



Zoning Board of Adjustments and Appeals Meeting Agenda

**May 7, 2024 9:00 a.m.
in the Lakeland Electric Building Rooms 1A/B**

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

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

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

ITEM 1: Call to Order

ITEM 2: Roll Call

ITEM 3: Approval of minutes from the January meeting

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

ITEM 5: **The Lunz Group requests** a 4' variance to allow a rear setback of 1', in lieu of the 5' minimum setback specified by Table 4.3-4 of the Land Development Code, a 4'3" variance to allow a side setback of 9", in lieu of the 5' minimum setback specified by Table 4.3-4 of the Land Development Code, and a 4' variance to allow a maximum height of 16.5', in lieu of the maximum height of 12.5' for accessory structures specified by Table 4.3-4 of the Land Development Code, in order to construct a new detached garage on property located at 200 Lake Morton Drive. Owner: Lake Morton Place LLC. (VAR24-003)

ITEM 6: **Kimley-Horn and Associates, Inc. requests** a 14' variance to allow a front setback of 44', in lieu of the maximum 30' front setback for principal structures specified by Table 3.4-2 in the Land Development code, to allow for construction of a self-storage facility on property located at 601 Wabash Avenue N. Owner: ALJ Self Storage LLC. (VAR24-004)

ITEM 7: Unfinished Business

ITEM 8: New Business

ITEM 9: Adjournment

The Zoning Board of Adjustments and Appeals met in Regular Session on Wednesday, January 3, 2024 in the City Commission Chamber at Lakeland City Hall 228 South Massachusetts Avenue.

Present were Board Members Thomas Brawner, Emily Breheny, 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: Phillip Searce, Executive Planner; Audrey McGuire, Senior Planner; Damaris Stull, Senior Planner; Todd Vargo, Senior Planner and Christelle Burrola, Board Secretary.

The minutes from the previous meeting were approved as submitted, and 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: Butler Aluminum Inc. requests an 8' variance to allow a rear setback of 7', in lieu of the required 15' minimum setback for principal structures specified by the PUD zoning for Sandpiper Golf & Country Club; and a 4.3% variance to allow a maximum lot coverage of 39.3% in lieu of the maximum 35% specified by Table 3.4-5 of the Land Development Code, to allow for the construction of a hard-roofed screen room in the rear yard of property located at 5993 Teal Trail. Owner: Guadalupe Ayala. (VAR23-039)

Joseph Butler, Butler Aluminum Inc., representing the applicant, was present in support of the request.

Audrey McGuire stated the purpose of this request is to obtain relief from the rear yard setback requirements to allow for the construction a hard-roofed screen room addition at the rear of the home. Measured from the nearest point, the existing single-family home is approximately 17.1 feet from the rear property line and the proposed screen room will be set back 7.1 feet. The hardship suffered by the applicant is related to shallow lot depth.

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

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

Item 6: Homeowner Yenilay Padron requests an 8' variance to allow a minimum lot frontage of 67 feet, in lieu of the 75-foot minimum specified by Sub-Section 4.11.4.6 b.3. of the Land Development Code, in order to allow a new circular driveway addition on property located at 2118 Cordova Circle W. (VAR23-041)

Yenilay Padron, 2118 Cordova Circle W, stated the request is to allow a circular driveway to remain on the subject property. She stated one of the reasons for the need of the circular driveway relates primarily to mobility for a resident who is confined to a wheelchair.

Todd Vargo stated in 2019 the City Commission approved an amendment which adopted design standards for driveways for residential uses. A minimum lot frontage of 75 feet is required in order to construct a circular driveway. The subject property only has 67 feet of frontage. On May 12, 2023 Code Enforcement cited the property for construction of the circular driveway without a permit. In August 2023, the applicant applied for a building permit to construct a circular driveway within the front yard of the property. The permit, however, could not be approved as the subject property does not meet the minimum lot width of 75-feet. As an alternative, staff suggested constructing an accessory parking pad (not to exceed 10' in width) off the existing driveway as an alternative.

Mr. Vargo pointed to photos on the overhead screen of the subject property as well as other homes in the neighborhood. Mr. Vargo stated that, according to the applicant, there are several examples of circular driveways in the neighborhood; however, after driving the neighborhood, this could not be confirmed by staff as only one additional lot with an existing circular driveway was identified.

Mr. Vargo stated the performance of work on the driveway without a permit, while an economic hardship, is not sufficient justification for granting a variance. The requested relief would be contrary to the public interest as the amount of paved surface area for parking is inconsistent with the single-family character of the neighborhood. Circular driveways are uncommon in the neighborhood with most homes having a single driveway. While the applicant does have need for additional parking, the existing driveway can be widened to 24 feet with an accessory parking pad on the side.

Mr. Vargo stated staff does not recommend approval of the requested relief due to the self-imposed nature of the hardship, the nonconforming design of the driveway in respect to setbacks and parking surface area, incompatibility with the single-family character of the surrounding neighborhood and the precedent that would be established should a variance be approved.

Mr. Vargo stated because the subdivision where the subject property is located has a mix of lot widths, it is possible in the future that some homes who meet the width requirements request approval for the construction of a circular driveway.

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

In response to Thomas Brawner, Mr. Vargo stated there is no impervious surface ratio requirement for single-family homes.

In response to Tunesia Mayweather, Mr. Vargo stated if the request is not approved, the circular driveway will have to be demolished.

In response to Judith Hatfield, Mr. Vargo stated only one driveway is allowed for a single-family home.

In response to Gregory Kent, Mr. Vargo stated even if the material used for the driveway was not concrete, the circular driveway would still not be permitted.

Robin Engram was present in support of the request. He stated the applicant should be permitted to keep the circular driveway.

Thomas Brawner made a motion to approve the request. Judith Hatfield seconded the motion and it passed 5—2. Gregory Kent and Daniel Sharrett voted against the motion.

Item 7: Warren Construction Management requests a 10' variance to allow a 0-foot street setback from the right-of-way for E. Memorial Boulevard in lieu of the 10' minimum setback specified by Table 3.4-2 of the Land Development Code in order to construct a hard-roofed screen room on property located at 1845 E. Memorial Boulevard. Owner: Dorsch Inc. (VAR23-045)

Aaron Groseclose, Low and Slow Smokehouse and Bill Gohan, WCM Construction, representing the applicant were present in support of the request. Mr. Gohan stated the purpose of the request is to obtain variance relief to allow for the construction of a new hard-roofed screen. A new tenant, Low and Slow Smokehouse, recently moved into the storefront space and needs an outdoor, covered area in which to place a BBQ smoker.

Todd Vargo stated the proposed screen room will be located between a covered outdoor seating area and a 10' public utility easement which runs parallel to E Memorial Boulevard. Mr. Vargo pointed to photos on the overhead screen of the subject property. Due to a 15-foot drainage easement, which runs east of the right-of-way jog and behind the strip center, it would not be possible to place the smoker behind the building.

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. Daniel Sharrett seconded the motion and it passed 7—0.

Item 8: Homeowner Carol Marsh 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 an 8.7% variance to allow a maximum lot coverage of 43.7% in lieu of the 35% maximum specified by Table 3.4-5 of the Land Development Code, to allow for the construction of a hard-roofed screen enclosure on property located at 5716 Sandpiper's Drive (VAR23-046)

Carol Marsh, 5716 Sandpiper's Drive, and Jonathan Pike, Conner Exteriors were present in support of the request.

Audrey McGuire stated the purpose of this request is to obtain relief from the rear yard setback requirements to allow for the construction of a hard-roofed screen room addition to the rear of the home, adjacent to the golf course. The existing home is setback approximately 15.4 feet from the rear property line. If approved, the proposed screen room will be set back approximately 5 feet from the rear property line. The particular hardship suffered by the applicant is related to the proximity of the property to the green of the 14th hole, the relatively small lot size of properties within the sandpiper development, and the location of the existing home on the lot.

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

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

Item 9: Homeowner Harold Martin 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 5.4% variance to allow a maximum lot coverage of 40.4% 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 5802 Mallard Drive. (VAR23-047)

Harold Martin, 5802 Mallard Drive, and Tanya Wiggins, 1214 Robinswood Ct S, were present in support of the request.

Audrey McGuire stated the purpose of the request is to obtain relief from the rear yard setback requirements to allow for the construction of a hard-roofed screen room addition at the rear of the home. The proposed screen room will be set back a minimum of 5 feet from the rear property line. The hardship suffered by the applicant is related to shallow lot depth and placement of the existing home on the lot. Several similar variances for screen rooms/enclosures have been granted to other lots within Sandpiper over the years.

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

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

Item 10: Victor Prebor requests a 3' variance to allow a 2' foot interior side setback, in lieu of the 5-foot minimum interior side setback for principal structures specified by Table 3.4-6 of the Land Development Code, to allow for a 9.25' x 30' building addition on property located at 4318 N. Road 98 (4318 U.S. Highway 98 North). Owner: John LaSpina. (VAR23-049)

Victor Prebor, 4013 Derby Drive, was present in support of the request.

Phillip Scarce pointed to photos on the overhead screen of the subject property. The proposed addition is located next to a walk-in cooler addition which was approved through a 2' setback variance granted by the Board in September 2022 (VAR22-023).

Mr. Scarce stated staff recommends approval.

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

Adjourned

The meeting was adjourned at 9:52 a.m.

Gregory Kent, Chairperson

Christelle Burrola, Secretary



Variance Application

General Information:

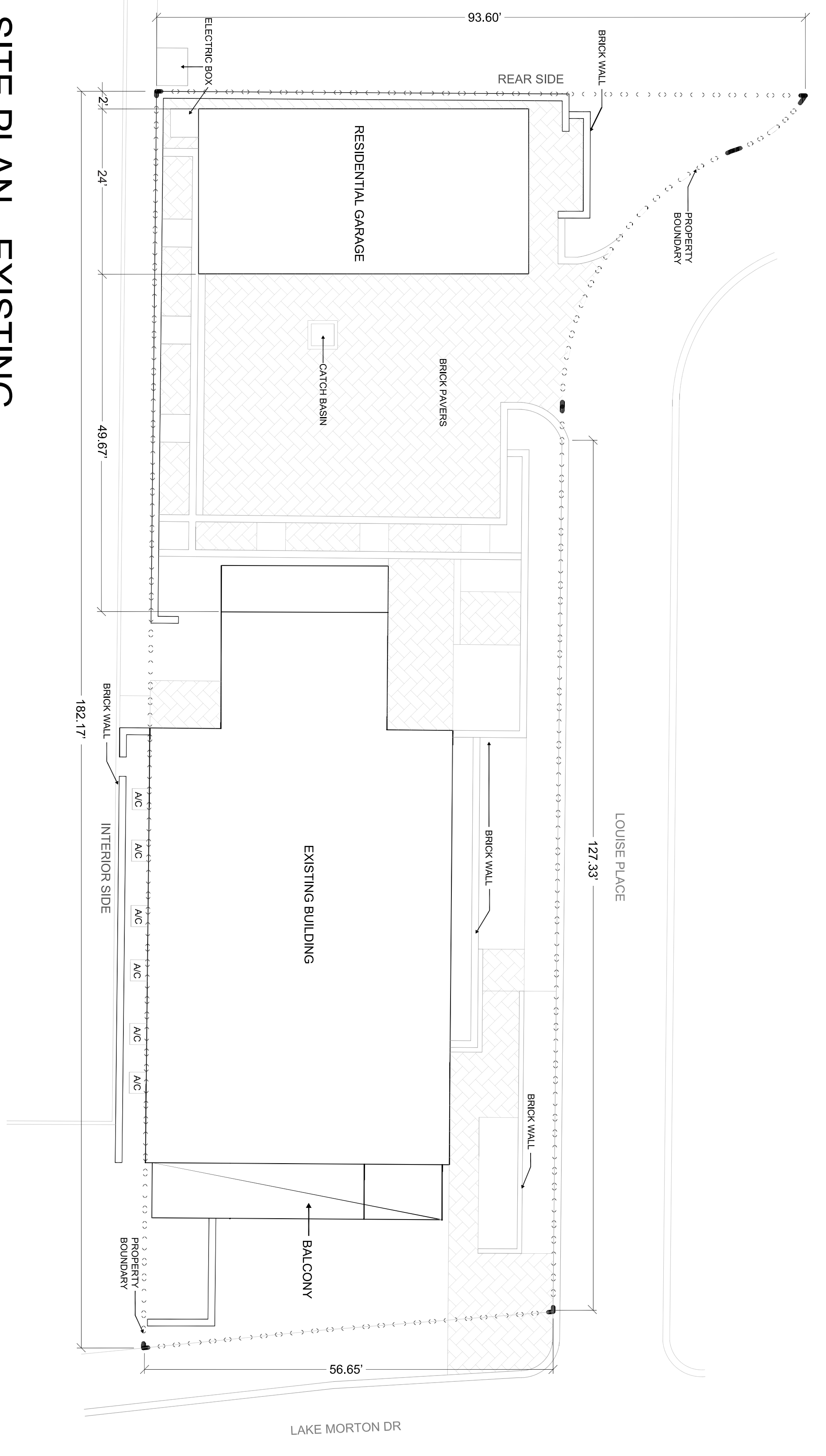
Project No:	VAR24-003	Application Date:	2/23/2024		
Project Name:	O'Toole Apartments				
Subject Property Address:	200 LAKE MORTON DR				
Parcel ID:	242819218500001053				
Applicant Name:	THE LUNZ GROUP				
Applicant Address:	58 LAKE MORTON DR	LAKELAND	FL	33801	
Owner Name:	LAKE MORTON PLACE LLC				
Owner Address:	645 WHISPER WOODS DR	LAKELAND	FL	33813	

Request:

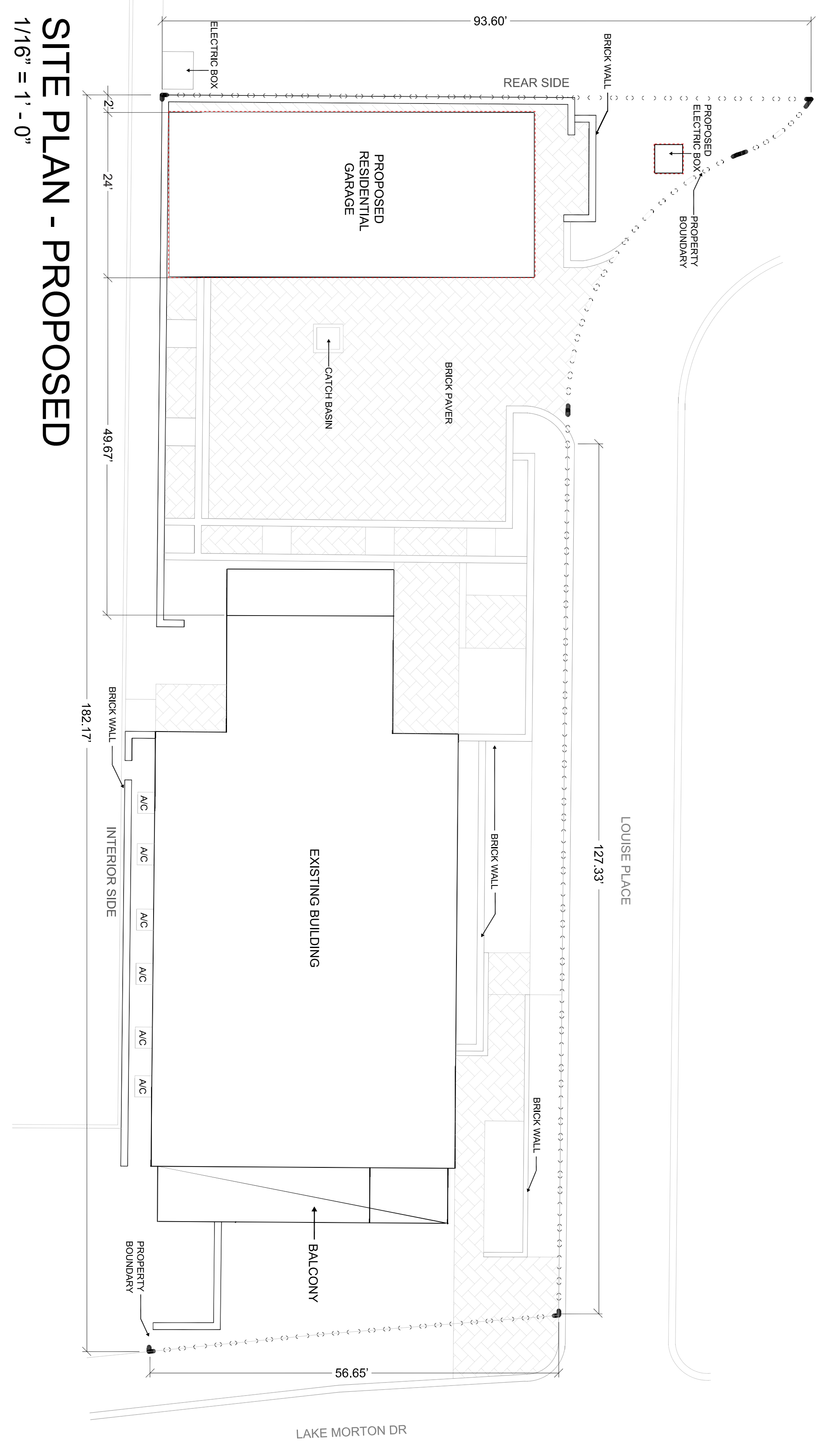
Application Type:	Variance				
Current					
Zoning:	O-1 (Low Impact Office)	Context:	Urban Corridor (UCO)		
Lot Dimensions:	161' x 56.65	Square Footage:	0.25		
Present Use:	Apartments				
Explanation of Request:	A three-story existing office building conversion to residential apartments with a new detached parking				
Justification:	<p>The Owner is seeking a variance for a zero property line setback for the detached garage. The Owner has received permit for a detached parking garage for the site and its future new residential tenants. There is currently no covered parking structure on site. The client is seeking a variance that would allow the parking structure to be build up against the existing backwall, west of the site property. The Client dug the footer underneath the existing western brick wall behind the building, and the footing is substantial, about 36” wide at the bottom and 44” deep on either side of the wall. The owner is receiving a report and specifications from a structural engineer that will determine if they can use the existing footers of the western wall.</p>				

- ACCESSORY STRUCTURE SETBACKS:
- FRONT STREET SETBACK (LAKE MORTON DR) REQUIRED: 5'
- LOCAL STREET (LOUISE PL.) SETBACK REQUIRED: 5'
- INTERIOR SIDE SETBACK MINIMUM REQUIRED: 5'

- PROPOSED GARAGE SETBACK: 0'
- REAR SETBACK MINIMUM REQUIRED: 5'
- PROPOSED: 2'
- MAX HEIGHT: 12.5'



SITE PLAN - EXISTING
1/16" = 1' - 0"



SITE PLAN - PROPOSED
1/16" = 1' - 0"



**SUBJECT
PROPERTY**

LOUISE PL

WALNUT ST E

LAKE MORTON DR

Lake Morton

 VAR24-003 - 200 Lake Morton Dr

 Dixieland SPI

Parcel ID: 242819218500001053

 Lakeland Downtown Development Authority SPI





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

\\\\\\\\RE: Variance Request - Project No. VAR24-003

Dear Property Owner:

This notice is to advise you that The Lunz Group requests a 4' variance to allow a rear setback of 1', in lieu of the 5' minimum setback specified by Table 4.3-4 of the Land Development Code, a 4'3" variance to allow a side setback of 9", in lieu of the 5' minimum setback specified by Table 4.3-4 of the Land Development Code, and a 4' variance to allow a maximum height of 16.5', in lieu of the maximum height of 12.5' for accessory structures specified by Table 4.3-4 of the Land Development Code, in order to construct a new detached garage on property located at 200 Lake Morton Drive. The subject property is legally described as:

TALLEY J R SUB PB 5 PG 40 20 PB 4 PG 76 BLK A LOTS 5 E1/2 & ALL 6. (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 5/7/2024** 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.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	5/7/2024	Reviewer:	Todd Vargo	
Project No:	VAR24-003	Subject Property:	200 Lake Morton Drive	
Owner:	Lake Morton Place LLC			
Applicant:	The Lunz Group			
Current Zoning:	O-1 (Low Impact Office)	Context District	Urban Corridor (UCO)	
Request:	A 4' variance to allow a rear setback of 1', in lieu of the 5' minimum setback specified by Table 4.3-4 of the Land Development Code, a 4'3" variance to allow a side setback of 9", in lieu of the 5' minimum setback specified by Table 4.3-4 of the Land Development Code, and a 4' variance to allow a maximum height of 16.5', in lieu of the maximum height of 12.5' for accessory structures specified by Table 4.3-4 of the Land Development Code, in order to construct a new detached garage on property located at 200 Lake Morton Drive.			

1.0 Background

The subject property, located on the west side of Lake Morton, is approximately 0.25 acres in area and currently improved with a 10,168 sq. ft., four-story office building which was constructed in 1984 according to the Polk County Property Appraiser. The subject property has an O-1 (Low Impact Office) zoning classification and a future land use designation of RH (Residential High). The applicant proposes to convert the structure from professional office uses to multi-family residential as allowed by the O-1 zoning. As part of this conversion, the developer is requesting variance approval to construct a new 50' x 24' (1,200 sq ft) detached garage in the rear yard area to provide secure parking for the residents. In August of 2023, the Zoning Board of Adjustments and Appeals approved a request by the applicant to reduce the rear setback from 5' to 2' and allow the detached garage to be 16.5' tall.

2.0 Discussion

To accommodate the proposed garage, the applicant requests a 4-foot variance to allow a 1-foot setback from the rear (western) property line, a four-foot three-inch variance to the side (southern) property line as well as a four-foot variance to allow a maximum roof height of 16.5 feet. The applicant's justification for the setback relief pertains to the relatively small size of the parcel and the need to accommodate vehicle access and turning movements when entering and exiting the site from Louise Place. The applicant is coming forward with this new variance in order to facilitate safer vehicle access for autos maneuvering into the detached garage. The justification for the height variance pertains to the steep 12/12 roof slope used on the existing office building which the detached garage is designed to match. The garage will accommodate a total of four vehicles with the doors face to the east, towards the existing building. Adjacent uses to the north, south and west consist of off-street parking lots or structured parking facilities.

3.0 Recommendation

The amount of relief requested is proportionate to the degree of hardship resulting from the relatively small parcel size as well as the access constraints from Louise Place and on the parcel itself. The detached garage is compatible in terms of scale, massing and roof sloped with the existing office building. The requested relief is reasonable and proportionate to the degree of hardship and the minimum amount necessary to allow for development of the detached garage approval of a variance would not be contrary to the public interest. Provided that there are no substantive objections from adjacent property owners, staff recommends that the request be considered for approval.



Variance Application

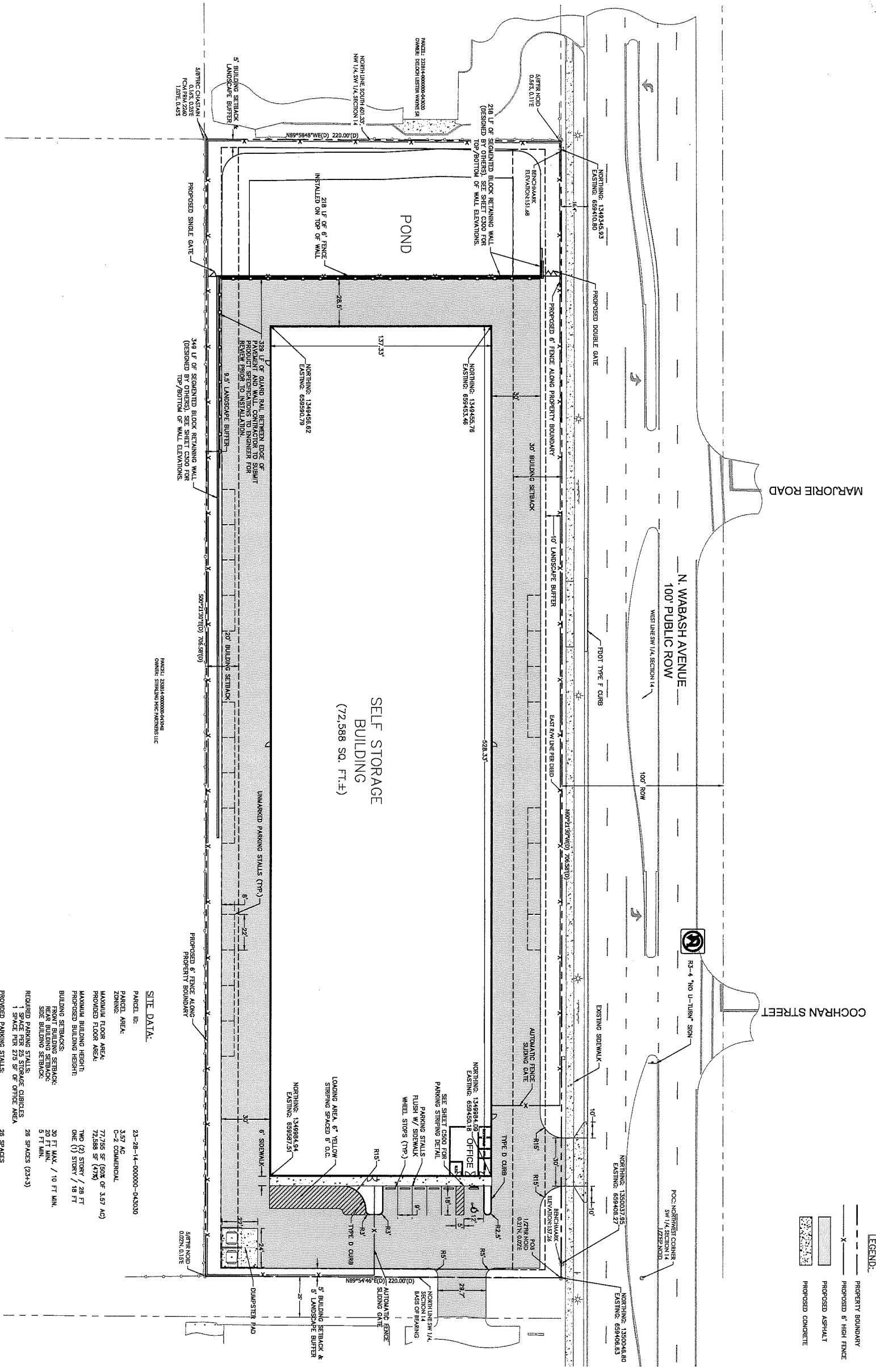
General Information:

Project No:	VAR24-004	Application Date:	4/4/2024
Project Name:	Wabash Ave Self Storage		
Subject Property Address:	601 WABASH AVE N		
Parcel ID:	232814000000043030		
Applicant Name:	KIMLEY-HORN AND ASSOCIATES INC		
Applicant Address:	109 S KENTUCKY AV	LAKELAND	FL 33801
Owner Name:	ALJ SELF STORAGE LLC		
Owner Address:	515 W 18TH ST APT 1103	NEW YORK	NY 10011

Request:

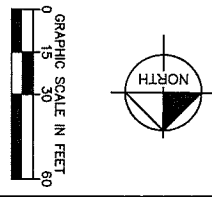
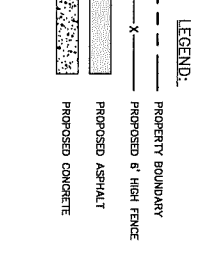
Application Type:	Variance		
Current			
Zoning:	(C-2) Highway Commercial	Context:	Urban Corridor (UCO)
Lot Dimensions:	706 x 220	Square Footage:	155,509
Present Use:			
Explanation of Request:	Proposed to construct a drive-up self-storage facility with a front office building and its associated parking lot on the existing 3.57-acre parcel (Parcel ID: 23-28-14-000000-043030) that is currently vacant.		
Justification:	There are two main code requirements for the site that combined are pushing the building beyond the maximum 30 foot setback from the ROW. The minimum driveway throat length for a 1-lane exit driveway controlled by a stop sign is 30 feet according to FDOT requirements. The drive aisle around the building is needing to be 30' wide to allow for a fire truck to navigate around the site. These two requirements combined require the building to be 60 feet from the edge of the roadway, which results in it being 43.5 feet from the ROW line.		

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



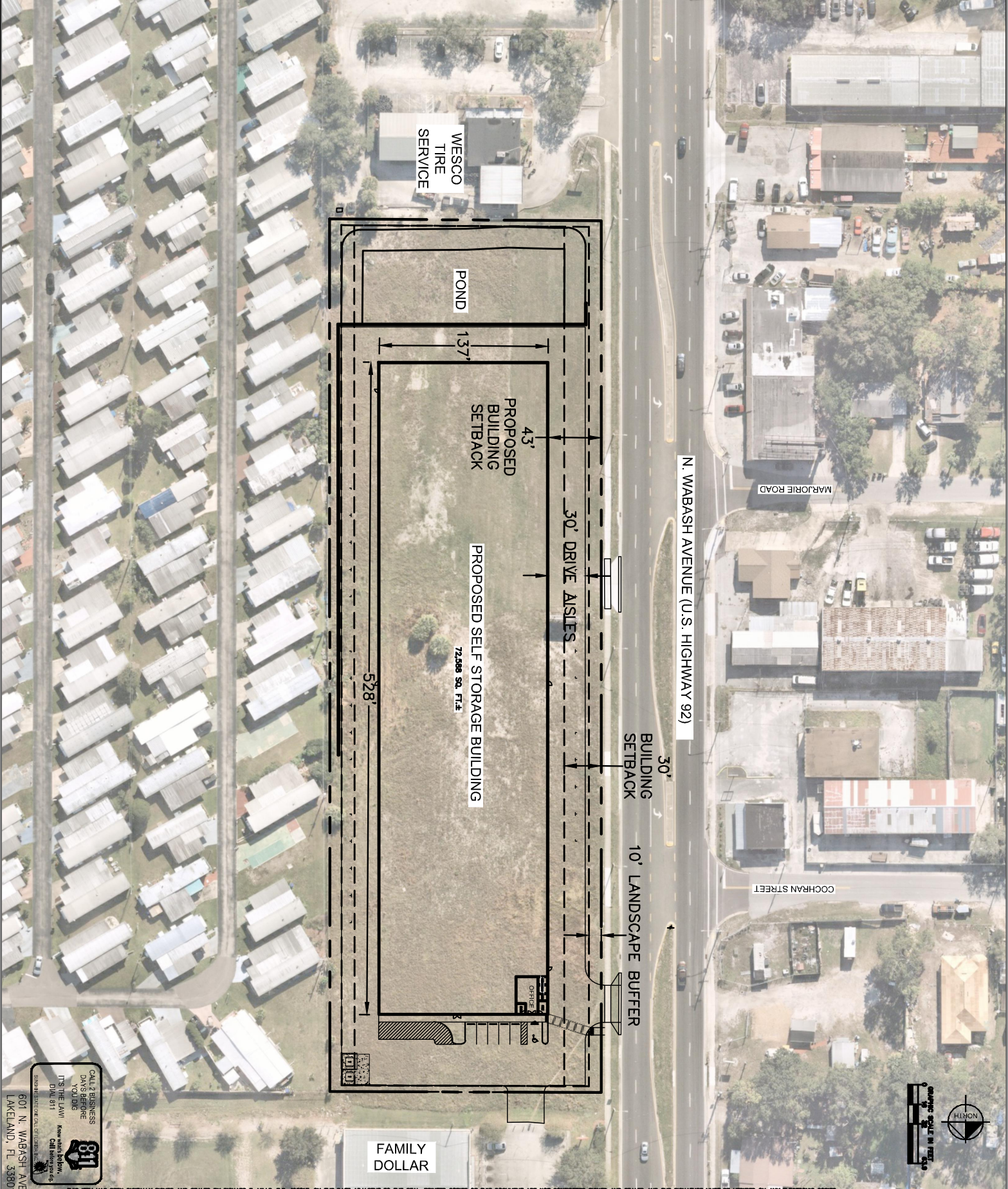
SITE DATA:

PARCEL ID: 23-28-14-000000-043030
 PARCEL AREA: 1.57 AD
 ZONING: C-2 COMMERCIAL
 MAXIMUM FLOOR AREA: 77,735 SF (90% OF 3.57 AD)
 PROVIDED FLOOR AREA: 72,588 SF (93%)
 MAXIMUM BUILDING HEIGHT: TWO (2) STORY / 28 FT
 PROPOSED BUILDING HEIGHT: ONE (1) STORY / 18 FT
 BUILDING SETBACKS:
 FRONT BUILDING SETBACK: 20 FT MIN. / 10 FT MIN.
 SIDE BUILDING SETBACK: 5 FT MIN.
 REAR BUILDING SETBACK: 5 FT MIN.
 REQUIRED PARKING STALLS: 26 SPACES (23+3)
 1 SPACE PER 275 SF OF OFFICE AREA
 PROVIDED PARKING STALLS: 26 SPACES
 STANDARD STALLS: 5 SPACES
 UNMARKED STALLS: 20 SPACES
 UNMARKED STALLS



CALL 2 BUSINESS DAYS BEFORE YOU DIG
 IT'S THE LAW!
 Know what's below. Call before you dig.
 811
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

WABASH AVENUE SELF STORAGE PREPARED FOR ALJ SELF STORAGE, LLC LAKELAND FLORIDA	SITE PLAN	KHA PROJECT 046637000		Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 109 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801 PHONE: 853-701-8762 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	No. _____ REVISIONS DATE BY
		DATE SEPT. 2023 SCALE AS SHOWN DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____			



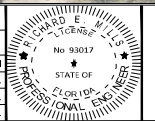
CALL A BUSINESS DAY'S BEFORE YOUR DIGI
 811
 Know what's below. 811
 601 N. WABASH AVE
 LAKELAND, FL 33801



WABASH AVENUE SELF STORAGE
 PREPARED FOR
ALJ SELF STORAGE, LLC
 LAKELAND FLORIDA

SETBACK EXHIBIT

KHA PROJECT 046837000
 DATE NOV. 2023
 SCALE AS SHOWN
 DESIGNED BY
 DRAWN BY
 CHECKED BY



Kimley-Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 109 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801
 PHONE: 863-701-8702
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY

SHEET NUMBER



SUBJECT PROPERTY



VAR24-004 601 N Wabash Ave
Parcel ID: 232814000000043030





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

\\\\\\RE: Variance Request - Project No. VAR24-004

Dear Property Owner:

This notice is to advise you that Kimley-Horn and Associates, Inc. requests a 14' variance to allow a front setback of 44', in lieu of the maximum 30' front setback for principal structures specified by Table 3.4-2 in the Land Development code, to allow for construction of a self-storage facility on property located at 601 Wabash Avenue N. The subject property is legally described as:

COMM AT NW COR OF SW1/4 OF SEC RUN N 89 DEG 54'46"E 50 FT TO POB CONT N 89 DEG 54'46"E 220 FT RUN S 00 DEG 21'30"E 706.58 FT TO PT ON N LN OF S 601.33 FT OF NW1/4 OF SW1/4 OF SEC RUN N 89 DEG 58'48"W 220 FT TO PT ON E R/W LN OF WABASH AVE RUN N 00 DEG 21'30"W 706.58 FT TO POB. (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 5/7/2024** 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.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	5/7/2024	Reviewer:	Damaris Stull	
Project No:	VAR24-004	Subject Property:	601 Wabash Avenue N	
Owner:	ALJ Self Storage LLC.			
Applicant:	Kimley-Horn and Associates, Inc			
Current Zoning:	C-2 (Highway Commercial)	Context District	Urban Corridor (UCO)	
Request:	A 14' variance to allow a front setback of 44', in lieu of the maximum 30' front setback for principal structures specified by Table 3.4-2 in the Land Development code, to allow for construction of a self-storage facility on property located at 601 Wabash Avenue N.			

1.0 Background

The subject property, currently vacant, is approximately 3.57 acres in area and located at 601 Wabash Avenue N. The subject property is presently zoned C-2 (Highway Commercial) and located within the Urban Corridor (UCO) 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 self-storage facility on the property. As outlined in Table 3.4-2 Urban Corridor Standards, arterial roads require a maximum street setback of 30 feet. The applicant is requesting a 14' variance to allow front yard setback of 44' from the right-of-way from Wabash Avenue N.

The applicant's justification for the front setback variances is regarding to FDOT regulations, a minimum driveway throat length of 30 feet is required for a one-lane exit driveway controlled by a stop sign. Additionally, a drive aisle width of 30 feet is essential to facilitate the passage of a fire truck around the site. These requirements position the building 60 feet from the edge of the roadway, resulting in a distance of 43.5 feet from the right-of-way exceeding the Land Development Code setback requirement by 13.5 feet.

3.0 Recommendation

Staff finds that the amount of relief requested is reasonable and proportional to the degree of hardship. Granting of a variance would not be contrary to the public interest, as the requested relief meets the spirit and intent of the Land Development Code and impacts on adjacent properties would be minimal. Due to a lack of viable alternatives, staff recommends that the request be considered for approval provided that there are no substantive objections from adjacent property owners. Staff finds that the amount of relief requested is reasonable and proportional to the degree of hardship. Granting of a variance would not be contrary to the public interest, as the requested relief meets the spirit and intent of the Land Development Code and impacts on adjacent properties would be minimal. Due to a lack of viable alternatives, staff recommends that the request be considered for approval provided that there are no substantive objections from adjacent property owners.