



Zoning Board of Adjustments and Appeals Meeting Agenda

**August 4, 2026 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 July meeting

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

ITEM 5: **Spring Engineering Inc. requests** a 10' variance to allow a maximum sign height of 25', in lieu of the maximum height of 15' for ground signs located along commercial corridors as specified by Section 4.9.4.4.a.1(e) of the Land Development Code, to replace an existing 38' high pole sign with a new 25' high pylon sign on property located at 925 Highway 98 South. Owner: SVC Holdings 2009 LLC. (VAR26-013)

ITEM 6: **Lindsey Fischer requests** a variance to allow a minimum ground floor building transparency of 5% along County Line Road and 22.8% along Great Oak Drive, in lieu of the 40% minimum ground floor building transparency for street facing building facades as specified by Sub-Section 3.4.7.4.b of the Land Development Code, in order to construct a new four-story hotel on property located at 5352 Great Oak Drive. Owner: Lake 23 LLC. (VAR26-014)

ITEM 7: **Duane McQuillen Construction requests** a 85'-9 ¾" variance to allow a front yard setback of 125'-9 ¾" in lieu of the 40' maximum front yard setback for principal structures specified by Table 3.4-1 of the Land Development Code, to construct a new single-family detached dwelling on property located at 2214 Collins Lane. Owner: Austin T. Tones. (VAR26-015)

ITEM 8: Unfinished Business

ITEM 9: New Business

ITEM 10: Adjournment

The Zoning Board of Adjustments and Appeals met in Regular Session on Tuesday, July 7, 2026 in the City Commission Chamber at Lakeland City Hall 228 South Massachusetts Avenue.

Present were Board Members Emily Breheny, Jiwa Farrell, Tunesia Mayweather, Daniel Sharrett and Adam Russell. Also present were Ramona Sirianni, Deputy City Attorney; and staff from the Community & Economic Development Department: Matt Lyons, Executive Planner; Audrey McGuire, Executive Planner; Johnathan (JP) Sims, Senior Planner; 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: Homeowner Tracy L. Cox requests a 2' variance to allow an 8' privacy fence, 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 from the northeast corner of house to the east property boundary, along the east property boundary to the southeast corner of property and from the southwest corner of the detached storage building to the south property boundary and from the south boundary to the southeast corner of property on property located at 90 Lake Hunter Drive. (VAR26-010)

George Ruiz, 90 Lake Hunter Drive, representing the applicant, provided an overview of the request.

Todd Vargo stated the subject property is approximately 0.38 acres in area and located on the southeast corner of the intersection of Lake Hunter Drive and Hartsell Avenue, south of Lake Hunter. Mr. Vargo pointed to photos on the overhead screen of the subject property and proposed site plan.

Mr. Vargo stated the subject property naturally slopes from the southeast north towards Lake Hunter, and there is a significant grade change between the subject property and the properties to the south and southeast.

Mr. Vargo stated staff recommends approval.

Mr. Vargo stated staff received a letter in opposition to the request. Mr. Vargo read the letter to the Board. Mr. Vargo stated staff also received letters in support of the request from the adjacent property owners to the subject property.

A lengthy discussion ensued between the applicant, Board and staff regarding the proposed request.

Daniel Sharrett made a motion to approve staff's recommendation. Adam Russell seconded the motion, and it passed 5—0.

Item 6: A&R Environmental Construction Inc. requests a 7'-8" variance to allow a 7'-4" setback from the rear property line, in lieu of the 15' minimum setback for the single-family attached special building type specified by Table 3.4-11 of the Land Development Code to allow for the construction of a 14' x 13' hard-roofed screen room on property located at 1836 N. Crystal Lake Drive, #32. Owner: Robert F. and Brenda G. Bregler. (VAR26-011)

Rick Crews, 264 Knight Road, Wachula, representing the applicant, provided an overview of the request.

Audrey McGuire stated the subject property consists of a lot that is approximately 19.59' wide by 59.1' deep, located within the Grove Townhome subdivision. The subject property contains a 1,206 sq. ft. two-story single-family attached (townhome) that was built in 1976. The purpose of this request is to obtain variance relief to allow for the construction of a new hard-roofed screen room in the rear yard of the property

Ms. McGuire pointed to photos on the overhead screen of the subject property and proposed site plan.

Ms. McGuire stated the hardship suffered by the applicant is related to the small lot size and configuration of the existing home on the lot.

Ms. McGuire stated staff did not receive any public comment in response to the request.

In response to Jiwa Farrell, Mr. Crews stated he will submit a request for the new screen room to the Grove Homeowners Association (HOA) if the proposed variance is approved.

Brittany Singletary, 1836 N. Crystal Lake Drive, #31, stated she is opposed to the request. Ms. Singletary read a letter to the board with her reasons for the opposition.

Discussion ensued.

Daniel Sharrett made a motion to approve staff's recommendation. Tunesia Mayweather seconded the motion, and it passed 5—0.

Item 7: Brice Holley requests a 2' variance to allow an 8' high privacy fence, 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 along the eastern (rear) property boundary on property located at 4448 S. Laurel Pointe Drive. Owner: Holley Family Revocable Trust. (VAR26-012)

Brice Holley, 4448 S. Laurel Pointe Drive, provided an overview of the request.

JP Sims stated the subject property consists of a parcel that backs up to Cleveland Heights Boulevard along the eastern rear side. The purpose of this request is to obtain variance relief which will allow for the construction of an eight (8) foot fence along the rear side of the parcel. This particular hardship suffered by the applicant is related to the height of the lot.

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

Mr. Sims stated staff did not receive any public comment in response to the request and recommends approval.

Emily Breheny made a motion to continue the item. Adam Russell seconded the motion, and it passed 5—0.

Item 8: Appointment of Board Officers

Daniel Sharrett made a motion to nominate Jiwa Farrell to serve as Chairperson. Adam Russell seconded the motion and it passed 5—0.

Jiwa Farrell made a motion to nominate Daniel Sharrett to serve as Vice-Chairperson. Adam Russell seconded the motion and it passed 5—0.

Adjourned

The meeting was adjourned at 9:59 a.m.

Jiwa Farrell, Chairperson

Christelle Burrola, Secretary



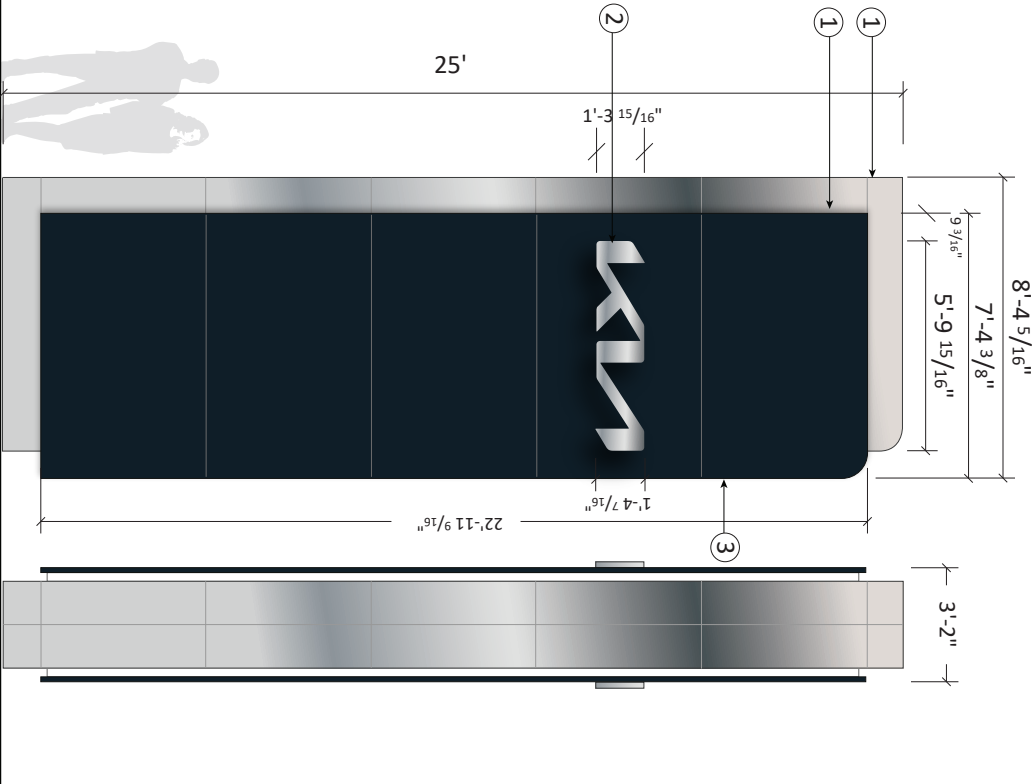
Variance Application

General Information:				
Project No:	VAR26-013		Application Date:	6/5/2026
Project Name:	Regal Kia			
Subject Property Address:	925 HWY 98 S			
Parcel ID:	242820000000041040			
Applicant Name:	SPRING ENGINEERING INC			
Applicant Address:	3014 US HIGHWAY 19	Holiday	FL	34691
Owner Name:	SVC HOLDINGS 2009 LLC			
Owner Address:	925 BARTOW RD	LAKELAND	FL	33801
Request:				
Application Type:	Variance			
Current				
Zoning:	RA-1 (Single Family) ,C-2 (Highway Commercial)	Context:	Urban Corridor (UCO)	
Lot Dimensions:		Square Footage:	21,256	
Present Use:				
Explanation of Request:	To resurface the existing +28' Chevrolet Pre-Owned to a new 25' Kia sign.			
Justification:	Literal enforcement of the dimensional code would create unnecessary and undue hardship. Forcing the reduction of the new Kia sign height would defeat the property owner's reasonable use to prominently advertise the new Kia dealership at the same scale as the other dealership on the campus.			

Kia NEW LOGO MONOLITH

KUSPS25

N01



Logo: 8 Sq. Ft.

Black edge always toward street >

Specifications

- ① Cladding – 4MM Kia Black and Metallic Silver ACM
- ② Kia Wordmark – Milled Aluminum and Plastic “Sandwich” Design with 7100K LED illumination thru edge of filler
- ③ Black edge always toward street >
- * Accent Lighting – 7100K LED illumination with 7328 White Polycarbonate Lens

Will require a new foundation (by Pattison ID). Dealer to provide dedicated electrical circuit prior to installation. (120 v/20 amp)

Colors

- Black Kia ACM – Kia Midnight Black
- Metallic Silver Kia ACM – Alfrex Exotic Mica
- Accent Lighting Lens – 7328 White LED – 7100K White Illumination

Logo: 13.89 Sq. Ft.

Customer Approval

Signature _____

MM/DD/YYYY _____

Project ID
MW2-43909

FL113 Regal Kia
1025 Bartow Rd
Lakeland FL, 33801

Sign Item

N01

Date: 04-17-2025
Scale: Noted
Contact: M. Warren
Designer: C. Lambert

Revision Note

R4 HC 11-03-2025

Information Required
for Production

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

Pattison
id
1.866.635.1110
pattisonid.com



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

RE: Project No. VAR26-013 – 925 Highway 98 South

Dear Property Owner:

This notice is to advise you that Spring Engineering Inc., on behalf of SVC Holdings 2009 LLC, is requesting a 10' variance to allow a maximum sign height of 25', in lieu of the maximum height of 15' for ground signs located along commercial corridors as specified by Section 4.9.4.4.a.1(e) of the Land Development Code, to replace an existing 38' high pole sign with a new 25' high pylon sign on property located at 925 Highway 98 South. The subject property is legally described as:

BEG AT INT OF N BNDRY OF NE1/4 OF SW1/4 & SWLY R/W LINE OF SR 700 RUN S 44 DEG 05 MIN 41 SEC E ALONG R/W 300 FT TO POB S 44 DEG 05 MIN 41 SEC E 450 FT S 45 DEG 54 MIN 19 SEC W 687 FT N 44 DEG 05 MIN 41 SEC W 450 FT N 45 DEG 54 MIN 19 SEC E 101 FT S 44 DEG 05 MIN 41 SEC E 20 FT N 45 DEG 54 MIN 19 SEC E 200 FT N 44 DEG 05 MIN 41 SEC W 20 FT N 45 DEG 54 MIN 19 SEC E 386 FT TO POB & COMM AT INTER N LINE OF NE1/4 OF SW1/4 & SWLY R/W US HWY 98 RUN S 44 DEG 05 MIN 41 SEC E 174.95 FT TO POB CONT S 44 DEG 05 MIN 41 SEC E 125.05 FT S 45 DEG 54 MIN 19 SEC W 386 FT S 44 DEG 05 MIN 41 SEC E 20 FT S 45 DEG 54 MIN 19 SEC W 200 FT N 44 DEG 05 MIN 41 SEC W 20 FT S 45 DEG 54 MIN 19 SEC W 372.27 FT N 188 FT M/L N 45 DEG 54 MIN 19 SEC E 835.68 FT TO POB & BEG INTER N-LINE OF NE1/4 OF SW1/4 WITH SWLY R/W US 98 RUN S 44 DEG 05 MIN 41 SEC E ALONG R/W 174.95 FT S 45 DEG 54 MIN 19 SEC W 200 FT N 44 DEG 05 MIN 41 SEC W 178.5 FT M/L N 45 DEG 54 MIN 19 SEC E 200 FT TO POB

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 August 4, 2026** 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	August 4, 2026	Reviewer:	JP Sims
Project No:	VAR26-013	Subject Property:	925 Hwy 98 South
Owner:	SVC Holdings 2009, LLC		
Applicant:	Spring Engineering Inc		
Current Zoning:	C-2 (Highway Commercial)	Context District	Urban Corridor (UCO)
Request:	A 10' variance to allow a maximum sign height of 25', in lieu of the maximum height of 15' for ground signs located along commercial corridors as specified by Section 4.9.4.4.a.1(e) of the Land Development Code, to replace an existing 38' high pole sign with a new 25' high pylon sign on property located at 925 Highway 98 South.		

1.0 Background

The subject property consists of an automobile sales dealership with C-2 (Highway Commercial) zoning, Community Activity Center (CAC) Future Land Use, and Urban Corridor (UCO) context sub-district overlay. There are multiple buildings on site, including two showrooms and three service areas, that were constructed in 2005 according to the Polk County Property Appraiser. The sign that will be replaced is 38 feet tall. The dealership will also remove another sign further south on US Highway 98 South that had a Variance approved in September 2016. US Hwy 98 is a designated Commercial Corridor per Figure 4.9-8 of the Land Development Code.

2.0 Discussion

The purpose of this request is to obtain variance relief which will allow for the removal of an existing thirty-eight (38) foot tall pole sign and subsequent construction of a new twenty-five (25) foot tall Kia commercial dealership sign along the east side of the parcel abutting US Highway 98 South. Per Article 4.9.4.4 of the Land Development Code, the maximum height of a sign of this nature on a commercial corridor is allowed to be no more than fifteen (15) feet tall. However, another sign will be entirely removed. This second sign, which is south of the subject sign, currently stands at thirty-four (34) feet and was approved for a taller sign height through VAR16-012, approved on September 7th, 2016.

This particular hardship suffered by the applicant is related to the height of the sign. The current signs on site were constructed prior to the Land Development Code changes in 2012 that limited signs in commercial corridors to 15 feet. The signs currently on site are considered legal non-conforming. The sign further to the south is being removed entirely, while the subject sign is being rebuilt at a lower height than was previously established. The property is unique in that there is a third sign further north on the property which advertises the Chevrolet dealership which also sits at a similar height. Not allowing the two remaining signs to be of a similar height will be out of place, per the applicant's narrative.

3.0 Recommendation

The hardship suffered is that the existing signs for both the Kia and Chevrolet dealerships were permitted and installed prior to amending the Land Development Code in 2012, which implemented a maximum height of 15' along Commercial Corridors. The applicant did not purposefully create this conflict; rather, the code update made any new, compliant signs out of scale with the existing signs which are long-standing fixtures on the property. The

hardship was created by changes in the Code and can be remedied by recognizing prior permitted conditions. It is important to note that one non-conforming sign will be removed and another sign will have its non-conforming height reduced, so the sign non-conformities will be reduced. Staff finds the request acceptable and recommends approval of the variance.



Variance Application

General Information:				
Project No:	VAR26-014	Application Date:	6/15/2026	
Project Name:	My Place Hotel- Lakeland, FL			
Subject Property Address:	5352 GREAT OAK DR			
Parcel ID:	232819087501000013			
Applicant Name:	Lindsey Fischer			
Applicant Address:	1910 8th Ave NE	SD	57401	
Owner Name:	LAKE 23 LLC			
Owner Address:	1910 8TH AVE NE	ABERDEEN	SD	57401
Request:				
Application Type:	Variance			
Current				
Zoning:	(O-3) Moderate Impact Office	Context:		
Lot Dimensions:	226 X 133	Square Footage:	n/a	
Present Use:				
Explanation of Request:	The proposed hotel is located within an industrial park environment where surrounding development patterns, building setbacks, and overall site context differ from more pedestrian-oriented urban commercial corridors. The proposed building maintains significant setbacks from both adjacent roadways while still incorporating meaningful glazing and architectural articulation intended to support the visual character and design objectives of the corridor			
Justification:	The intent of the ground-floor transparency requirement appears to be the reduction of long uninterrupted wall planes commonly associated with industrial and large-format commercial structures. In the case of a hotel building, the proposed design already incorporates substantial façade articulation, vertically aligned fenestration, and occupant-oriented glazing across all elevations due to the nature of hospitality use and guestroom layout. As such, the building condition differs materially from the warehouse and industrial building typologies the ordinance appears intended to address. Additionally, the proposed hotel is located within an industrial park environment where surrounding development patterns, building setbacks, and overall site context differ from more pedestrian-oriented urban commercial corridors. The proposed building maintains significant setbacks from both adjacent roadways while still incorporating meaningful glazing and architectural articulation intended to support the visual character and design objectives of the corridor.			

COLOR LEGEND

- A

COLOR: ALABASTER
(MATCH SH. TONGUE - ALABASTER)
- B

COLOR: FIRED BRICK
(MATCH SH. TONGUE - FIRED BRICK)
- C

COLOR: ESSENTIAL GRAY
(MATCH SH. TONGUE - ESSENTIAL GRAY)
- D

COLOR: DARK BRONZE
(MATCH WINDOW PROFILE DARK BRONZE)
- E

COLOR: MATCH ADJACENT SURFACE (A,B,C, OR ST-1)

MATERIAL LEGEND

- CS-1

CEMENT-BOARD SIDING
MANUF.: JAMES HARDIE
STYLE: HARDIE ARCHITECTURAL PANEL
TEXTURE: FINE SAND
SIZE: 4'x8'
INSTALLATION: VERTICAL
- CS-3

CEMENT-BOARD SIDING
MANUF.: JAMES HARDIE
STYLE: HARDIE ARTISAN SIDING
TEXTURE: V-GROVE
SIZE: 8'x12'
INSTALLATION: HORIZONTAL
- ST-1

STONE VENEER
MANUF.: CORONAADO STONE PRODUCTS
STYLE: SAOIRA SANDSTONE
COLOR: BLUE HERON
SIZE: 12"x28"x1"
- SP-1

ASPHALT SHINGLES
MANUF.: PER OWNER
STYLE: SINGLE PLY MEMBRANE
TEXTURE: ROOFING
COLOR: PER OWNER AND LOCAL CODE RESTRICTIONS
- TR-1

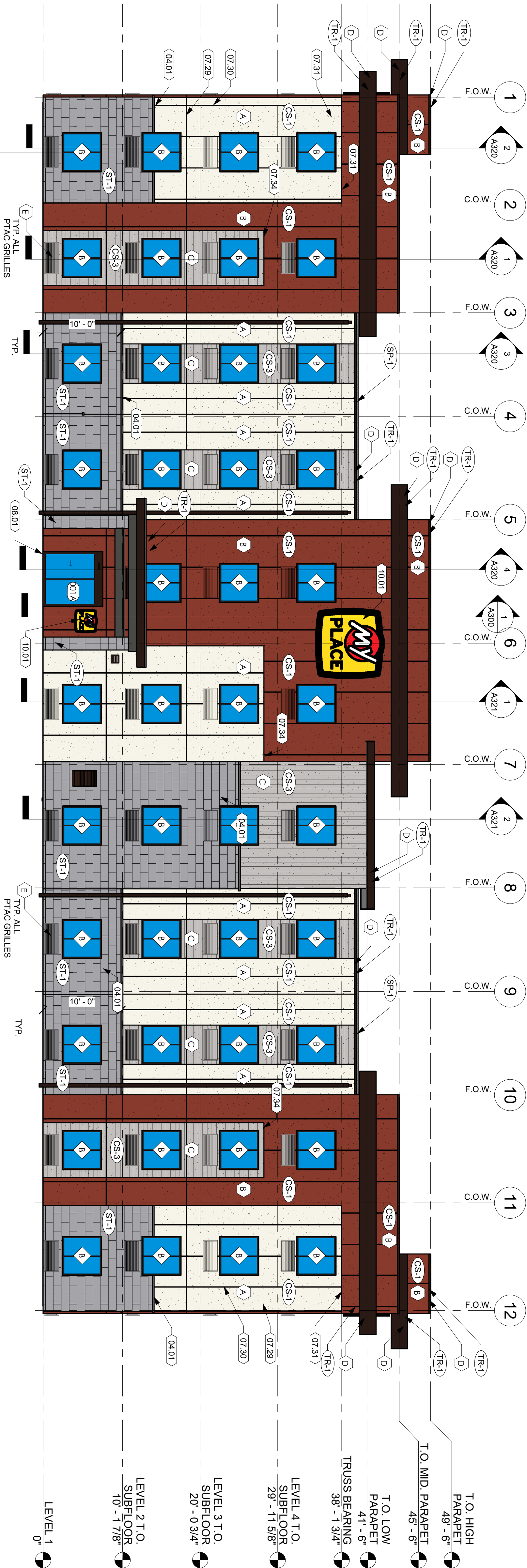
METAL TRIM & FLASHING
MANUF.: PER OWNER
STYLE: PREFINISHED METAL
PROFILE: REFER TO DETAILS

SHEET NOTES

04.01	STONE WALL CAP
07.29	HORIZONTAL SIDING TRIM @ FLOOR TRANSITION. SEE DETAILS
07.30	VERTICAL SIDING TRIM. SEE DETAILS
07.31	OVERBUILD TO ALIGN WITH TRUSS BEARING. SEE DETAILS
07.34	OVERBUILD TO ALIGN WITH 4th FLOOR JOIST BEARING. SEE DETAILS
08.01	DOOR AS SCHEDULED
10.01	ILLUMINATED BUILDING SIGNAGE. PROVIDE POWER AND ACCESS PANEL. PAINT ACCESS PANEL TO MATCH ADJACENT INTERIOR FINISH

FRONT ELEVATION

1
SCALE: 1/8" = 1'-0"



100% PROTOTYPE

EXTERIOR
ELEVATIONS

A200

PROJECT #:
DRAWN BY: Author
CHECKED BY: Checker

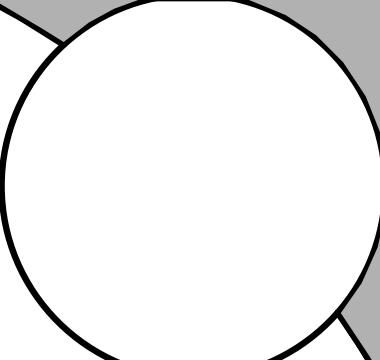
4x71 PROTOTYPE

4 STORY - 71 ROOM

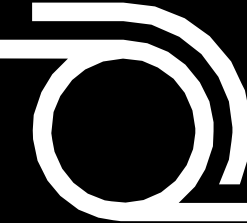
MY PLACE
HOTELS

OWNER:

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
510 South 600 East
Salt Lake City, Utah 84102
P: 801.355.6890
F: 801.355.6890



THE
RICHARDSON
DESIGN
PARTNERSHIP,
L.L.C.



COLOR LEGEND

- A

COLOR: ALABASTER

(MATCH SH. TRUSS - ALABASTER)
- B

COLOR: FIRED BRICK

(MATCH SH. BSS. - FIRED BRICK)
- C

COLOR: ESSENTIAL GRAY

(MATCH SH. BOLD - ESSENTIAL GRAY)
- D

COLOR: DARK BRONZE

(MATCH WINDOW PROFILE DARK BRONZE)
- E

COLOR: MATCH ADJACENT SURFACE (A,B,C, OR ST-1)

MATERIAL LEGEND

- CS-1

CEMENT-BOARD SIDING

MANUF.: JAMES HARDIE

STYLE: HARDIE ARCHITECTURAL PANEL

TEXTURE: FINE SAND

SIZE: 4'x8'

INSTALLATION: VERTICAL
- CS-2

CEMENT-BOARD SIDING

MANUF.: JAMES HARDIE

STYLE: HARDIE ARTISAN SIDING

TEXTURE: V-GROOVE

SIZE: 8'1/4"x12'x6'8"

INSTALLATION: VERTICAL
- CS-3

CEMENT-BOARD SIDING

MANUF.: JAMES HARDIE

STYLE: HARDIE ARTISAN SIDING

TEXTURE: V-GROOVE

SIZE: 8'x4'x5'6"

INSTALLATION: HORIZONTAL
- ST-1

STONE VENEER

MANUF.: CORONAADO STONE PRODUCTS

STYLE: SANJOA SANDSTONE

COLOR: BLUE HERON

SIZE: 12'x28'x1"

- SP-1

ASPHALT SHINGLES

MANUF.: PER OWNER

STYLE: SINGLE PLY MEMBRANE

COLOR: ROOFING AND LOCAL CODE RESTRICTIONS
- TR-1

METAL TRIM & FLASHING

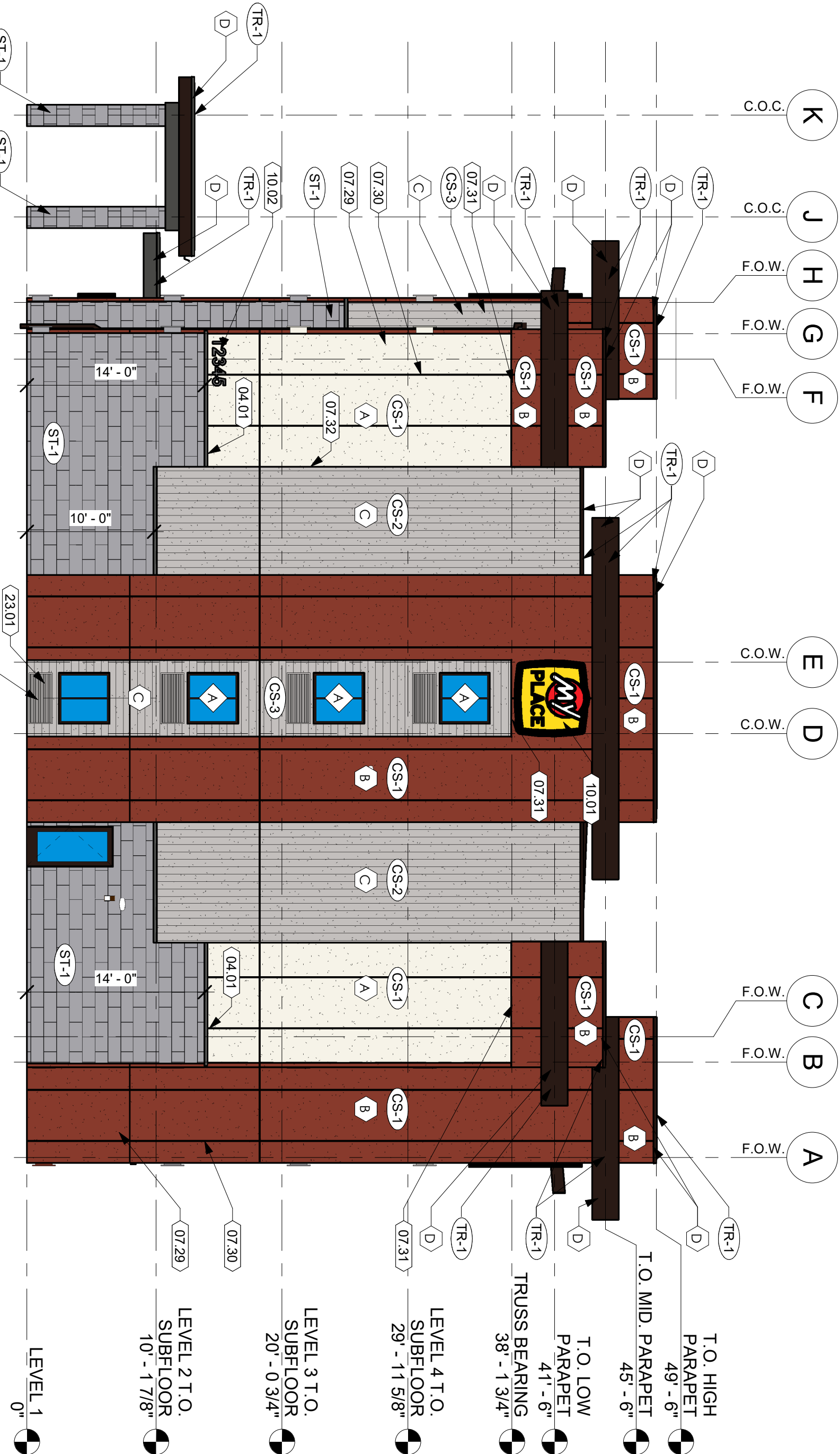
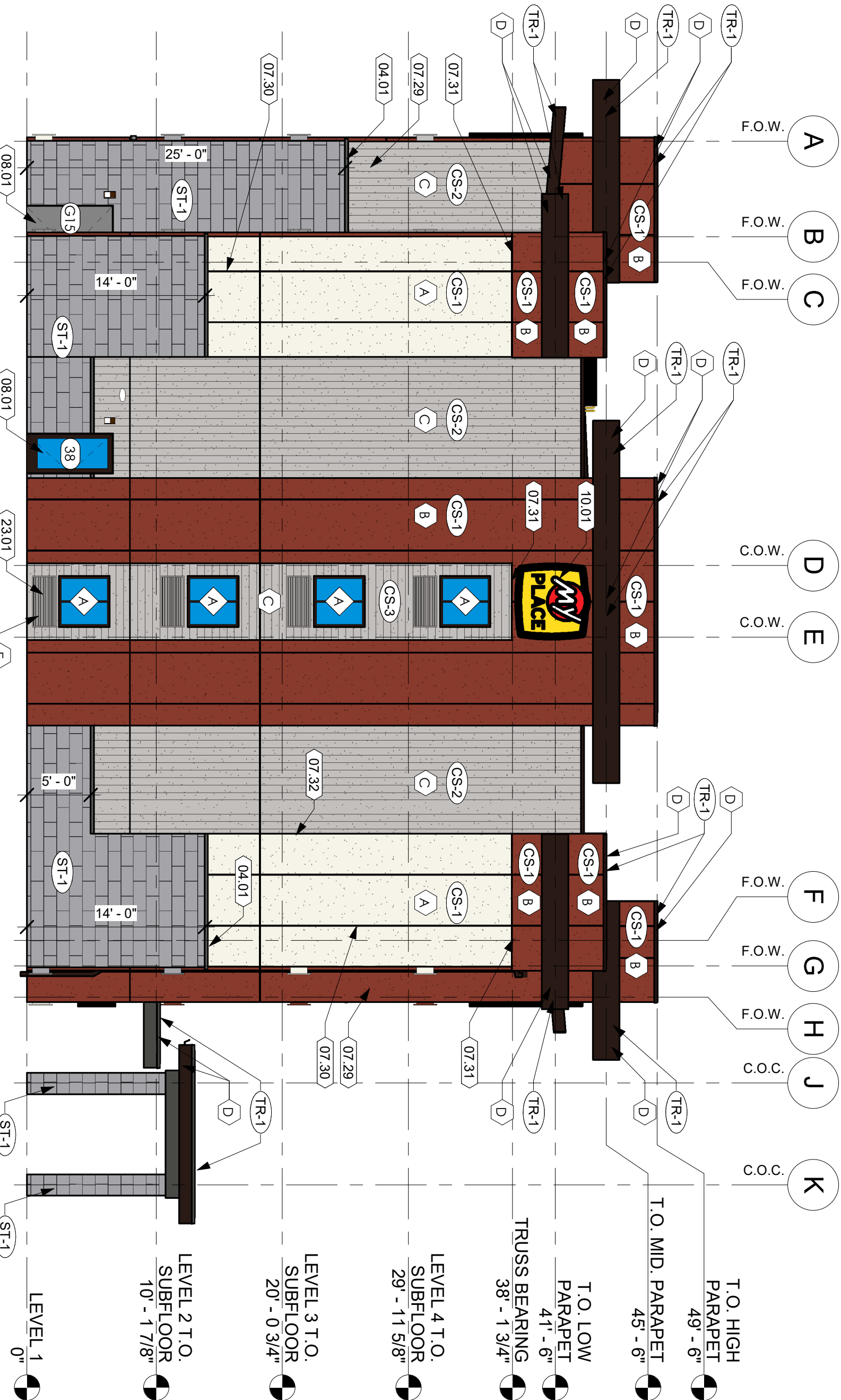
MANUF.: PER OWNER

STYLE: PREFINISHED METAL

PROFILE: REFER TO DETAILS

SHEET NOTES

04.01	STONE WALL CAP
07.29	HORIZONTAL SIDING TRIM @ FLOOR TRANSITION. SEE DETAILS
07.30	VERTICAL SIDING TRIM. SEE DETAILS
07.31	OVERBUILD TO ALIGN WITH TRUSS BEARING. SEE DETAILS
07.32	VERTICAL TRANSITION TRIM. SEE DETAILS
08.01	DOOR AS SCHEDULED
10.01	ILLUMINATED BUILDING SIGNAGE. PROVIDE POWER AND ACCESS PANEL. PAINT ACCESS PANEL TO MATCH ADJACENT INTERIOR FINISH
10.02	BUILDING ADDRESS - INSTALL PER LOCAL REGULATIONS
23.01	GUESTROOM PTAC UNIT - SEE MECHANICAL



100% PROTOTYPE

MY PLACE
HOTELS

OWNER:

THE
RICHARDSON
DESIGN
PARTNERSHIP,
L.L.C.

5710 South 600 East
Salt Lake City, Utah 84102
P: 801.353.6890
F: 801.353.6890

THIS DOCUMENT IS THE PROPERTY OF THE DESIGNER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER AND/OR CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE DESIGNER AND/OR CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

4x71 PROTOTYPE

4 STORY - 71 ROOM

DATE DESCRIPTION PROJECT:

PROJECT #::xx-xxx
DRAWN BY: Author
CHECKED BY: Checker

SHEET #

EXTERIOR
ELEVATIONS

A202

1 SIDE ELEVATION

SCALE: 1/8" = 1'-0"

2 SIDE ELEVATION

SCALE: 1/8" = 1'-0"



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

RE: Project No. VAR26-014 – 5352 Great Oak Drive

Dear Property Owner:

This notice is to advise you that Lindsey Fischer, on behalf of Lake 23 LLC, is requesting a variance to allow a minimum ground floor building transparency of 5% along County Line Road and 22.8% along Great Oak Drive, in lieu of the 40% minimum ground floor building transparency for street facing building facades as specified by Sub-Section 3.4.7.4.b of the Land Development Code, in order to construct a new four-story hotel on property located at 5352 Great Oak Drive. The subject property is legally described as:

LAKELAND REGIONAL INDUSTRIAL PARK PB 74 PGS 11 & 12 LOT 1 PART DESC AS COM SW COR NW1/4 OF SW1/4 N 01 DEG 28 MIN 30 SEC W 330 FT N 88 DEG 40 MIN 43 SEC E 38 FT TO SW COR LOT 1 N 88 DEG 40 MIN 43 SEC E 317.95 FT TO SE COR LOT 1 N 01 DEG 28 MIN 30 SEC W 258.56 FT TO POB N 01 DEG 28 MIN 30 SEC W 226.18 FT N 87 DEG 39 MIN 17 SEC W 35.08 FT N 01 DEG 28 MIN 30 SEC W 50 FT TO PT ON N LINE LOT 1 N 87 DEG 39 MIN 17 SEC W 133.15 FT WLY ALONG CURVE 52.16 FT S 88 DEG 40 MIN 43 SEC W 43.99 FT S 43 DEG 31 MIN 30 SEC W 42.41 FT S 01 DEG 28 MIN 30 SEC E 62 FT S 05 DEG 22 MIN 03 SEC W 100.72 FT S 88.41 FT E 309.06 FT TO POS

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 August 4, 2026** 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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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	August 4, 2026	Reviewer:	Todd Vargo
Project No:	VAR26-014	Subject Property:	5352 Great Oak Drive
Owner:	Lake 23 LLC		
Applicant:	Lindsey Fischer		
Current Zoning:	O-3 (Moderate Impact Office)	Context District	Suburban Special Purpose (SSP)
Request:	A variance to allow a minimum ground floor building transparency of 5% along County Line Road and 22.8% along Great Oak Drive, in lieu of the 40% minimum ground floor building transparency for street facing building facades as specified by Sub-Section 3.4.7.4.b of the Land Development Code, in order to construct a new four-story hotel on property located at 5352 Great Oak Drive.		

1.0 Background

The subject property is located at the southeast corner of the intersection of County Line Road and Great Oak Drive. The site is currently undeveloped but was granted a zoning district change from I-2 (Medium Industrial) to O-3 (Moderate Impact Office) in 2017 through approval of ZON16-005 (Ord5630). The site is also in the Suburban Special Purpose context district. In 2025, the applicant submitted a concept plan review (CPT26-001) for guidance from the Development Review Team (DRT) on constructing a new hotel.

2.0 Discussion

The purpose of this request is to obtain variance relief which will allow for the construction of a 71 room, 4-story hotel on the subject site. Per Subsection 3.4.7.4.b of the city's Land Development Code, Ground Floor Transparency for Buildings on Properties located within O-1, O-2, O-3, C-2, C-3, C-4, C-5 and I-1 zoning districts, states that: "For street facing building facades, a minimum of forty percent (40%) of the ground floor facade, when measured between two feet above grade and ten feet above grade at the pedestrian/sidewalk level, shall consist of glass windows and doors with a visible transmittance rating of no less than forty percent (40%)."

This particular hardship suffered by the applicant is related to the property being the only property zoned O-3 in an otherwise-zoned industrial park. None of the surrounding properties, zoned I-2, are required to meet the transparency requirement. Since Great Oak Drive serves as access to the industrial area to the east, this roadway does not facilitate high amounts of traffic, either pedestrian or vehicular. The transparency requirement is also meant to break long uninterrupted facades. In this case, the proposed elevations for the hotel show substantial façade variation.

As part of supporting the transparency requirement without meeting it, the applicant proposes to increase the standards guestroom window size from 4' x 4' (16 square feet) to 5' x 5' (25 square feet) on the façade facing Great Oak Drive. Specifically for the western façade, which faces County Line Road, opportunities to increase the amount of transparency are limited due to the presence of an exit stair enclosure and adjacent guestroom layouts.

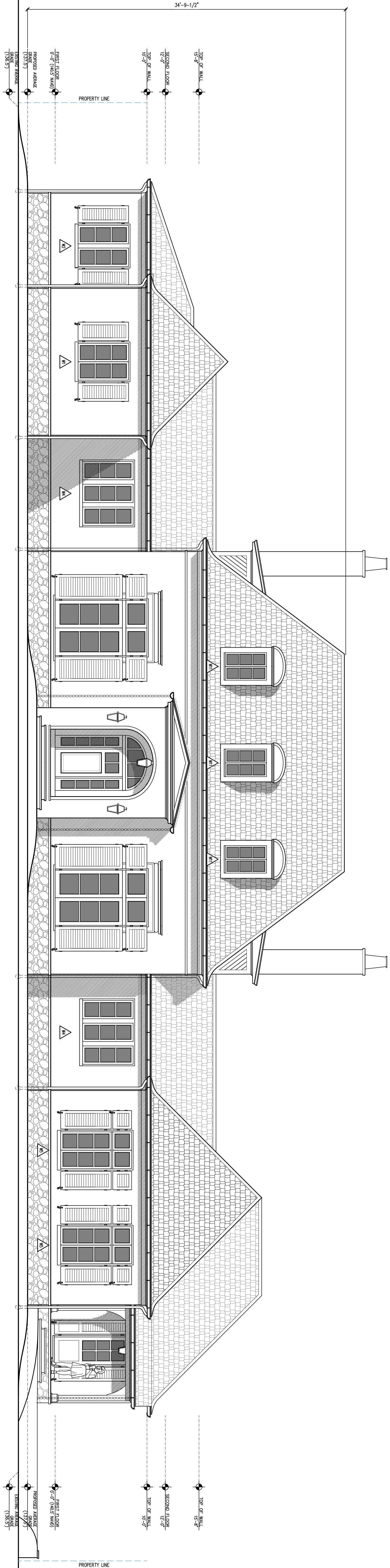
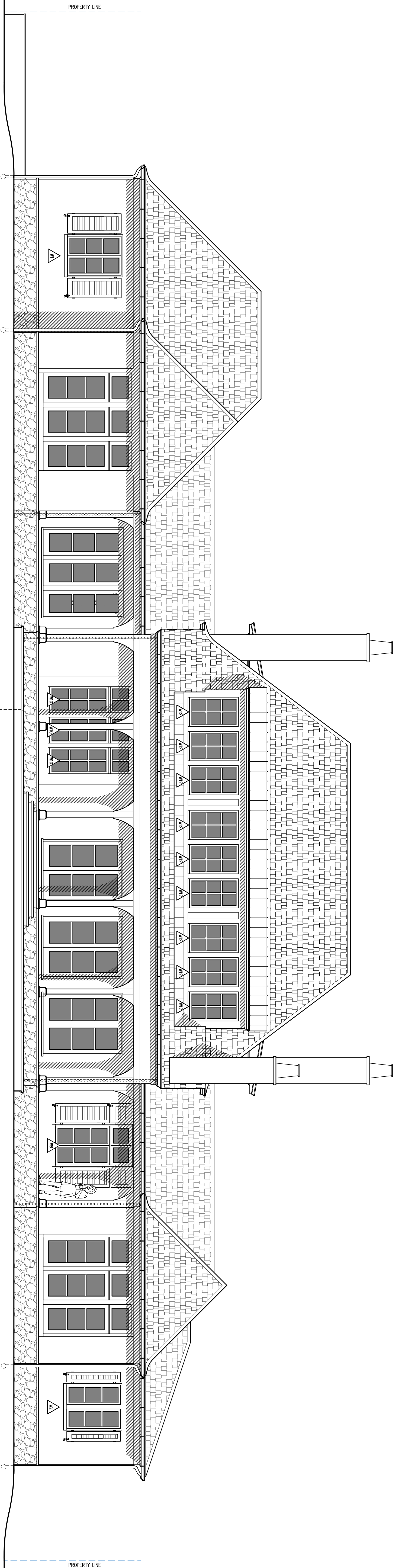
3.0 Recommendation

The hardship suffered is due neither to the configuration of the lot nor to the result of any action taken by the applicant. The particular hardship suffered by the applicant is related to the O-3 zoning in the midst of an existing industrial park. The requested relief is reasonable and proportionate to the degree of hardship suffered by the applicant. The amount of relief requested is the minimal amount necessary to allow the applicant to construct a hotel without having to meet standards that do not make sense given the industrial nature of the area. Due to the minimal impact on adjacent properties, staff recommends that the request be considered for approval.



Variance Application

General Information:				
Project No:	VAR26-015		Application Date:	6/30/2026
Project Name:	2214 Collins Ln Variance Request			
Subject Property Address:	2214 COLLINS LN			
Parcel ID:	242829000000041090			
Applicant Name:	DUANE MCQUILLEN CONSTRUCTION			
Applicant Address:	4683 E CR 540-A	LAKELAND	FL	33813
Owner Name:	JONES AUSTIN T			
Owner Address:	133 E MAXWELL ST	LAKELAND	FL	33803
Request:				
Application Type:	Variance			
Current				
Zoning:	(RA-1) Single Family	Context:	Urban Neighborhood (UNH)	
Lot Dimensions:		Square Footage:	3,625	
Present Use:				
Explanation of Request:	To preserve grandfather oaks & other tree groups/wooded areas on property. To keep similar footprint of property as the previous home and use of existing driveway.			
Justification:	To keep similar setback to previous home that was demolished. This setback is similar to other neighbors with the same larger lot size.			



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EXTERIOR
ELEVATIONS

COOPER JOHNSON SMITH PETERSON
ARCHITECTS & TOWN PLANNERS

FL LIC AA C002035
102 S. 12TH STREET, TAMPA, FL 33602 813.273.0034

JONES RESIDENCE
2214 Collins Lane
Lakeland, Florida



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

RE: Project No. VAR26-015 – 2214 Collins Lane

Dear Property Owner:

This notice is to advise you that Duane McQuillen Construction, on behalf of Austin T. Jones, requests a 85'-9 $\frac{3}{4}$ " variance to allow a front yard setback of 125'-9 $\frac{3}{4}$ " in lieu of the 40' maximum front yard setback for principal structures specified by Table 3.4-1 of the Land Development Code, to construct a new single-family detached dwelling on property located at 2214 Collins Lane. The subject property is legally described as:

BEG NW COR OF NE1/4 OF SW1/4 RUN S 159PT64 FT ELY 340 FT NLY 159PT94 FT
TO N LINE OF SW1/4 OF SEC W TO BEG

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Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	August 4, 2026	Reviewer:	Damaris Stull
Project No:	VAR26-015	Subject Property:	2214 Collins Lane
Owner:	Austin Jones		
Applicant:	Duane McQuillen Construction		
Current Zoning:	RA-1 (Single-Family Residential)	Context District	Urban Neighborhood (UNH)
Request:	A 85'-9 ¾" variance to allow a front yard setback of 125'-9 ¾" in lieu of the 40' maximum front yard setback for principal structures specified by Table 3.4-1 of the Land Development Code, to construct a new single-family detached dwelling on property located at 2214 Collins Lane.		

1.0 Background

The subject property consists of 1.25-acre (approximately 160' x 340'), vacant lot located on the southeast side of Lake Hollingsworth on a private street. The lot previously contained a 3,890 square foot single-family home that was demolished in 2025. 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 an increase front yard setback of 125' 9 ¾" for construction of the new single-family residence. The proposed dwelling will be located at approximately the same setback as the previous home, thereby maintaining the established development pattern of the property

The subject property is an estate-sized lot that is not part of a platted subdivision and is accessed by a privately maintained street. The property is substantially larger than a typical residential lot within the RA-1 zoning district. While the standard RA-1 lot is approximately 0.25 acres in size, the subject property is approximately five times larger, creating a unique lot configuration and development context that differs significantly from conventional single-family lots subject to the same zoning standards.

The properties adjacent to the north and south are corner lots and oriented away from Collins Avenue, resulting in streetscape that does not reflect a traditional subdivision pattern. Consequently, the proposed setback will not disrupt a consistent front building line along Collins Avenue nor adversely affect the visual character of the surrounding neighborhood. In addition, Collins Avenue is a privately maintained street that is not designed to accommodate through traffic and does not contain sidewalks. The subject property's ownership extends to the centerline of the private roadway, which is not typical of standard residential lots.

The applicant's justification for the request pertains to the large lot size, unique physical characteristics and compatibility with other estate-sized lots in the neighborhood which have large homes. The proposed setback is compatible with the existing development pattern of the surrounding estate-size properties. Additionally, the applicant wanted to preserve the grandfather oak and other trees on the property

3.0 Recommendation

The specific hardship suffered by the applicant is related to the atypical lot size. The subject property is much larger than a typical RA-1 lot, not a part of a subdivision on a private road with ownership extending to the roadway and compatible with surrounding estate-sized lots to the north and south. Provided that there are no substantive objections from adjacent property owners, staff recommends that this request receive consideration for approval.