



Zoning Board of Adjustments and Appeals Meeting Agenda

**December 5, 2023 9:00 a.m.
in the City Hall Commission Chamber**

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, 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 November meeting

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

ITEM 5: **Graham Aluminum and Home Improvement requests** a 3' variance to allow a rear setback of 17', in lieu of the required 20' minimum setback for principle structures specified by PUD (Planned Unit Development) 3551C, to allow for the construction of a hard-roofed screen room in the rear yard of property located at 6051 Kittiwake Drive. Owner: Michael D. Weinburg. (VAR23-040)

ITEM 6: **Homeowner Laura Gough requests** a 10' variance to allow a 5' rear yard setback, in lieu of the 15' minimum rear yard setback specified by the PUD zoning for Sandpiper Golf & Country Club, and a 10.7% variance to allow a maximum lot coverage of 45.7% in lieu of the 35% maximum specified by Table 3.4-5 of the Land Development Code, to allow for the construction of a screen enclosure with a hard roof on property located at 6263 Egret Drive. (VAR23-042)

ITEM 7: **David Tavlin, Crossroads Construction of Central Florida requests** 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 to allow for the construction of a new screen room with a hard roof on property located at 648 Avocet Avenue. Owner: Crossroads Construction of Central Florida. (VAR23-043)

ITEM 8: Unfinished Business

ITEM 9: New Business

ITEM 10: Adjournment

The Zoning Board of Adjustments and Appeals met in Regular Session on Tuesday, November 7, 2023 in the City Commission Chamber at Lakeland City Hall 228 South Massachusetts Avenue.

Present were Board Members Thomas Brawner, Emily Breheny, Jiwa Farrell, Judith Hatfield, Gregory Kent, Tunesia Mayweather, Daniel Sharrett and Kristen Tessmer. Also present were Ramona Sirianni, Assistant City Attorney; and staff from the Community & Economic Development Department Matthew Lyons, Urban Planner Supervisor; Phillip Searce, Urban Planner Supervisor, Audrey McGuire, Urban Planner, Todd Vargo, Urban Planner and Christelle Burrola, Board Secretary.

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

Item 5: Homeowner Rodger Roth requests a side-yard setback variance from Table 3.4-5 to allow a setback of 6' in lieu of the required 7' side-yard setback in order to construct a 250 sq. ft. addition on property located at 312 Faye Circle North. (VAR23-030)

Rodger Roth, 312 Faye Circle North, stated the request for the variance is to allow for the construction of an addition with a side yard setback of 6'. He stated because he and his wife are elderly and handicapped they require assistance. Their son has been providing assistance for the last 2 ½ years and moved in 6 months ago to provide in-home assistance. Therefore, more than the existing 884 sq. ft living space is needed.

Phillip Searce stated the applicant states that the adjoining neighbor to the east does not object to the variance as their home is a corner lot facing east with the west facing back yard adjacent to where the addition is proposed.

Mr. Searce stated staff recommends approval.

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

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

Item 6: Marlon Lynn Architect, PA requests a 5' 1" variance to allow a maximum roof height of 17' 7", in lieu of the maximum height of 12' 6" for accessory structures specified by Table 4.3-1 of the Land Development Code, in order to construct a 2,874 sq. ft. addition to an existing outdoor pool pavilion on property located at 1421 Seville Place. Owner: Dean Saunders. (VAR23-031)

Marlon Lynn, 212 E. Pine Street, stated the purpose of this request is to obtain variance relief to allow for the construction of a 2,874 sq. ft. addition with a mean roof height of 17' 7" to the existing covered pool pavilion. The subject property consists of a large, estate sized lot and is surrounded by properties with similar dimensions.

Phillip Searce stated the proposed building will be located in the southeast corner of the property with a 6' 6" setback from the east (interior side) property boundary and 5' 3" from the south (rear) property boundary. If the variance is approved, the existing detached garage located in this area will be demolished. Mr. Searce stated the subject project is somewhat unique given the large lot size and character of the surrounding neighborhood. The proposed addition appears to be consistent in scale with the character of adjacent properties. Under the Land Development Code, a smaller, two-story structure could be built in this same area without a variance.

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

Mr. Lynn stated the homeowner has discussed the project with his immediate neighbors and all are supportive of the application for a variance.

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

Item 7: Tammi Crotteau requests a 2' variance to allow a maximum fence height of 8' feet, in lieu of the maximum height of six feet for fences and walls in residential zoning districts specified by Figure 4.4-1 of the Land Development Code, to allow for the construction of an eight-foot-high chain link fence on property located at 1224 Oakhill Street. Owner: Magnolia Montessori Academy. (VAR23-033)

Tammi Crotteau, Magnolia Montessori Academy, stated the request is to obtain variance relief to extend an existing 8' fence. The subject property contained three residential structures, two of which have recently been demolished.

Phillip Scarce stated the request is to obtain variance relief to allow for the placement of an eight-foot-high chain-link fence around the perimeter of the property at 1224 Oakhill Street which is part of the Magnolia Montessori school complex with the main address of 815 S. Central Avenue. As stated earlier there were three residential structures on the parcel. Two of the dwellings were recently demolished leaving the oldest structure, built in 1930, still standing. The applicant states this structure will be utilized as a library as well as a program for the 7th and 8th graders. In addition, the school's garden will be moved to this parcel behind the structure.

Mr. Scarce stated no public comment was received regarding the request.

Mr. Scarce presented the recommended conditions for approval.

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

Item 8: Josh Bolger requests a 2' variance to the maximum fence height of 4' for residential fences and walls in front and street side yards specified by Figure 4.4-1 of the Land Development Code, to construct a 6' high fence along the street side (south) property boundary line, on property located at 999 Lake Hollingsworth Drive. Owner: Wesley Beck. (VAR23-037)

Wesley Beck stated the request is for a 2' variance to allow a 6-foot-high fence.

Audrey McGuire stated the proposed fence will extend along the street side property line, stepping back at the driveway where a 6-foot-high double gate will be incorporated to secure vehicle access to the courtyard area. Locating a portion of the fence adjacent to the street-side property boundary will not create any visibility hazards with respect to the adjoining property owner.

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 9: Patrick Duggan requests:

1. A 1.5' variance to allow a 6' fence to be 1.5' from an improved alley;
 2. A 2' variance to allow a maximum fence height of 6', in lieu of the maximum height of four feet for residential fences and walls in front and street side yards specified by Figure 4.4.1 of the Land Development Code, in order to construct a new six-foot high privacy fence along the street side property for a distance of approximately 100 feet, on property located at 426 Palmola Street. Owner: GSN Tampa, LLC. (VAR23-038)
-

Patrick Duggan, Duggan Construction and Roofing, stated the purpose of this request is to obtain variance relief which will allow for a six-foot-high privacy fence along the street side property line. Also, requesting to reduce the setback from an improved alleyway from three feet to 1.5 feet to construct a new six-foot-tall privacy fence. The street side property line abuts Lake Hollingsworth Drive. The fence will provide privacy and security.

Todd Vargo stated the purpose of this request is to obtain variance relief which will allow for a six-foot-high privacy fence along the street side property line. The street side property line abuts Lake Hollingsworth Drive, which is a heavily traveled route for both vehicles and pedestrians. The fence will provide privacy by blocking the view of the swimming pool.

Mr. Vargo stated the applicant's site plan does not take into account Section 4.12 of the Land Development Code, Visibility at Intersections. Subsection 4.12.2.b provides regulations for visual obstructions where alleys meet streets. In essence, a triangle is drawn with 30-foot-long sides along the edges of the pavement for the alley and the street. Those sides are then connected forming a triangle. Nothing between the height of 24 inches and 8.5 feet may be placed in said triangle. It is important to note that, for the safety of vehicles and pedestrians, staff is not recommending the fence be located within the clear visibility triangle.

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. Judith Hatfield seconded the motion and it passed 7—0.

Adjourned

The meeting was adjourned at 9:44 a.m.

Gregory Kent, Chairperson

Christelle Burrola, Secretary



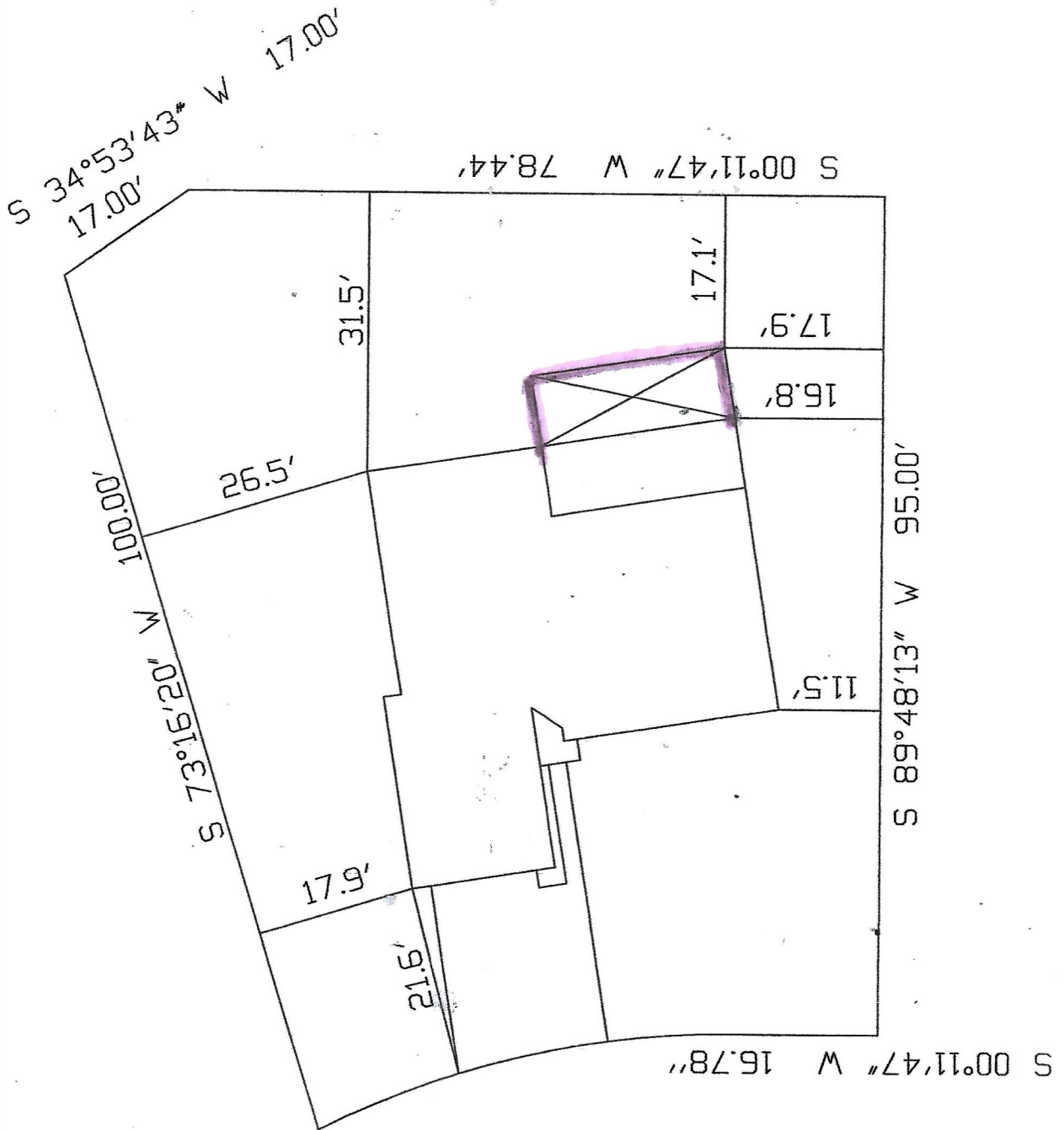
Variance Application

General Information:

Project No:	VAR23-040	Application Date:	10/18/2023		
Project Name:	6051 KITTIWAKE DR_SETBACK				
Subject Property Address:	6051 KITTIWAKE DR				
Parcel ID:	242720161736000140				
Applicant Name:	GRAHAM ALUMINUM & HOME IMPROV				
Applicant Address:	2225 E MAIN ST	LAKELAND	FL	33801	
Owner Name:	WEINBERG MICHAEL D				
Owner Address:	6051 KITTIWAKE DR	LAKELAND	FL	338097315	

Request:

Application Type:	VARIANCE			
Current				
Zoning:	(PUD) 3551 C Planned Unit Development	Context:	Suburban Neighborhood (SNH)	
Lot Dimensions:	97 X 95	Square Footage:	9215	
Present Use:	VACANT GRASS AREA BEHIND HOME			
Explanation of Request:	Request a variance in the rear of the home to build a room that can accommodate family gatherings			
Justification:	There is a 20' setback and the homeowner wants to build a screen room that will need the setback to be 17'			



MICHAEL WEINBERG
 6051 KITT WAKE DR
 LAKELAND 33809

BOUNDARY SURVEY

SANDPIPER GOLF & COUNTRY CLUB PHASE NINE
 LOT 14
 PLAT BOOK 91, PAGE(S) 6 AND 7
 PUBLIC RECORDS, POLK COUNTY, FLORIDA

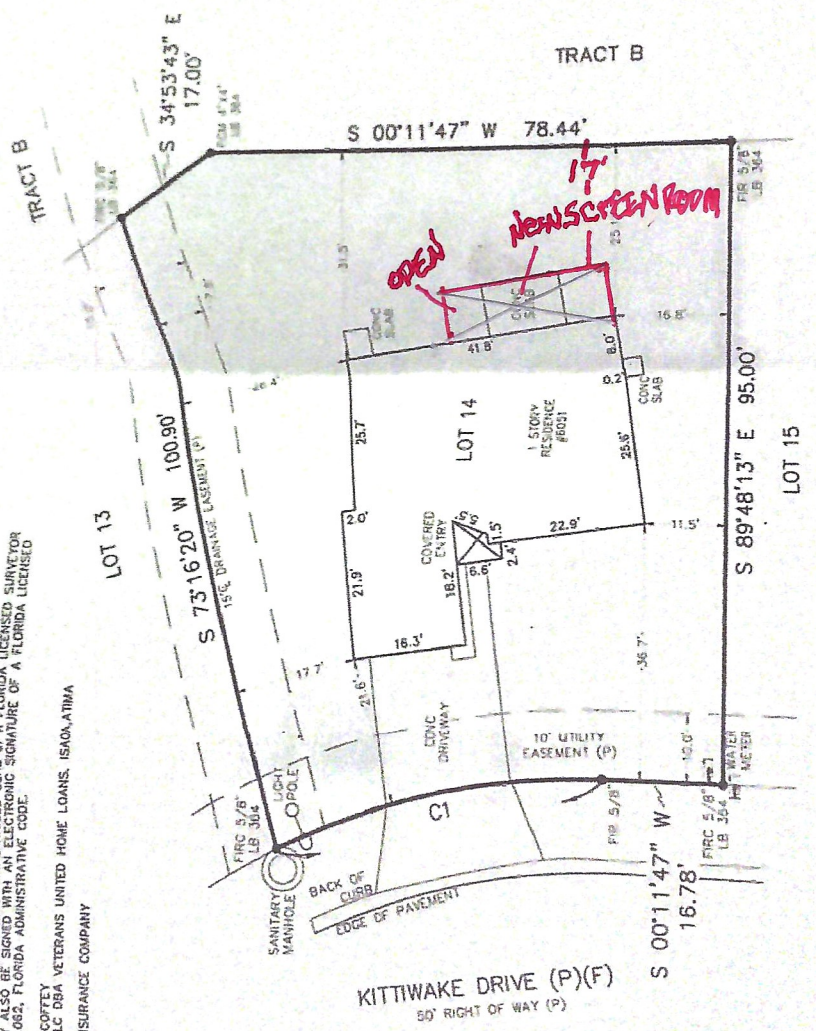


- 1. TO DETERMINE THE LOCATION OF THE CORNER POINTS OF THE SURVEYED PROPERTY
- 2. TO DETERMINE THE BEARING AND DISTANCE OF THE BOUNDARIES OF THE SURVEYED PROPERTY
- 3. TO DETERMINE THE AREA OF THE SURVEYED PROPERTY
- 4. TO DETERMINE THE LOCATION OF THE CORNER POINTS OF THE SURVEYED PROPERTY
- 5. TO DETERMINE THE BEARING AND DISTANCE OF THE BOUNDARIES OF THE SURVEYED PROPERTY
- 6. TO DETERMINE THE AREA OF THE SURVEYED PROPERTY
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- 11. TO DETERMINE THE BEARING AND DISTANCE OF THE BOUNDARIES OF THE SURVEYED PROPERTY
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- 25. TO DETERMINE THE LOCATION OF THE CORNER POINTS OF THE SURVEYED PROPERTY
- 26. TO DETERMINE THE BEARING AND DISTANCE OF THE BOUNDARIES OF THE SURVEYED PROPERTY
- 27. TO DETERMINE THE AREA OF THE SURVEYED PROPERTY
- 28. TO DETERMINE THE LOCATION OF THE CORNER POINTS OF THE SURVEYED PROPERTY
- 29. TO DETERMINE THE BEARING AND DISTANCE OF THE BOUNDARIES OF THE SURVEYED PROPERTY
- 30. TO DETERMINE THE AREA OF THE SURVEYED PROPERTY

SOIS, INC.
 SURVEYING MAPPING GIS
 LICENSED SURVEYOR NO. 3174
 4275 W. 37th St.
 SEVENOK, FL 32909
 888.462.7468
 www.sois.com

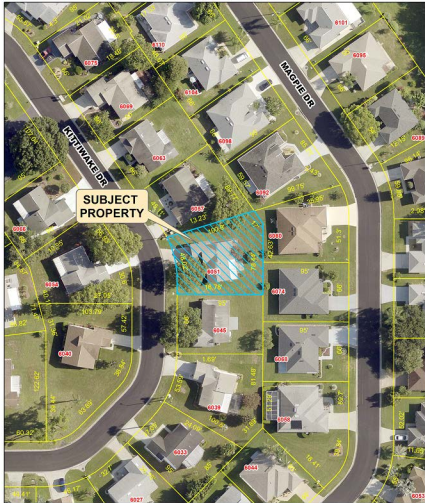
KYLE D. STANECER
 FLORIDA LICENSE NO. 7280

- SURVEYOR'S NOTES**
- 1.) THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH LOT LINE BEING S 88°45'17" E PER PLAT.
 - 2.) ONLY VISIBLE, ABOVE GROUND IMPROVEMENTS ARE SHOWN UPON THIS MAP. UNDERGROUND FOUNDATIONS AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED EXCEPT AS SHOWN.
 - 3.) ALL DIMENSIONS WERE FIELD MEASURED UNLESS OTHERWISE NOTED. UNITY OF MEASURE IS THE U.S. SURVEY FOOT.
 - 4.) PRINTED DIMENSIONS WERE PRECEDENT OVER SCALED DIMENSIONS AS THE SCALE OF THIS SURVEY CAN CHANGE WITH REPRODUCTION.
 - 5.) DATE OF SURVEY: JULY 12, 2022
 - 6.) STREET ADDRESS: 6001 KITTIWAKE DR., LAKELAND, FL
 - 7.) SURVEY PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS AFFECTING THIS SURVEY NOT SHOWN HEREON.
 - 8.) SURVEY RECORD NUMBER: 2022613
 - 9.) THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 17Z-007, FLORIDA STATUTES.
 - 10.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY MAY ALSO BE SIGNED WITH AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR PER CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
 - 11.) THIS SURVEY WAS CERTIFIED TO: MICHAEL AND BILL COFFEY, MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ISAONA, ATMA PETERSON & MYERS, P.A. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	148.02'	100.00'	27°30'41"	S 13°33'34" E	47.56'

FLOOD NOTE:
 PROPERTY LIES IN FLOOD ZONE UNSHADED "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FEDERAL EMERGENCY MANAGEMENT (FEMA) FLOOD INSURANCE RATE MAP NUMBER 12105C03100, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016.



**SUBJECT
PROPERTY**



VAR23-040 6051 Kittiwake Dr
Parcel ID: 242720161736000140





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

RE: Variance Request - Project No. VAR23-040

Dear Property Owner:

This notice is to advise you that Graham Aluminum and Home Improvement, on behalf of Michael D. Weinburg, requests a 3' variance to allow a rear setback of 17', in lieu of the required 20' minimum setback for principle structures specified by PUD (Planned Unit Development) 3551C, to allow for the construction of a hard-roofed screen room in the rear yard of property located at 6051 Kittiwake Drive. The subject property is legally described as:

SANDPIPER GOLF & COUNTRY CLUB PHASE NINE PB 91 PGS 6 & 7 LOT 14. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Zoning Board of Adjustments and Appeals at **9:00 a.m. on 12/5/2023** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to planning@lakelandgov.net, prior to the meeting date.

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

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	12/5/2023	Reviewer:	Audrey McGuire	
Project No:	VAR23-040	Subject Property:	6051 Kittiwake Drive	
Owner:	Michael D. Weinberg			
Applicant:	Graham Aluminum & Home Improvement			
Current Zoning:	PUD (Planned Unit Development) 3551 C	Context District	Suburban Neighborhood (SNH)	
Request:	A 3' variance to allow a rear setback of 17', in lieu of the required 20' minimum setback for principal structures specified by PUD (Planned Unit Development) zoning for Sandpiper Golf & Country Club, to allow for the construction of a hard-roofed screen room in the rear yard of property located at 6051 Kittiwake Drive.			

1.0 Background

The subject property consists of an approximate 0.18-acre (66' wide by 95' deep) lot within the Sandpiper Golf and Country Club subdivision. According to information obtained from the Polk County Property Appraiser, the subject property contains a 1,513 square foot single-family home constructed in 1991. The property is zoned PUD (Planned Unit Development) and located within the Suburban Neighborhood (SNH) context district.

2.0 Discussion

The purpose of this request is to obtain relief from the rear yard setback requirements to allow for the construction of a 17' x 22' hard-roofed screen room addition at the rear of the home. Screen rooms are common features on homes in Florida and are generally located within the rear yard area. Screen rooms with hard roofs, such as composite panels, are considered an addition rather than an accessory structure and are subject to the setback requirements for principal structures.

Within the Sandpiper development, lots are relatively shallow in depth, limiting the ability to construction screen rooms/enclosures in rear yards. Measured from the nearest point, the existing single-family home is approximately 25' from the rear property line and the proposed screen room will be set back a minimum of 17'. The hardship suffered by the applicant is related to shallow lot depth. Several similar variances for screen rooms/enclosures have been granted to other lots within Sandpiper over the years.

3.0 Recommendation

The primary hardship suffered by the applicant is related to size of the lot and is not the result of any action taken by the applicant. The requested relief is the minimal amount necessary to accommodate the proposed screen room and approval would not be contrary to public interest. Provided there are no substantive objections from adjacent property owners, staff recommends the requested variance be considered for approval.



Variance Application

General Information:

Project No:	VAR23-042	Application Date:	11/2/2023		
Project Name:	6263 EGRET DR_ALUM SCREEN ENCLOSURE				
Subject Property Address:	6263 EGRET DR				
Parcel ID:	242719161351000320				
Applicant Name:	LAURA GOUGH				
Applicant Address:	6263 EGRET DRIVE	LAKELAND	FL	33809	
Owner Name:	LAURA GOUGH				
Owner Address:	6263 EGRET DRIVE	LAKELAND	FL	33809	

Request:

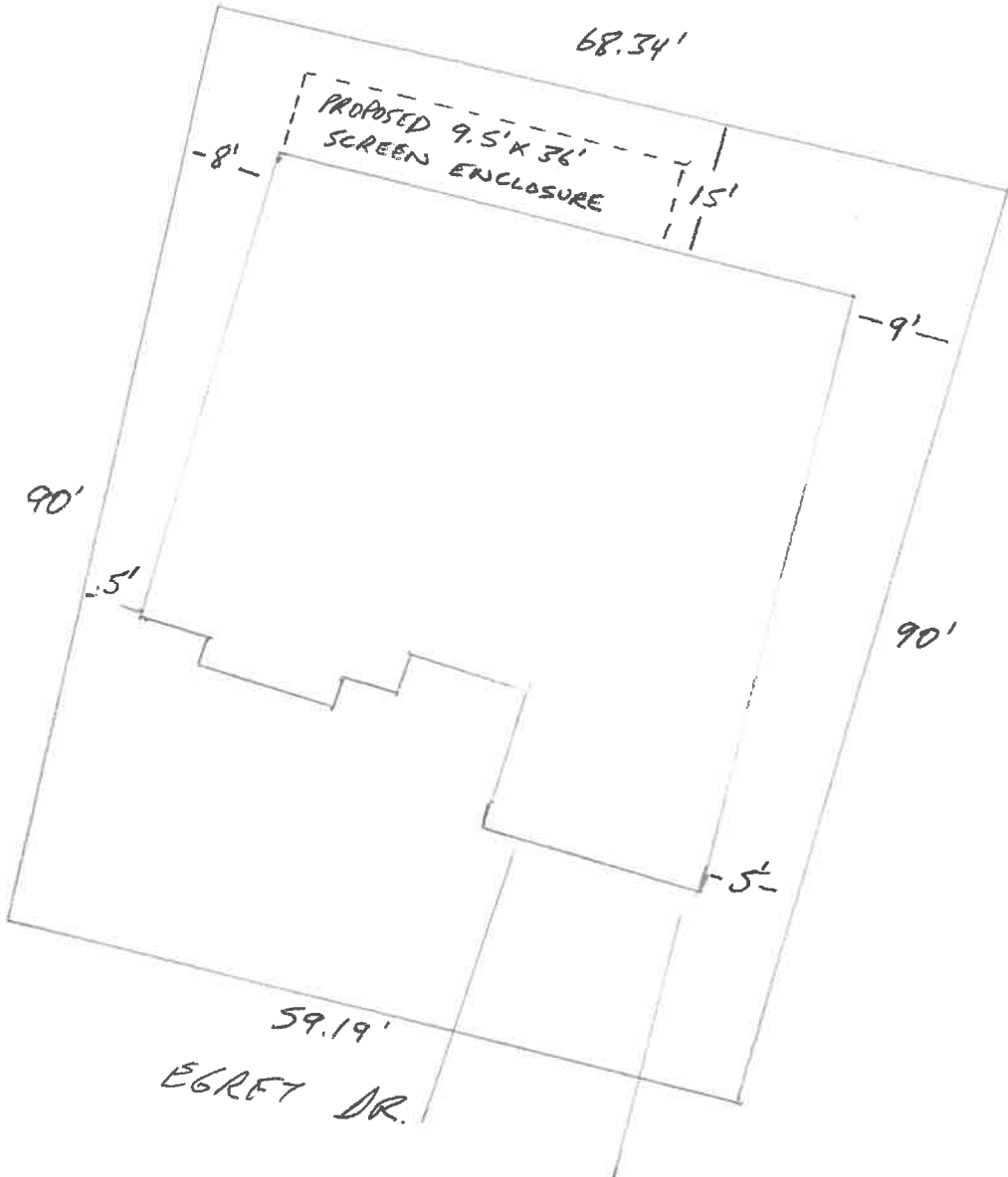
Application Type:	VARIANCE			
Current				
Zoning:	PUD 5705 (Planned Unit Development)	Context:	Suburban Neighborhood (SNH)	
Lot Dimensions:	63' X 90'	Square Footage:	5670	
Present Use:	Open concrete foundation			
Explanation of Request:	We want to build an aluminum screen enclosure with an aluminum roof over existing concrete foundation			
Justification:	We are unable to use our outside space. We have issues with direct sunlight and heat and allergies to insects. We need a solid roof enclosure to be able to be outside. Will need a 5 ft setback for the screen enclosure			

SITE PLAN

LAURA GOUGH
6263 EGRET DRIVE
LAKELAND, FL 33809



24-27-19-161351-000320



OLD POLK CITY RD

MARLYN

389.06'

SUBJECT
PROPERTY

6267

6265

6263

6261

6259

6264

6260

EGRET DR



VAR23-042 6263 Egret Dr

Parcel ID: 242719161351000320





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

RE: Variance Request - Project No. VAR23-042

Dear Property Owner:

This notice is to advise you that Laura Gaugh requests a 10' variance to allow a 5' rear yard setback, in lieu of the 15' minimum rear yard setback specified by the PUD zoning for Sandpiper Golf & Country Club, and a 10.7% variance to allow a maximum lot coverage of 45.7% in lieu of the 35% maximum specified by Table 3.4-5 of the Land Development Code, to allow for the construction of a screen enclosure with a hard roof on property located at 6263 Egret Drive. The subject property is legally described as:

SANDPIPER GOLF & COUNTRY CLUB PHASE THREE PB 85 PG 7 LOT 32. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Zoning Board of Adjustments and Appeals at **9:00 a.m. on 12/5/2023** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to planning@lakelandgov.net, prior to the meeting date.

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, 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	12/5/2023	Reviewer:	Todd Vargo	
Project No:	VAR23-042	Subject Property:	6263 Egret Drive	
Owner:	Laura Gough			
Applicant:	Laura Gough			
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 the PUD zoning for Sandpiper Golf & Country Club, and a 10.7% variance to allow a maximum lot coverage of 45.7% in lieu of the 35% maximum specified by Table 3.4-5 of the Land Development Code, to allow for the construction of a screen enclosure with a hard roof on property located at 6263 Egret Drive.			

1.0 Background

The subject property consists of an 0.13-acre lot, approximately 60' wide by 90' deep, with an existing 2,243 sq. ft. single-family detached home that was built in 1991 according to the Polk County Property Appraiser. The subject property is zoned PUD (Planned Unit Development) and located within the Suburban Neighborhood (SNH) context sub-district.

2.0 Discussion

The purpose of this request is to obtain variance relief to allow for the construction of a screen enclosure a hard roof. Screen enclosures with hard roofs are considered to be an addition to the principal structure and subject to more stringent setback requirements than if the proposed addition had a screen roof.

Within Sandpiper, the Board has previously granted variances for screen rooms with a hard roof when a property is adjacent to either the golf course, a drainage feature or a perimeter boundary. The rear yard of the subject property abuts a retention pond, which means impacts to adjacent properties would be minimal. Once constructed, the screen enclosure will be located approximately 5 feet from the rear property line. The particular hardship suffered by the applicant is related to the relatively small size of lots within the Sandpiper development and the location of the existing house on the lot.

3.0 Recommendation

The hardship suffered is not the result of any action taken by the applicant and due to the relatively small size of lots within Sandpiper. The amount of relief requested is reasonable and the minimal amount necessary to accommodate the proposed sunroom. Due to the minimal impact on adjacent properties, staff recommends that the request be considered for approval.



Variance Application

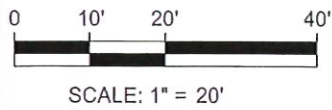
General Information:

Project No:	VAR23-043	Application Date:	11/3/2023		
Project Name:	648 AVOCET_SCREENED LANAI W ROOF				
Subject Property Address:	648 AVOCET AV				
Parcel ID:	242719161368000330				
Applicant Name:	CROSSROADS CONST OF CENT FL				
Applicant Address:	6001 SANDPIPERS DR	LAKELAND	FL	33809	
Owner Name:	CROSSROADS CONST OF CENT FL				
Owner Address:	6001 SANDPIPERS DR	LAKELAND	FL	33809	

Request:

Application Type:	VARIANCE				
Current					
Zoning:	PUD 5705 (Planned Unit Development)	Context:	Suburban Neighborhood (SNH)		
Lot Dimensions:	65 x 85	Square Footage:	280		
Present Use:	single family home				
Explanation of Request:	reduce rear setback to 5'-0" to allow a screened Lanai with an insulated aluminum roof				
Justification:	home is adjacent to the 18th green and structure is needed to protect home from errant golf balls				

TAVIN
PLOT



PLOT PLAN

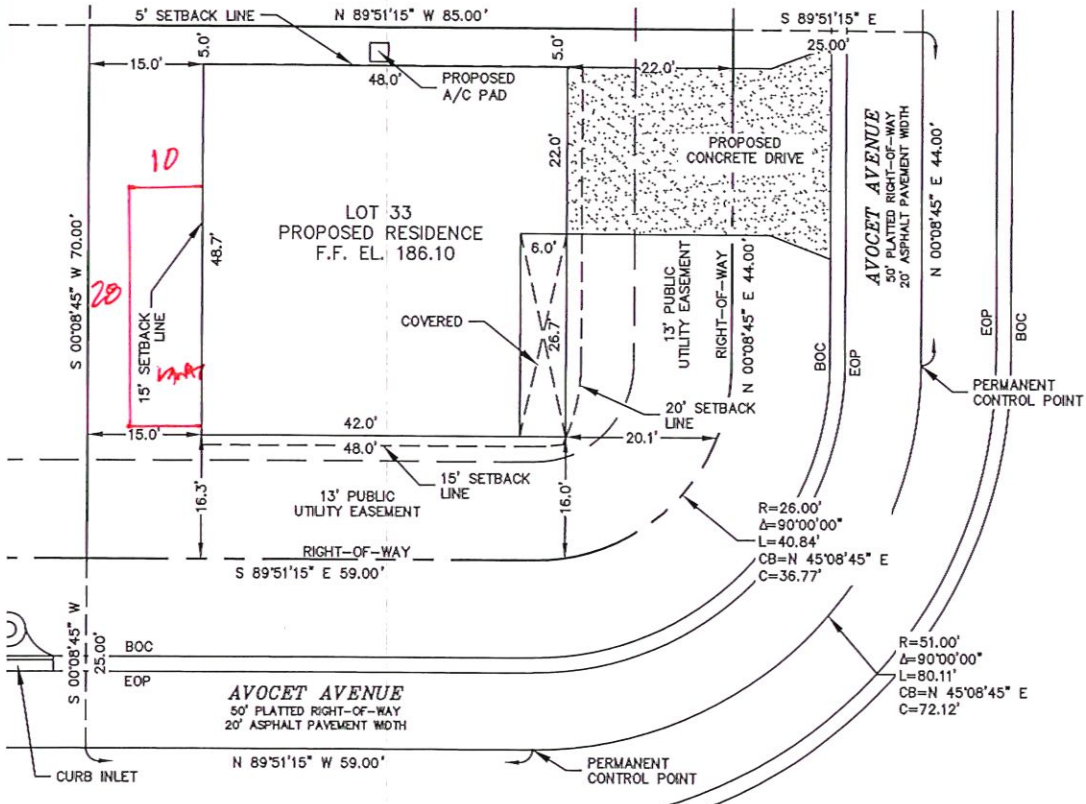
(THIS IS NOT A SURVEY)

Description:
 Lot 33, SANDPIPER GOLF & COUNTRY CLUB
 2019, as recorded in Plat Book 181, Page 46,
 Public Records of Polk County, Florida.

Owner: D Course Development LLC
 Address: 648 Avocet Ave.

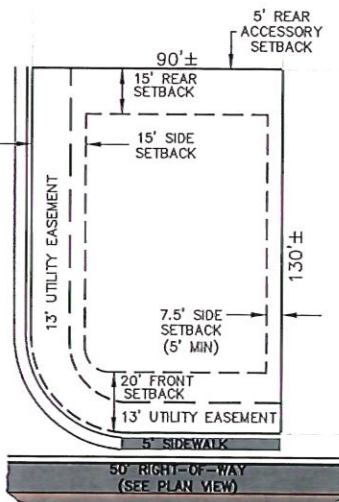
Survey Legend:

P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
LB	LICENSED BUSINESS
CONC	CONCRETE
BOC	BACK OF CURB
EOP	EDGE OF PAVEMENT
R	RADIUS
Δ	DELTA
L	ARC LENGTH
CB	CHORD BEARING
C	CHORD DISTANCE



Notes:

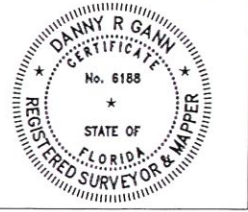
- This is not a boundary survey as defined in Florida Administrative Code 5J-17.052.
- Not valid without the original signature and seal of a Florida licensed Surveyor and Mapper unless affixed with a digital signature and seal. If digitally sealed, the seal appearing on this document was authorized by Danny R. Gann, P.S.M. on the date depicted on the accompanying digital signature.
- The purpose of this plot plan is to show setback lines and proposed house in relation to platted lot lines. This plot plan is intended for permitting purposes only.
- Any coordinates obtained from this plot plan or the associated AutoCAD drawing files are assumed unless otherwise noted.
- Property shown hereon appears to be located in Flood Zone "X", per Flood Insurance Rate Map No. 12105C0302 G, dated 12/22/2016. There may be map amendments or revisions that were filed after the effective date of the map that were not found or provided. This Surveyor makes no guarantees as to the accuracy of the above information. Local Federal Emergency Management Agency should be contacted for verification.
- Foundation Models shown hereon were provided by email from Crossroads Construction, dated 12/15/22, Lot 33 TavIn
- Setback lines as shown hereon were provided on sheet C200 (Lot Layout) of the construction plans prepared by Kimley-Horn, dated 02/18/2020. (SEE RIGHT)
- Finished Floor elevation as shown hereon was provided on sheet C300 (Paving Grading and Drainage Plan) of the construction plans prepared by Kimley-Horn, dated 02/18/2020
- Vertical information shown hereon is referenced to NAVD 88 (North American Vertical Datum of 1988) and was based on National Geodetic Survey benchmark "G 743" being a standard 4"x4" concrete monument with survey disk stamped "G 743 2010", having a published elevation of 171.01.



TYPICAL LOTS
N.T.S.

Sandpiper Golf & Country Club 2019
 Plot Plan - Lot 33

SHEET 1 of 1 JOB NO. 3750 DATE 12/27/2022



CREW CHIEF _____ FIELD DATE _____ DRAWN BY LPB

I, THE UNDERSIGNED AS REPRESENTATIVE OF RAPID SURVEYING, INC. HEREBY CERTIFIES THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY CHAPTER 5J-17, OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Danny R Gann

Digitally signed by
 Danny R Gann
 Date: 2022.12.28
 01:55:12 -05'00'

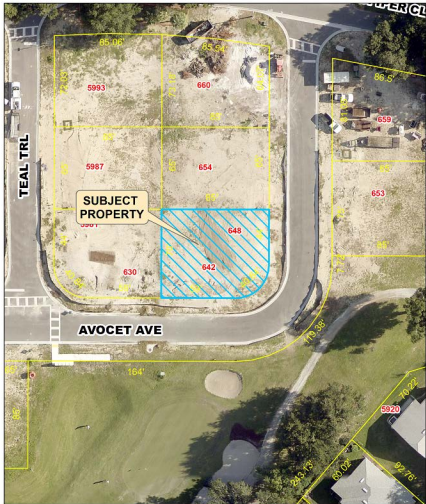
DANNY R. GANN, P.S.M. NO. 6188 STATE OF FLORIDA DATE _____

RSI

Rapid Surveying, Inc.

214 Lake Harris Drive
 Lakeland, Florida 33813

PROFESSIONAL SURVEYORS & MAPPERS
 LICENSED BUSINESS L.B. #7568
 EMAIL: RSI@RAPIDSURVEYING.NET
 PHONE (863)668-9124 FAX (863) 668-9091



TEAL TRL

**SUBJECT
PROPERTY**

AVOCET AVE



VAR23-043 648 Avocet

2021 Aerial Image

Parcel ID: 242719161368000330





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

RE: Variance Request - Project No. VAR23-043

Dear Property Owner:

This notice is to advise you that David Tavlin, Crossroads Construction of Central Florida, requests 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 to allow for the construction of a new screen room with a hard roof on property located at 648 Avocet Avenue. The subject property is legally described as:

SANDPIPER GOLF & COUNTRY CLUB 2019 PB 181 PG 46-48 LOT 33. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Zoning Board of Adjustments and Appeals at **9:00 a.m. on 12/5/2023** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to planning@lakelandgov.net, prior to the meeting date.

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, 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	12/5/2023	Reviewer:	Damaris Stull	
Project No:	VAR23-043	Subject Property:	648 Avocet Avenue	
Owner:	Crossroads Construction of Central Florida			
Applicant:	David Tavlin, Crossroads Construction of Central Florida			
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 to allow for the construction of a new screen room with a hard roof on property located at 648 Avocet Avenue.			

1.0 Background

The subject property consists of an 0.13-acre corner lot, 70' wide and 85' deep. The subject property is presently zoned PUD (Planned Unit Development) and located within the Suburban Neighborhood (SNH) context sub-district.

2.0 Discussion

The purpose of this request is to obtain variance relief which will allow for the construction of a new 28' x 10' screen room with a hard roof on the rear of the new home. Screen rooms are common features on homes in Florida and the rear yard areas is the logical location for such an improvement. Unfortunately, lots in the Sandpiper Golf and Country Club subdivision are relatively shallow in depth, and a variance is often required prior to constructing any form of addition to homes near the rear property line.

The particular hardship suffered by the applicant is related to the buildable area geometry of a corner lot and the depth of the lots in the Sandpiper subdivision. A typical lot is only 85 feet deep, which allows for very little buildable area in the backyard. The proposed 28'x 10' screen room will be set back 5' from the rear property line.

3.0 Recommendation

The hardship suffered is not the result of any action taken by the applicant. The requested relief is reasonable and proportionate to the degree of hardship suffered by the applicant and would not be contrary to the public interest. The amount of relief requested is the minimal amount necessary to accommodate the proposed hard-roofed screen room enclosure. Provided there are no substantive objections from adjacent property owners, staff recommends the requested variance be considered for approval.