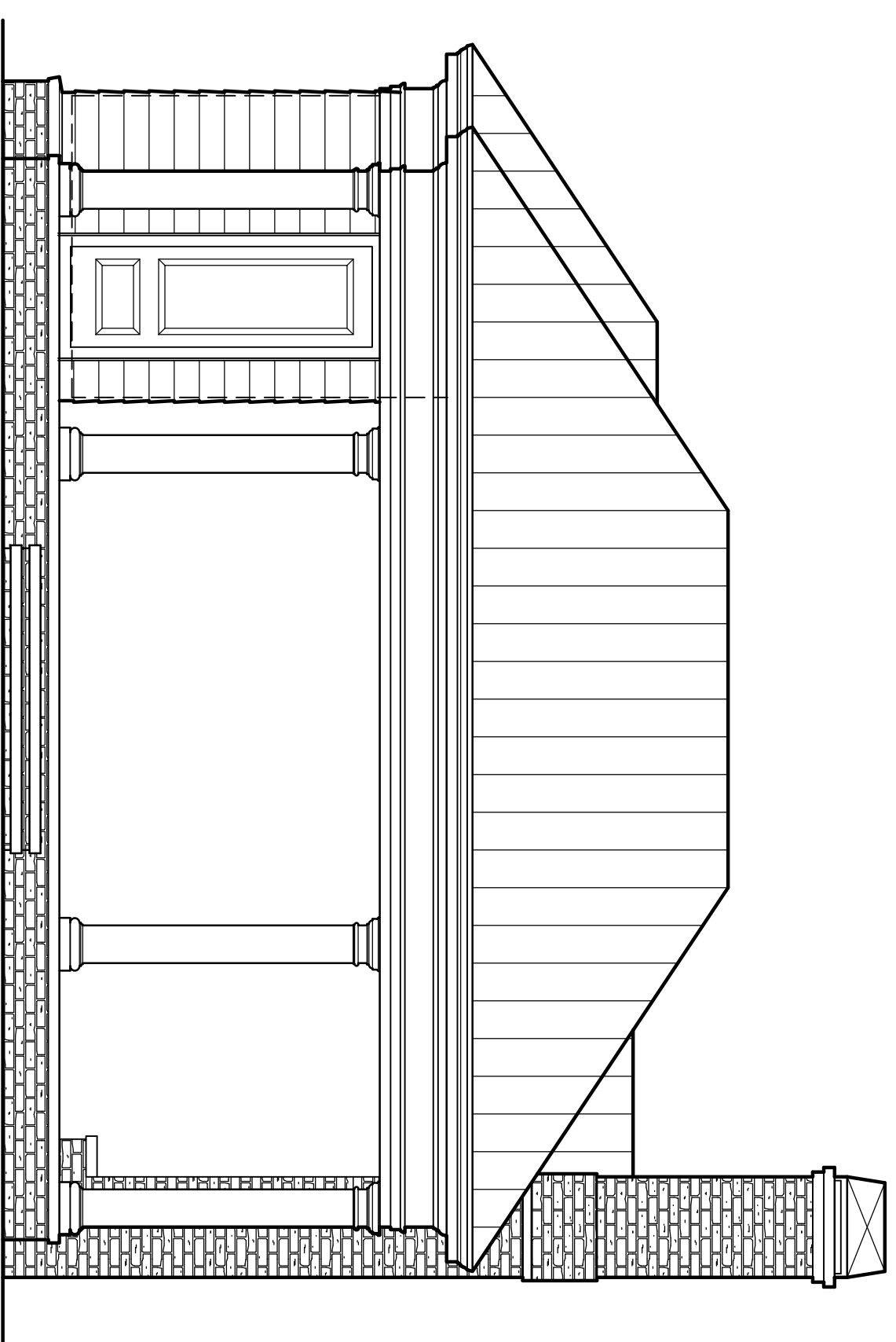
FLOOR PLAN
1/4"=1'-0" (585 S.F.)



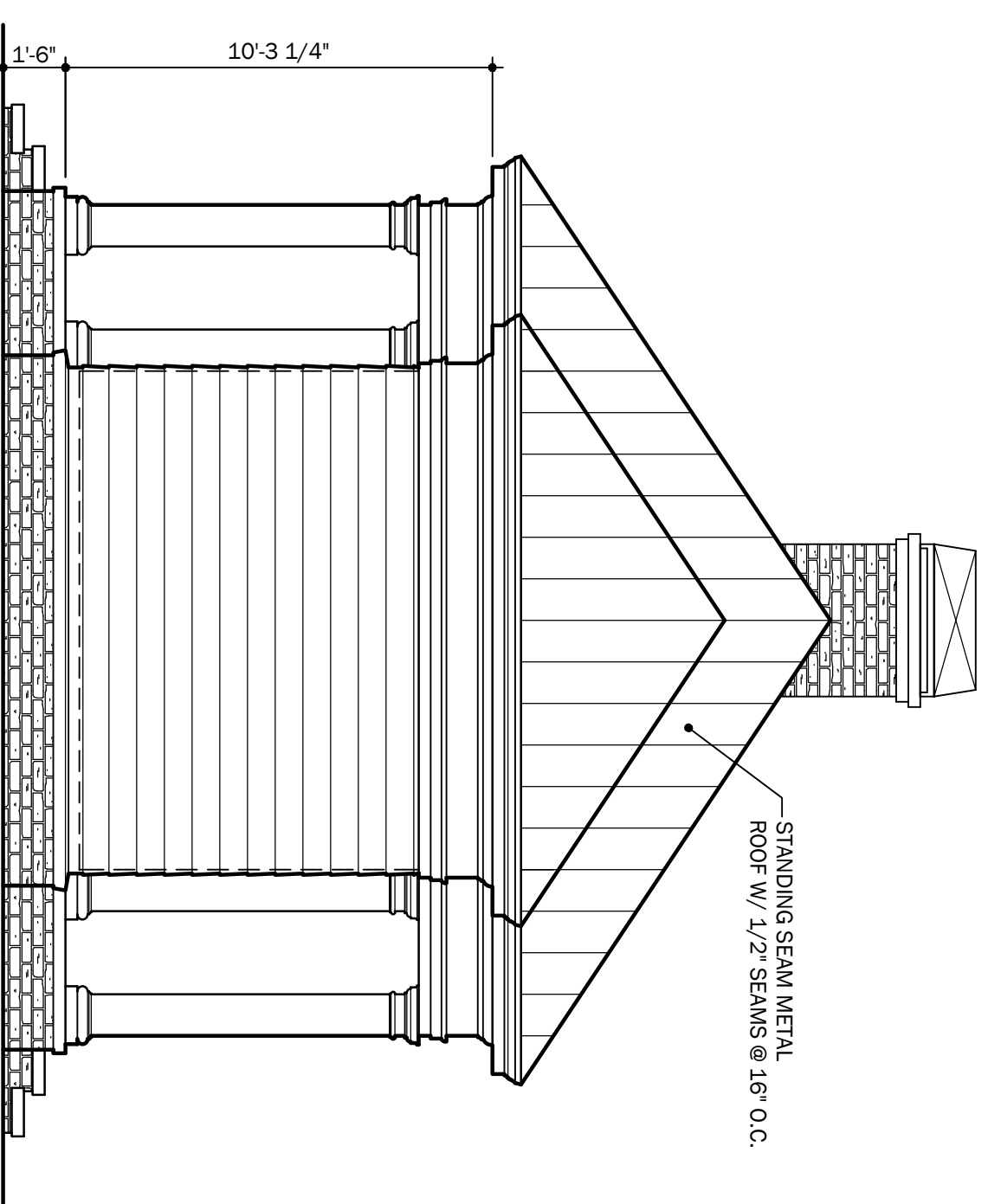
RIGHT SIDE ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"

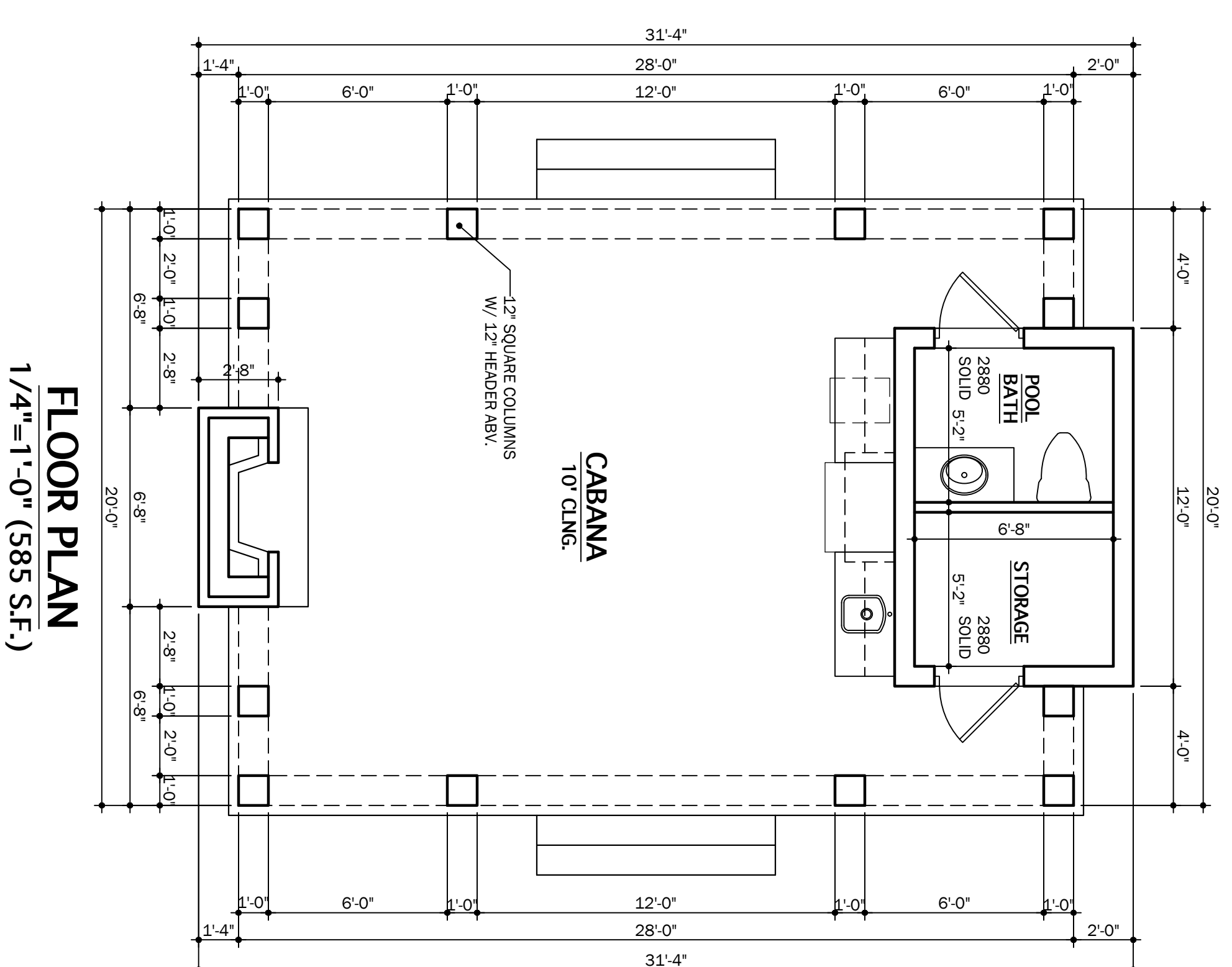
CONCRETE LINTEL SCHEDULE		PRECAST AND PRESTRESSED	
NO.	CLEAR SPAN	LINTEL TYPE/SIZE	REBAR
L1	1'-6"	2'-10" 8-U	NOT RECD
L2	2'-2"	3'-6" 8-U	NOT RECD
L3	3'-2"	4'-6" 8-U	NOT RECD
L4	4'-0"	5'-4" 8-U	NOT RECD
L5	4'-6"	5'-10" 8-U	NOT RECD
L6	4'-6"	5'-10" 8-U	NOT RECD
L7	5'-2"	6'-6" 8-F	NOT RECD
L8	6'-2"	7'-6" 8-F	1-#5
L9	6'-0"	9'-4" NOT AVAILABLE	1-#5
L10	6'-0"	10'-6" 8-F	1-#5
L11	6'-2"	10'-6" 8-F	1-#5
L12	10'-0"	11'-4" 8-F	1-#5
L13	11'-2"	12'-6" 8-F	1-#5
L14	12'-0"	13'-4" 8-F	1-#5
L15	12'-8"	14'-0" 8-F	1-#5 1#5
L16	13'-0"	15'-0" 8-F	1-#5 1#5
L17	13'-4"	15'-4" 8-F	1-#5 1#5
L18	14'-0"	16'-0" 8-F	1-#5 1#5
L18	16'-0"	17'-4" 8-F	1-#5 1#5
L19	18'-0"	18'-4" 16-PRSC Composite	1-#5 1#5
L20	18'-8"	20'-0" 16-PRSC	1-#5 1#5
L21	20'-8"	22'-0" 16-PRSC	1-#5 1#5
L21	20'-8"	22'-0" 16-PRSC	1-#5 1#5
L21	22'-8"	24'-0" 16-PRSC	1-#5 1#5

NOTES:

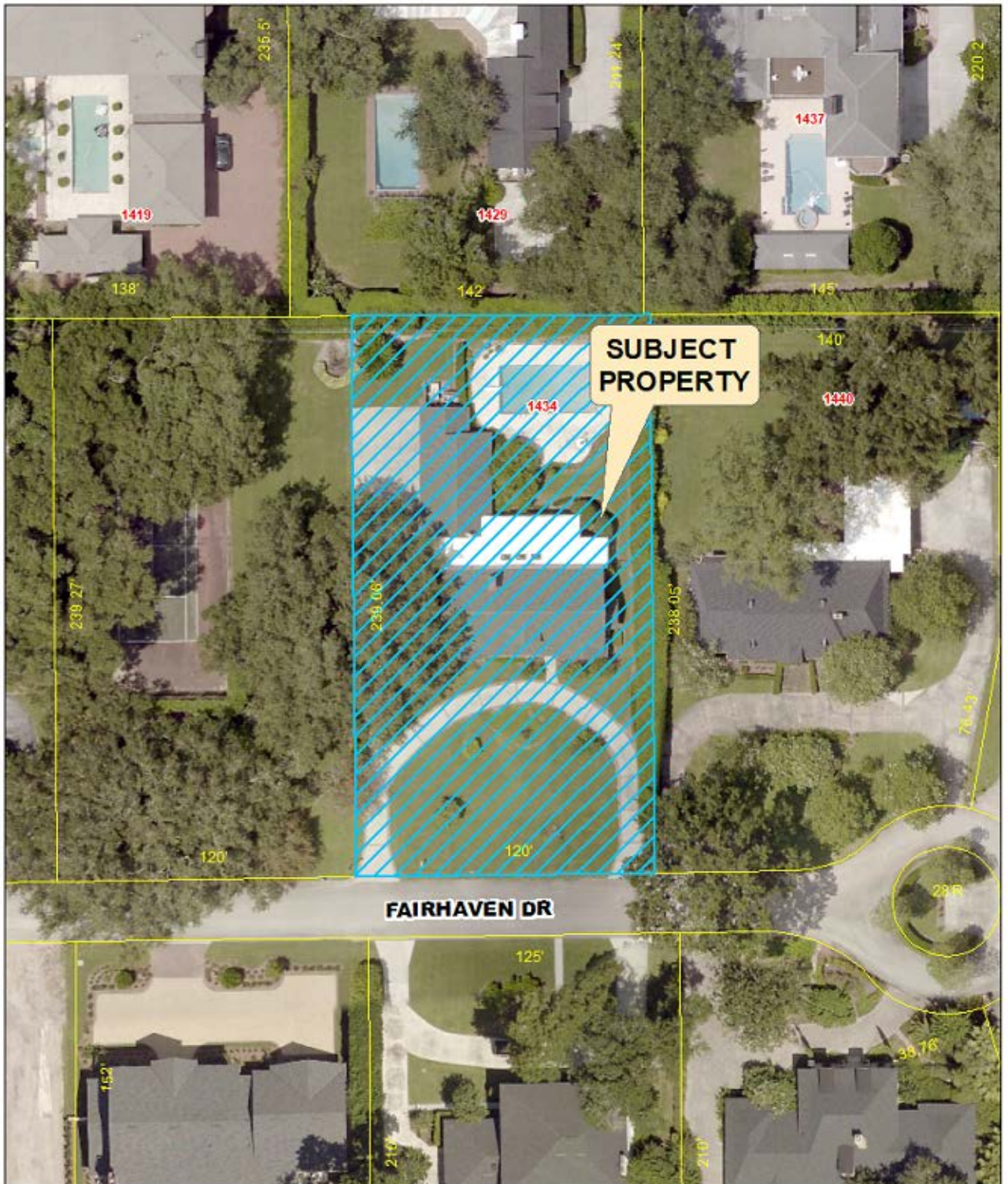
1. ELECTRICAL MATERIALS AND INSTALLATION SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE, 2020 EDITION, LOCAL CODES, AND THE LOCAL POWER CO. ELECTRICAL TO BID ACCORDING TO PLANS AND SPECS BY THE BUILDER AND MINIMUM REQUIREMENTS SET FORTH BY THE FLORIDA BUILDING CODE.
2. ARCHITECT SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVALS.
3. ARCHITECT SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVALS.
4. ARCHITECT SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVALS.
5. ARCHITECT SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVALS.
6. ARCHITECT SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVALS.

LEGEND:

- LED FIXTURE
- CEILING LIGHT FIXTURE
- WALL MNT LIGHT FIXTURE
- RECESSED CAN LIGHT
- FLOOD LIGHT
- SMOKE / CARBON MONOXIDE DETECTOR
- SWITCH
- 110 RECEPTACLE
- 220 RECEPTACLE
- OWNER SUPPLIED
- MOTION DETECTOR



FLOOR PLAN
1/4"=1'-0" (585 S.F.)



VAR24-018 1434 Fairhaven Dr
Parcel ID: 242829000000031070





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

RE: Variance Request - Project No. VAR24-018

Dear Property Owner:

This notice is to advise you that Olivera Construction, Inc. requests a variance of 4'10" to allow the construction of a detached garage with proposed mean roof height of 17' 4", and a variance of 3' 9" to allow the construction of a detached pool cabana with a mean roof height of 16' 3"; in lieu of the maximum mean height of 12' 6" for accessory structures specified by the Table 4.3-4 of the Land Development Code, on property located at 1434 Fairhaven Drive. The subject property is legally described as:

BEG SE COR OF NW1/4 OF SW1/4 RUN W 195 FT N 21.93 FT FOR POB CONT N 390 FT W 569.6 FT S 359.75 FT S56-30-25E 36.13 FT S85-57-27E 145.71 FT E 393 FT TO POB & REPLAT OF LAKE BONNY VIEW PB 30 PG 48 A LOT B & THAT PART OF VACATED ALICIA RD FKA BONNY AVE LYING E OF & ADJACENT TO LOT B & SHORE ACRES PB 7 PG 15 BLK 4 LOTS 1 THRU 14

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 10/1/2024** 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, 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. 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	10/1/2024	Reviewer:	Phillip Scearce
Project No:	VAR24-018	Subject Property:	1434 Fairhaven Drive
Owner:	Brian Neslund		
Applicant:	Olivera Construction		
Current Zoning:	RA-1 (Single-Family Residential)	Context District	Urban Neighborhood (UNH)
Request:	A variance of 4'10" to allow the construction of a detached garage with proposed mean roof height of 17' 4", and a variance of 3' 9" to allow the construction of a detached pool cabana with a mean roof height of 16' 3"; in lieu of the maximum mean height of 12' 6" for accessory structures specified by the Table 4.3-4 of the Land Development Code, on property located at 1434 Fairhaven Drive.		

1.0 Background

The subject property consists of two lots totaling 1.2-acres located on the east side of Lake Hollingsworth on a private street, Fairhaven Drive. One lot previously contained a 4,053 sq. ft. dwelling and one lot consists of a tennis court. The applicant intends to redevelop the property with a 6,107 sq. ft. single-family detached home to replace the recently demolished dwelling. Associated with the construction of the new dwelling, the applicant is proposing to build a 985 sq. ft. detached garage and a 585 sq. ft. detached pool cabana in the rear-yard. The mean height of the proposed garage is 17' 4", and the proposed mean height of the cabana is 16' 3" which exceeds the maximum accessory building height of 4'10" and 3' 9", respectively. Therefore, a variance is required to exceed the accessory structure height of 12' 6" as required by Table 4.3-4, General Accessory Structure Standards.

2.0 Discussion

The subject property is in the process of being redeveloped as the previous 4,053 sq. ft. dwelling unit was recently demolished. The purpose of this request is to obtain variance relief to allow for the construction of two accessory structures which exceed the minimum accessory structure height of 12' 6". The subject property is an estate-size lot designed to accommodate a much larger single-family dwelling than a typical single-family lot.

The subject property is surrounded by similar sized estate lots with comparable single-family development in size and scale to the proposed redevelopment. The predominant single-family development pattern of the surrounding properties consists of large principal dwellings with associated accessory garages and/or pool houses. Typically, these structures are developed with steep-pitched roofs similar to the proposed dwelling.

The proposed detached garage is setback 14'4" and 10' from the side and rear property lines, respectively. The proposed pool cabana is setback 25' 4" feet from the rear property line and 5' from the adjacent property line where the tennis court is located. It's important to note that this lot is also owned and will be utilized by the applicant. Therefore, this side setback is effectually 125' from the adjacent property owner to the west.

3.0 Recommendation

Staff finds that the proposed mean height 17' 4" and 16' 3" of the proposed accessory structures will have minimal impacts to adjacent property owners. The surrounding lots and single-family development pattern are of similar size and scale where building height is not a limiting factor in depriving adjacent property owners' enjoyment of their land. By right, the property owner could build an addition to the principal structure with greater height and lesser setbacks than the proposed detached garage without recourse to a variance. Approval would not be contrary to the public interest. Staff recommends that this request receive consideration for approval provided that there are no substantive objections from adjacent property owners.