Zoning Board of Adjustments and Appeals Meeting Agenda

November 05, 2019 9:00 a.m.
in the City Hall Commission Chamber

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

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, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: Jenny.sykes@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

ITEM 1: Call to Order
ITEM 2: Roll Call
ITEM 3: Approval of minutes from the October meeting
ITEM 4: City Attorney explains purpose and authority of the Board
ITEM 5: Dale Golden requests a 21.5’ variance to allow an 8.5’ rear yard setback, in lieu of the required 30’ minimum setback to allow for the construction of a new screen room with a hard roof on property located at 4331 Watkins Lane. Owner: Dale Golden. (VAR19-024)

ITEM 6: Tyler Davis and Gary Ralston request a 14’ variance to allow a 6’ rear setback in lieu of the required 20’ minimum setback in order to expand the existing office building on property located at 1723 US Hwy 98. Owner: 1723 Us Hwy 98 S, LLC. (VAR19-025)

ITEM 7: Martha Hawkins requests a variance of 5’ for a zero (0) rear set-back for a screen pool enclosure, and an 8’ variance to allow a pool to be constructed 2’ from the rear property line on property located at 3964 Sunset Lake Drive. Owner: Martha Hawkins and Damon Hawkins. (VAR19-026)

ITEM 8: Unfinished Business
ITEM 9: New Business: New Board Member
ITEM 10: Adjournment
The Zoning Board of Adjustments and Appeals met in Regular Session on Tuesday, October 1st, 2019 in the City Commission Chamber at Lakeland City Hall 228 South Massachusetts Avenue.

Present were Board Members Chuck Gore (Chair), Eden Konishi (Vice Chair), Kristen Carlson, Kent Culberson, Steve Martin, Aaron Bates, and Leonard Raschke. Also present were Ramona Sirianni, Assistant City Attorney; and staff from the Community & Economic Development Department Matthew Lyons, Principal Planner; Phillip Scearce, Principal Planner; Joshua Cheney, Senior Planner; Todd Vargo, Senior Planner; Brandy Gillenwater, Planning Assistant; and Christelle Burrola, Office Associate. 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: Jack Hall Jr’s Quality Aluminum Service** requests a 10’ variance to allow a 5’ rear yard setback, in lieu of the required 15’ minimum setback specified by the PUD zoning (Ordinance 5705), to allow for the construction of a new screen room with a hard roof on property located at 6229 Crane Drive. Owner: Royce M. Shelton. (VAR19-014)

Dan Johnson, 3616 Waterfield Parkway, stated the homeowner would like to construct a screen room on the existing concrete slab in his rear yard. The lots in the neighborhood are small, this request is common for the area.

Todd Vargo stated the subject property is in the Sandpiper community and the lot is deep and shallow. The new screen room with a hard roof will be located five feet from the rear property line. The owner has a medical condition that requires him to stay out of the sun, the screen room would allow him to enjoy the outdoors without affecting his condition. No objections were received by staff.

Eden Konishi made a motion to approve the staff recommendation. Kristen Carlson seconded the motion and it passed 6-0. Mr. Bates was not yet in attendance to hear this item.

**Item 6: Jack Hall Jr’s Quality Aluminum Service** requests a 4.3’ variance to allow a 2.7’ interior side yard setback in lieu of the required 7’ minimum in order to retain an existing 29’ x 8’ carport addition on property located at 2119 Sylvester Court. Owner: Tom Ragan. (VAR19-016)

Tom Ragan, 2119 Sylvester Court, stated that he is requesting a variance to allow a carport to remain in place that was added to his home 27 years ago. Mr. Ragan’s home is on a dead end street and he stated that he was not aware that a permit was needed at the time the carport was built.

Bob Stoos, 2025 Sylvester Court, stated the City should not allow the applicant to keep the carport as it is against the code set by the City. Mr. Stoos stated there is no property owner’s association in the community.

Phillip Scearce stated the carport was added to the residence around 1995. Staff does not recommend approval of the project. If the Board were to approve the request the applicant would be required to obtain a permit for the carport.

Matthew Lyons stated the Land Development Code in effect when the carport was built would have required a 10-foot side yard setback in order for a permit to be issued.

In response to Chuck Gore, Mr. Lyons stated that a complaint about the carport is what brought attention to the issue.

In response to Kristen Carlson, Mr. Lyons stated the carport was installed without a permit and did not meet the setback requirements that were in effect when it was constructed.
In response to Mr. Gore, Mr. Lyons stated the City does not regulate concrete slabs or pavers and would not have required a permit for the pavement under the carport.

In response to Ramona Sirianni, Mr. Lyons stated a smaller attached structure with a greater setback would not be practical for use as vehicle storage.

In response to Mr. Gore, Mr. Ragan stated he parks vehicles under the carport every day. Discussion ensued.

Eden Konishi made a motion to approve the staff recommendation to deny the request. Kent Culberson seconded the motion and it passed 7-0.

**Item 7: Suellen Adams** requests a 4’ variance to allow a 1’ rear setback in lieu of the required 5’ minimum for a new pool cage, and a 7’ variance to allow a 3’ rear setback in lieu of the required 10’ minimum in order to construct a new pool on property located at 1902 Altavista Circle. Owner: Suellen Adams (VAR19-017)

Suellen Adams, 1902 Altavista Circle, stated she would like to have a pool constructed in her rear yard. The lot has an odd shape. The pool would not infringe upon any neighbors.

Todd Vargo stated the home was constructed in 2017 on an odd shaped lot with a large side yard. The fence in the rear of the property belongs to Sleepy Hill Middle School. Only a small portion of the pool will require the variance and rear yard space is limited.

In response to a question from Eden Konishi about children potentially trespassing onto the property, Matthew Lyons stated the Florida Building Code will be require that the pool area be secured through either a fence or pool screen enclosure.

In response to Chuck Gore, Mr. Lyons stated the pool will be enclosed by a pool cage and the pool will be three feet from rear property line.

Eden Konishi made a motion to approve the staff recommendation. Kristen Carlson seconded the motion and it passed 7-0.

**Item 8: Harmon Services LLC** requests a 5’ variance to allow a 5’ rear yard setback, in lieu of the required 10’ minimum setback specified by PUD 3839, to allow for the construction of a new screen room with a hard roof on property located at 4002 Windchime Lane. Owner: Davey James (VAR19-019)

Keith Harmon, 3204 Enclave Boulevard, Mulberry, stated the request is to allow for the construction of a composite roof screen room to be constructed on an existing 10’ x 20’ concrete slab.

Phillip Scearce stated if a variance is granted, the screen room will be constructed such that it is five feet from the rear property line. There are no neighbors behind the property, as it backs up to a conservation area.

In response to Kent Culberson, Matthew Lyons stated the slab is not being expanded.

Kristen Carlson made a motion to approve the staff recommendation. Eden Konishi seconded the motion and it passed 7-0.

**Item 9: Ben Mundy, KCHM Architects** requests a 5’ variance to allow a front yard setback of 5’, in lieu of the 10’ minimum specified by Table 3.4.2 of the Land Development Code, in order to construct a new single-story 4,740 sq. ft. commercial building on property located at 647 W. Memorial Boulevard. (VAR19-018)

Ben Mundy, 1036 S. Florida Avenue, stated the structure that currently exists on the property has not been used in more than 20 years and the owners of Coney Funeral Home intend to develop the property for use as a second location. The existing building, which is an old packinghouse that was built in 1940, cannot be rehabilitated.
Joshua Cheney stated that a taking by the Florida Department of Transportation resulted in a hardship when Memorial Boulevard was widened.

**Aaron Bates made a motion to approve the staff recommendation. Steve Martin seconded the motion and it passed 7-0.**

**Item 10: Graham Aluminum & Home Improvement** requests a 9.5’ variance to allow a 5.5’ rear yard setback, in lieu of the required 15’ minimum setback specified by PUD 5705, and an 8% variance to allow a lot coverage of 43% in lieu of the 35% maximum specified in the Land Development Code to allow for the construction of a new hard-roofed sunroom addition on property located at 5804 Macaw Place. Owner: Peter Noce. (VAR19-021)

Jack Graham, Graham Aluminum, 5411 Highlands Vista Circle, stated the subject property is in the Sandpiper community. Several variances for sunrooms have been granted in the community due to the smaller size of the lots.

Todd Vargo stated the applicant is requesting a variance to allow for the construction of new hard roof sunroom. The lots in Sandpiper are shallow and the sunroom will be constructed six foot from the rear property line. The Sandpiper review committee voted to approve the request.

**Kent Culberson made a motion to approve the staff recommendation. Steve Martin seconded the motion and it passed 7-0.**

**Item 11: QMBS LLC** requests a 1.5’ variance to allow an accessory building with a mean roof height of 14’, in lieu of the maximum height of 12.5’ specified by Table 4.3-4 of the Land Development Code, in order to construct a new detached garage on property located at 2419 Coventry Avenue. Owner: Scott McClure. (VAR19-022)

Luis De Leon, 2105 E. Edgewood Drive, stated the property owner would like to construct a new two car garage on the subject property. Discussion ensued.

Joshua Cheney stated the hardship is related to the era in which the home was built, as it built in an architectural style not commonly found in Lakeland.

In response to Chuck Gore, Mr. De Leon stated the porch will remain on the property near where the garage is to be constructed.

**Eden Konishi made a motion to approve the staff recommendation. Aaron Bates seconded the motion and it passed 6-0. Steve Martin recused himself for this item.**

**Item 12: Olivera Construction Inc.** requests a 7.5’ height variance to allow an accessory building with a mean roof height of 20’, in lieu of the maximum height of 12.5’ specified by the Table 4.3-4 of the Land Development Code, to allow for the construction of a new detached garage on property located at 1415 Seville Place. Owner: Olivera Construction Inc. (VAR19-023)

Alex Tangle, Olivera Construction, 5151 S. Lakeland Drive, stated the home is on a large lot and has a unique profile. The request is to increase the height of the garage to match the home.

In response to Matthew Lyons, Mr. Tangle stated the lot slopes and the foundation of the garage is lower than the foundation of the home.

In response to Mr. Lyons, Mr. Tangle stated the ceiling height for the garage is 12 feet. The garage will be single story and will be used as a workspace.

Phillip Scearce stated he found the subject property to be secluded on his site visit to take photos for the meeting. Staff received one phone call in opposition to the project.
In response to Aaron Bates, Mr. Scearce stated the architectural structure is the reason for the variance request.

In response to Kristen Carlson, Mr. Scearce stated it would be difficult to see the garage because the lot is large.

In response to Aaron Bates, Mr. Scearce stated the concern expressed by the neighbor was for the potential loss in property value. Discussion ensued.

**Eden Konishi made a motion to approve the staff recommendation. Kristen Carlson seconded the motion and it passed 6-0. Leonard Raschke was not in attendance to hear this item.**

**Item 15:**

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**Adjourned**

The meeting was adjourned at 10:25 a.m.

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Chuck Gore, Chairman  
Brandy Gillenwater, Secretary
## General Information:

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## Request:

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<th>VARIANCE</th>
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<tr>
<td>Current</td>
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<td>Zoning:</td>
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<td>Context:</td>
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<td>Square Footage:</td>
<td>144</td>
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<td>Present Use:</td>
<td>Patio</td>
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### Explanation of Request:

Request a variance to expand the cement patio for the express purpose of constructing an outdoor screened room.

### Justification:

Because our units were built so close together we need a variance for 6.5 feet.
RE: Variance Request - Project No. VAR19-024

Dear Property Owner:

This notice is to advise you that Dale Golden requests a 21.5’ variance to allow an 8.5’ rear yard setback, in lieu of the required 30’ minimum setback to allow for the construction of a new screen room with a hard roof on property located at 4331 Watkins Lane. The subject property is legally described as:

VILLAGE AT LAKE HIGHLAND PHASE TWO PB 119 PGS 50 & 51 LOT 68

(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 11/5/2019 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.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
1.0 Background

The subject property, located in Phase Two of the Village at Lake Highland subdivision, consists of a 0.07 acre corner lot, approximately 40' wide by 78.57' deep, with an existing 1,679 sq. ft. single-family attached dwelling that was built in 2004 according to the Polk County Property Appraiser. The subject property is presently zoned MF-12 (Multi-Family) and located within the Suburban Neighborhood (SNH) context sub-district. Because the property was developed for single-family attached (townhome) dwelling units, the developed standards for the Single-Family Attached (SFA) special building type specified by Table 3.4-11 of the Land Development Code are being applied.

2.0 Discussion

The purpose of this request is to obtain variance relief which will allow for the construction of a new 8' x 27.5' screen room with a hard roof on an existing slab which will be expanded along the rear of the dwelling. Screen rooms are common features on homes in Florida and the rear yard area is the logical location for such an improvement.

Measured from the nearest point, the existing townhome is located approximately 16.4 feet from the rear property line. On the northeast, interior side, the townhome is attached through a firewall to an adjacent townhome located at 4333 Watkins Lane. When constructed, the screen room will be a minimum of 8.5 feet from the rear property line. The particular hardship suffered by the applicant is related to the depth of the lots for the single-family attached dwellings which allow very little room for additions or expansion. Within the development, a precedent has been established in which screen rooms have been permitted within rear yards as an accessory structure.

3.0 Recommendation

The requested relief is reasonable and proportionate to the degree of hardship suffered by the applicant and the minimal amount necessary to accommodate the proposed screen room enclosure. Due to a lack of viable alternatives and minimal impacts on adjacent properties, staff finds that approval of this variance will not be injurious to adjacent property owners or contrary to the public interest. Therefore, staff recommends that the request be considered for approval.
### General Information:

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<tr>
<td>Applicant Name:</td>
<td>TYLER DAVIS / GARY RALSTON</td>
<td></td>
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<td>Applicant Address:</td>
<td>114 N TENNESSEE AVE, 3RD FLOOR</td>
<td>LAKELAND</td>
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<td>1723 US HWY 98 S, LLC</td>
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### Request:

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#### Current

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#### Explanation of Request:

Rear yard setback variance. The plan is to add a storage area to the rear of the building (west). Currently the setback to the property line is slightly more than 26 FT. The storage area is 20 FT so the setback to the zoning line would be 6 FT.

#### Justification:

There are several reasons why this should be acceptable. First, the same owner owns the adjacent parcel. The property to the south is owned by the funeral home.

Second, there is a 10 FT sewer easement and also an ingress/egress easement of approximately 15 FT which are adjacent to the parcel line (which is the line for the zoning change from O-1 to RA-3). This creates a "setback" of about 30 FT from the edge of the building (as proposed) to the RA-3 property. The easements are BK 04509 PG 1190 and BK 2269 PG 1918.

Third, about 250 FT to the south, the zoning line between O-1 and RA-3 is adjusted about 40FT to the west (see page 2 of the zoning slides) ... if this was consistently applied to the north there would not be an issue. Slide 3 of the zoning slides shows that there is a wide range of zoning along US Hwy 98 S ... in a rather small distance there is RA-4, C-4, I-2 and O-1. Also the same owners also own parcel 24-28-29-000000-011030, which is the property affected by the variance.
RE: Variance Request - Project No. VAR19-025

Dear Property Owner:

This notice is to advise you that Tyler Davis and Gary Ralston request a 14’ variance to allow a 6’ rear setback in lieu of the required 20’ minimum setback in order to expand the existing office building on property located at 1723 US Highway 98 South. The subject property is legally described as:

GRIZZARD & SMITHS SUB PB-3 PG-72 BEG 294.1 FT N OF SE COR OF NE1/4 OF NE1/4 SEC 29-28-24 S 43 DEG 53 MIN 30 SEC E ALONG RD R/W 125.12 FT TO POB S 43 DEG 53 MIN 30 SEC E 100 FT S 46 DEG 06 MIN 30 SEC W 250 FT N 43 DEG 53 MIN 30 SEC W 100 FT N 46 DEG 06 MIN 30 SEC E 250 FT TO POB LESS THAT PORTION LYING IN SECTION 29-28-24

(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 11/5/2019 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.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
1.0 Background

The subject property consists of four separate lots totaling approximately 0.86-acres, with an existing 12,330 sq. ft. multi-story office building that was built in 1965 according to the Polk County Property Appraiser. The subject property is presently zoned O-1 (Low Impact Office) 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 storage addition onto the rear of the office building.

The owner of the subject property also owns an undeveloped 0.80-acre parcel located directly behind the subject site that is zoned for RA-3 (Single-Family Residential). While the same owner may not always own both properties, there is a private wastewater and cross access easement on the property to the rear that would limit construction within approximately 25 feet of the rear property line of the subject site. Development of the vacant parcel for single-family residential purposes is unlikely given access limitations and the proximity to commercial uses.

The subject property was developed in the 1960s under a prior version of the Land Development Code. If the property were to be developed today, a new building could be constructed within 10’ of the front property line (the minimum front setback in the O-1/UCO zoning district is 10 feet adjacent to arterial roadways). This would leave plenty of room for parking and expansion at the rear of the lot.

3.0 Recommendation

The hardship suffered is not the result of any action taken by the applicant. The buildable area in the rear is substantially reduced by the setbacks existing at the time of construction. The property most impacted by this variance request is currently under the ownership of the applicant and has private easements which limit development adjacent to the subject site. Approval of this request would not be contrary to the public interest, as it would have no impact on adjacent property owners. 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 accommodate the proposed new storage addition. Due to a lack of viable alternatives and the minimal impact on adjacent properties, staff recommends that the request be considered for approval.
# Variance Application

## General Information:

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<td>Applicant Name:</td>
<td>MARTHA HAWKINSON</td>
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## Request:

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**Current**

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| Square Footage:   | 10263                                                          |

**Present Use:** Residential Dwelling

**Explanation of Request:** We would like to adjust the back property line to square off, and we are requesting a zero setback. Our SCRAs for our neighborhood HOA requires a 5 ft set back from the property line, but has agreed to approve the pool if we are able to obtain a variance. We are wanting to build a lap pool, tile/paver the entire back of the house, and put a cage over the entire project. The cage would be the one to butt up to the property line so we can have a big enough pool 9- 10 ft wide. This is the reason we are wanting the zero setback.

**Justification:** Our HOA has agreed to approve us building the pool if we are able to obtain the variance from the City of Lakeland. My husband suffers from psoriatic arthritis, and has to take a shot every week. He is very limited in the type of exercise he can do for his joints, and swimming is perfect. We have moved into our dream home, and would like to build a pool to be able to enjoy our back yard. We don't have neighbors behind us, so the few feet we are requesting wouldn't bother anyone. My neighbors beside me are far enough away as to not block their view as well.
RE: Variance Request - Project No. VAR19-026

Dear Property Owner:

This notice is to advise you that Martha Hawkinson requests a variance of 5’ for a zero (0) rear-setback for a pool cage, and an 8’ variance to allow a pool to be constructed 2’ from the rear property line on property located at 3964 Sunset Lake Drive. The subject property is legally described as:

TERRALARGO PB 139 PGS 7-10 LOT 192

(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 11/5/2019 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, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: Jenny.Sykes@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
1.0 Background

The subject property, located in the Terra Largo subdivision, consists of a 0.24-acre interior lot, approximately 83’-wide x 125’ deep, with an existing 3,899 sq. ft. single-family detached home that was built in 2007 according to the Polk County Property Appraiser. The subject property is presently zoned Planned Unit Development (PUD), as specified by Ordinance 4564, and located within the Suburban Neighborhood (SNH) context sub-district. The PUD zoning specifies a minimum rear yard setback of 10’ for swimming pools and 5’ for pool screen enclosures.

2.0 Discussion

The purpose of this request is to obtain variance relief which will allow for the construction of a new 15.5’ x 63’ pool cage and a 40’ x 8’ lap pool in the rear yard of the home. Swimming pools and pool screen enclosures are common features on homes in Florida and the rear yard area is the logical location for such an improvement.

Measured from the nearest point, the existing single-family home is located approximately 15.5’ from the rear property line. If approved, the screen enclosure would touch the rear property line at a point perpendicular to the corner of the house, requiring a zero-setback. The proposed screen enclosure, running the width of the house, tapers away from the property line approximately three feet on the opposite corner. The proposed lap pool would be set back two feet from the rear property line at its closest point.

To the rear, the subject property abuts the Terra Largo Community Association conservation and retention area. A precedent has been established by the Board in which variances for screen rooms have been granted when a property backs up to retention or conservation areas. The proposed pool enclosure will touch the property line at a point and will not encroach into the drainage area.

3.0 Recommendation

The property abuts a conservation retention and drainage area owned by the Terra Largo Community Association that is unlikely to be developed. As such, 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 accommodate the proposed pool enclosure. Due to a lack of viable alternatives and minimal impacts on adjacent properties, staff finds that approval of this variance will not be injurious to adjacent property owners or contrary to the public interest. Therefore, staff recommends that the request be considered for approval.
To: Mayor Mutz
Commissioner McCarley

From: Commissioner Troller, Chairman

Date: October 16, 2019

Subject: Municipal Boards Committee Meeting Notice & Agenda

A meeting of the Municipal Boards Committee is scheduled for **Friday, October 18, 2019, at 8:00 a.m., in the City Commission Conference Room.** The purpose of the meeting is to receive and act upon the following recommendation(s):

1. **Code Enforcement Board**
   *Recommendation from Jim Dehne to appoint Lolita Berrien to a three-year term, as an alternate, beginning October 21, 2019 and ending October 20, 2022.*

2. **CRA Advisory Board**
   *Recommendation from Alis Drumgo to reappoint Frank Lansford to an additional term beginning November 7, 2019 and ending November 6, 2022. Mr. Lansford is a Midtown Representative.*

3. **Zoning Board of Adjustments & Appeals**
   *Recommendation from Matt Lyons to appoint Leo Raschke, to fulfill the unexpired term of Mary Lewis, beginning October 21, 2019 and ending June 30, 2022. Mr. Raschke was an alternate.*

xc: Commissioners Franklin, Madden, Read and Walker
Palmer Davis
Tony Delgado
Shawn Sherrouse
Emily Colon
Kelly Koos
Nicole Travis
Matt Lyons
Jim Dehne