



Zoning Board of Adjustments and Appeals Meeting Agenda

**November 4, 2025 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 October meeting

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

ITEM 5: New Business: Introduction of New Board Member, Adam Russell

ITEM 6: **Homeowner Benjamin J. LeFrancois requests** a 2' variance to allow an 8' high fence, in lieu of the maximum fence height of 6' for residential fences specified by Figure 4.4-1 of the Land Development Code, in order to construct a new opaque fence, approximately 90 feet in length along the south (interior side) property line on property located at 2407 Jonila Avenue. (VAR25-013)

ITEM 7: **Esterline Construction requests** a 7.5' variance to allow a building height of 20', 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 new 1,348 sq. ft. two-story accessory structure on property located at 708 Frank Lloyd Wright Way. Owner: Matthew and Elizabeth Roush. (VAR25-014)

ITEM 8: Unfinished Business

ITEM 9: Adjournment

The Zoning Board of Adjustments and Appeals met in Regular Session on Tuesday, October 7, 2025 in the City Commission Chamber at Lakeland City Hall 228 South Massachusetts Avenue.

Present were Board Members Thomas Brawner, Emily Breheny, Jiwa Farrell, Gregory Kent, Tunesia Mayweather, Daniel Sharrett and Kristen Tessmer. Also present were Alex Landback, Assistant City Attorney; and staff from the Community & Economic Development Department: Todd Vargo, Senior Planner; Damaris Stull, Senior Planner and Christelle Burrola, Board Secretary.

The minutes from the previous meeting were approved as submitted, and Mr. Landback 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: Marlon Lynn Architect, PA requests a 12' variance to allow a maximum roof height of 24'6", 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 4,568 sq. ft. two-story accessory structure on property located at 1421 Seville Place. Owner: Dean Saunders. (VAR25-012)

Marlon Lynn, 212 E. Pine Street, provided an overview of the request.

Damaris Stull stated the subject property is zoned RA-1 (Single-Family Residential) and located within the Urban Neighborhood (UNH) context sub-district. The purpose of this request is to obtain variance relief to allow for the construction of a 4,568 sq. ft. two-story accessory building with a mean roof height of 24'6".

Ms. Stull pointed to photos on the overhead screen of the subject property and proposed site plan. According to the applicant, the accessory building will be used to display the homeowner's collection of exotic animal taxidermy specimens and to entertain guests.

Ms. Stull pointed to photos on the overhead screen of the conceptual elevations. The property owner was previously granted a variance for a smaller accessory building with a mean roof height of 17' 7" that would've replaced the existing detached garage to the east of the existing pool pavilion. At the time the previous variance was granted the intent was that the pool pavilion would remain. If this variance request is approved, the pool pavilion and detached garage will both be demolished and replaced with the subject structure. The subject property consists of an estate-sized lot along Seville Place, a privately maintained street. Adjacent lots within the subdivision to north, east and west share similar lot dimensions as the subject property.

Ms. Stull stated staff did not receive any public comment in response to the request. According to the applicant, the homeowner has discussed the project with his immediate neighbors, and all are supportive of the application for a variance.

Ms. Stull stated given this development context, the proposed two-story accessory building addition appears to be compatible in terms of the scale and character of homes on adjacent properties.

Ms. Stull stated staff recommends approval.

Dean Saunders was present in support of the request.

Discussion ensued among the Board, staff, homeowner and applicant regarding the design of the accessory building.

Daniel Sharrett made a motion to approve staff's recommendation. Thomas Brawner seconded the motion and it passed 5—2. Jiwa Farrell and Gregory Kent voted against the motion.

Adjourned

The meeting was adjourned at 9:21 a.m.

Jiwa Farrell, Chairperson

Christelle Burrola, Secretary



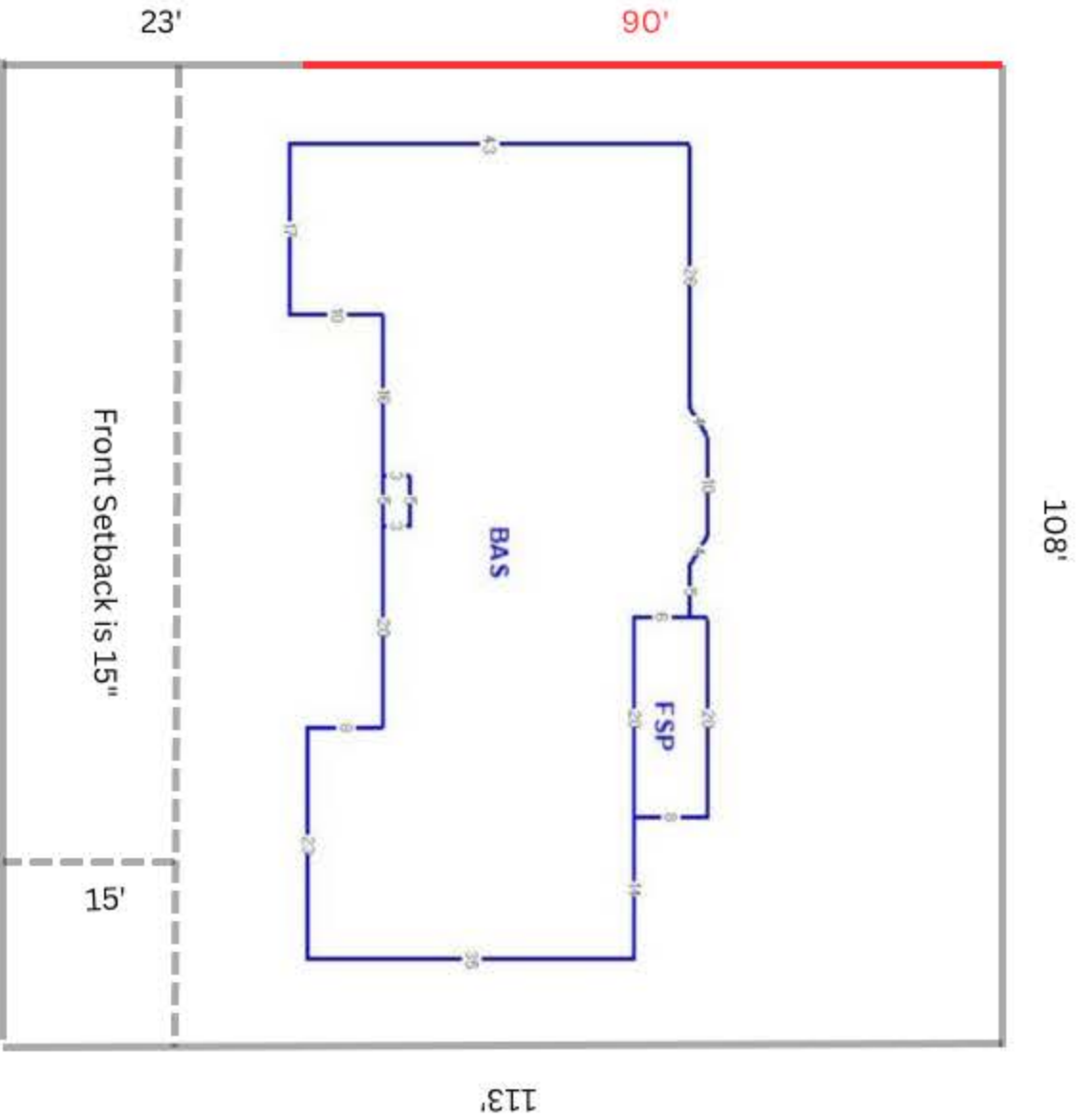
Variance Application

General Information:

Project No:	VAR25-013	Application Date:	9/18/2025	
Project Name:	8 ft fence on south side yard			
Subject Property Address:	2407 JONILA AVE			
Parcel ID:	242830254400000081			
Applicant Name:	Benjamin J. LeFrancois			
Applicant Address:	2407 Jonila Avenue	Lakeland	FL	33803
Owner Name:	LEFRANCOIS BENJAMIN J			
Owner Address:	2407 JONILA AVE	LAKELAND	FL	33803

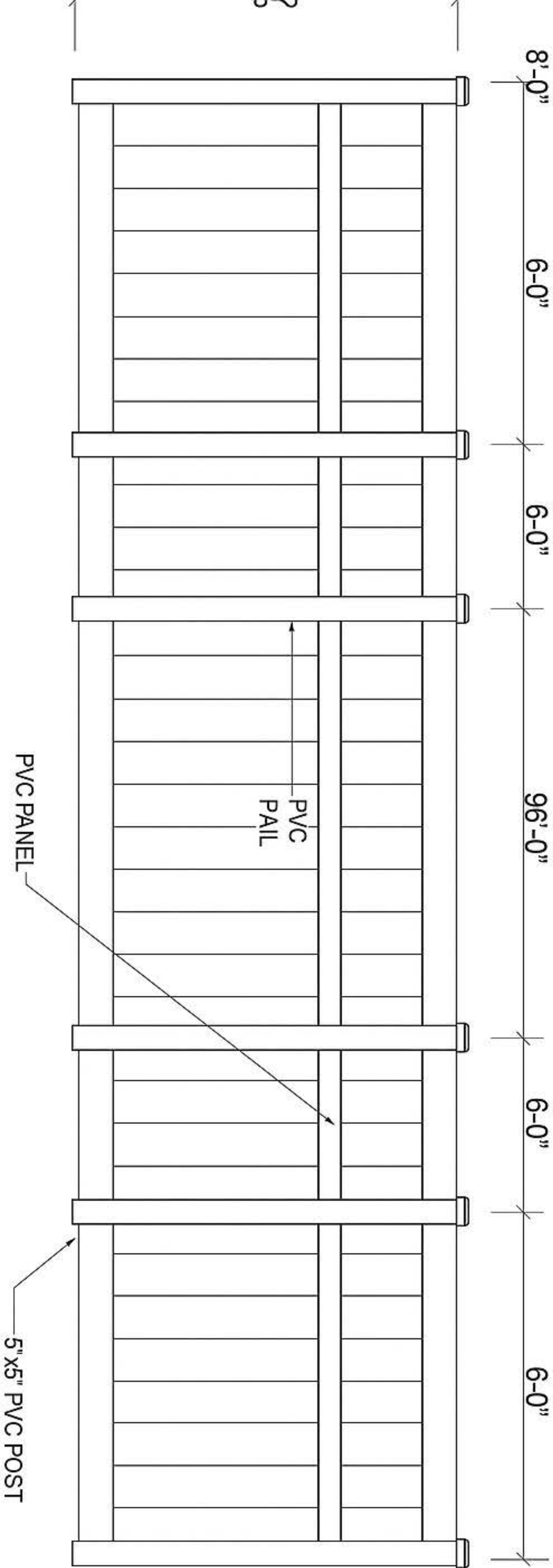
Request:

Application Type:	Variance		
Current			
Zoning:	(RA-1) Single-Family	Context:	Urban Neighborhood (UNH)
Lot Dimensions:	108 x 130	Square Footage:	3,169
Present Use:			
Explanation of Request:	An 8 foot fence will be constructed aligning with the corner of the front of the house to the back of the lot. This fence is needed for privacy between yards.		
Justification:	The slope of the land between the two properties makes our yard visible at a 6 foot fence. The 8 foot fence would provide more privacy for our pool area and for the neighbors backyard.		



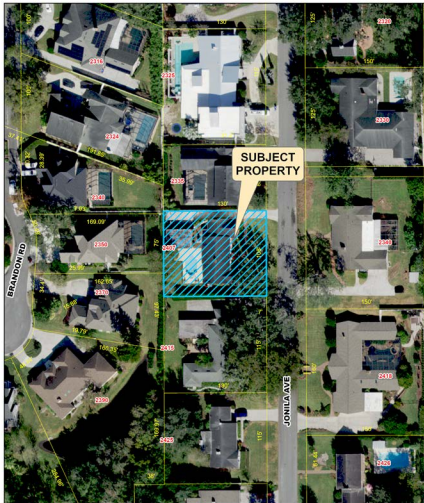
Proposed White PVC
Fence 90' long x 8' high

ELEVATION



PROPOSED WHITE PVC FENCE

96'-0" LONG x 8'-0" HIGH



VAR25-013 2407 Jonila Ave

Parcel ID: 242830254400000081





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

RE: Project No. VAR25-013 – 2407 Jonila Avenue

Dear Property Owner:

This notice is to advise you that Benjamin J. LeFrancois requests a 2' variance to allow an 8' high fence, in lieu of the maximum fence height of 6' for residential fences specified by Figure 4.4-1 of the Land Development Code, in order to construct a new opaque fence, approximately 90 feet in length along the south (interior side) property line on property located at 2407 Jonila Avenue. The subject property is legally described as:

IHLA HTS PB 36 PG 7 LOT 8 N 108 FT

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 November 4, 2025** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to planning@lakelandgov.net, prior to the meeting date.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	November 4, 2025	Reviewer:	Damaris Stull
Project No:	VAR25-013	Subject Property:	2407 Jonila Avenue
Owner:	Benjamin J. LeFrancois		
Applicant:	Benjamin J. LeFrancois		
Current Zoning:	RA-1 (Single-Family Residential)	Context District:	Urban Neighborhood (UNH)
Request:	A 2' variance to allow an 8' high fence, in lieu of the maximum fence height of 6' for residential fences specified by Figure 4.4-1 of the Land Development Code, in order to construct a new opaque fence, approximately 90 feet in length along the south (interior side) property line on property located at 2407 Jonila Avenue.		

1.0 Background

The subject property, approximately 0.32 acres in area, consists of a 108'x 130' interior lot on the west side of Jonila Avenue. The subject property, zoned RA-1(Single-Family Residential) and located within the Urban Neighborhood context sub-district, is presently improved with an existing 3,169 sq. ft. single-family home that was constructed in 1962 according to the Polk County Property Appraiser.

2.0 Discussion

The purpose of this request is to obtain variance relief which will allow for an 8' high privacy fence along the south side of the property line. Section 4.4.3 and Figure 4.4-1 in the Land Development Code specifies a maximum height of six feet for fences and walls located within the interior and rear yards of property zoned for residential uses.

The applicant justification for this request is related to both a need for privacy due to the existence of a pool, as well as a significant change in grade in the backyard, which slopes to the west of the property. The unique features to the land, including the varying elevation, limit the effectiveness of a standard six-foot-high fence in providing adequate screening. Therefore, the additional height is requested to ensure privacy from the neighbors to the south of the property to accommodate the site's natural topography.

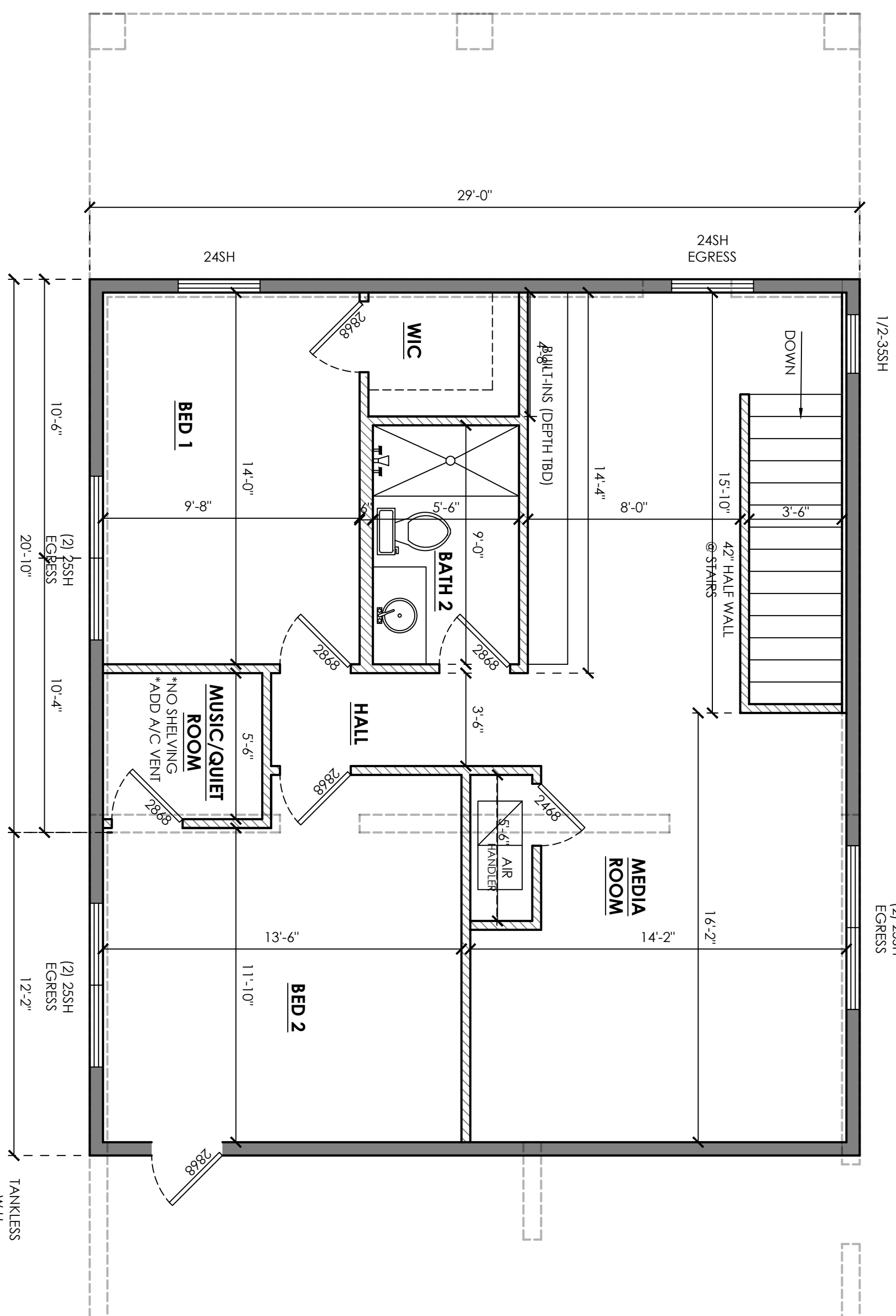
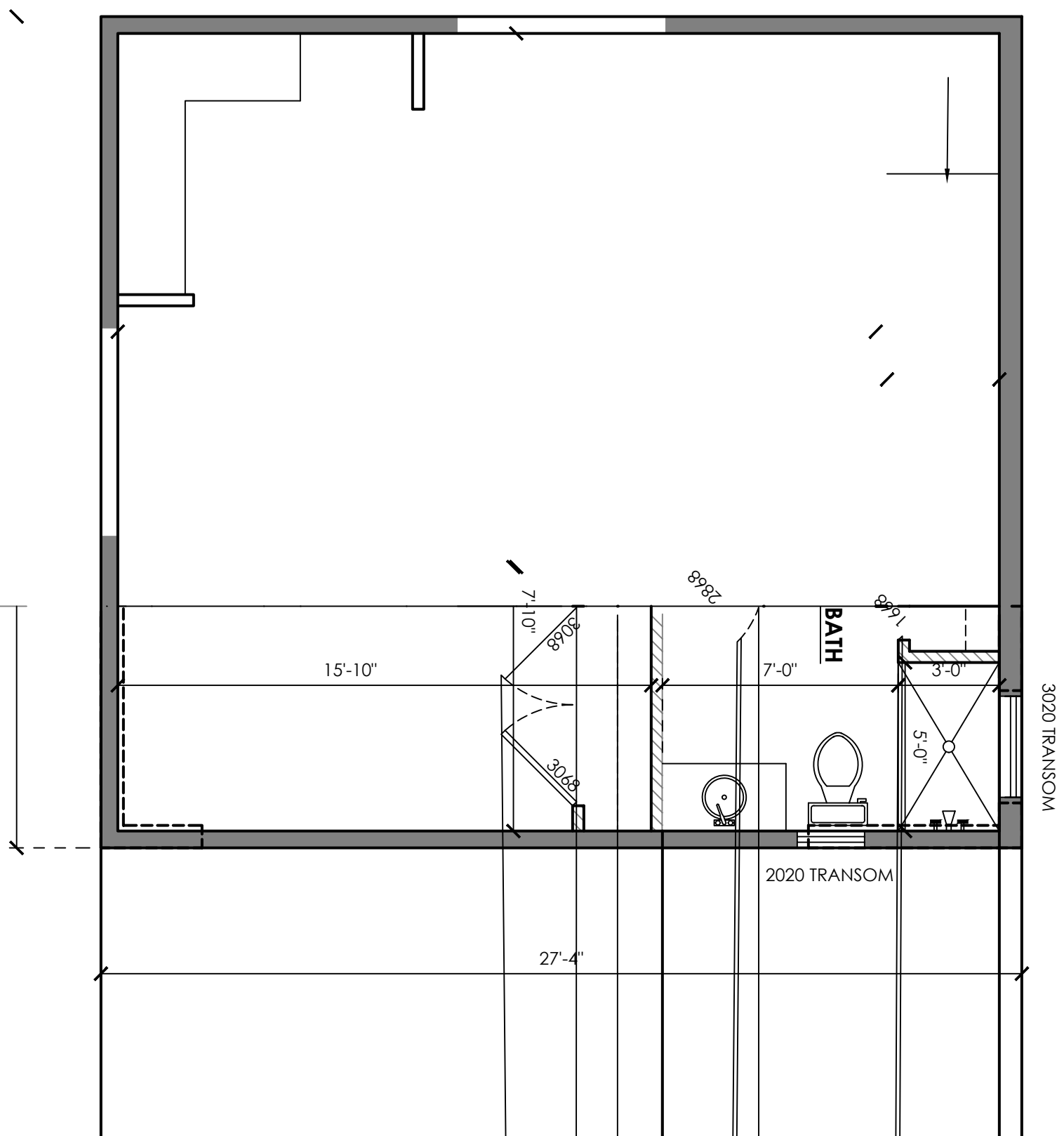
3.0 Recommendation

The particular hardship suffered is not the result of any action taken by the applicant. Staff recognizes that there is a fairly significant change in grade of the property from east to west. The requested relief is reasonable and proportionate to the degree of hardship resulting from the natural grade change. Provided there are no substantive objections from adjoining property owners, staff recommends that the variance be considered for approval.



Variance Application

General Information:				
Project No:	VAR25-014		Application Date:	9/24/2025
Project Name:	Detached garage addition			
Subject Property Address:	708 FRANK LLOYD WRIGHT WAY			
Parcel ID:	242819224000001240			
Applicant Name:	ESTERLINE CONSTRUCTION			
Applicant Address:	1102 EAST BAKER STREET	PLANT CITY	FL	33563
Owner Name:	MATTHEW & ELIZABETH ROUSH			
Owner Address:	708 FRANK LLOYD WRIGHT WAY	LAKELAND	FL	33803
Request:				
Application Type:	Variance			
Current				
Zoning:	(RA-4) Single-Family	Context:	Urban Neighborhood (UNH)	
Lot Dimensions:	50 x 205	Square Footage:	3,192	
Present Use:				
Explanation of Request:	Detached garage addition as part of home remodel project. Project already approved by City of Lakeland Historic Preservation Board			
Justification:	Our household of 7 includes 5 dependent family members with documented disabilities, and modifications to our home are medically necessary to ensure their safe and equal use of the property. We are requesting the City to allow this addition to our home, which is otherwise limited by its legal nonconforming status. ADA does provide that reasonable exceptions be made to zoning and land use policies when necessary for individuals with disabilities to enjoy their home.			



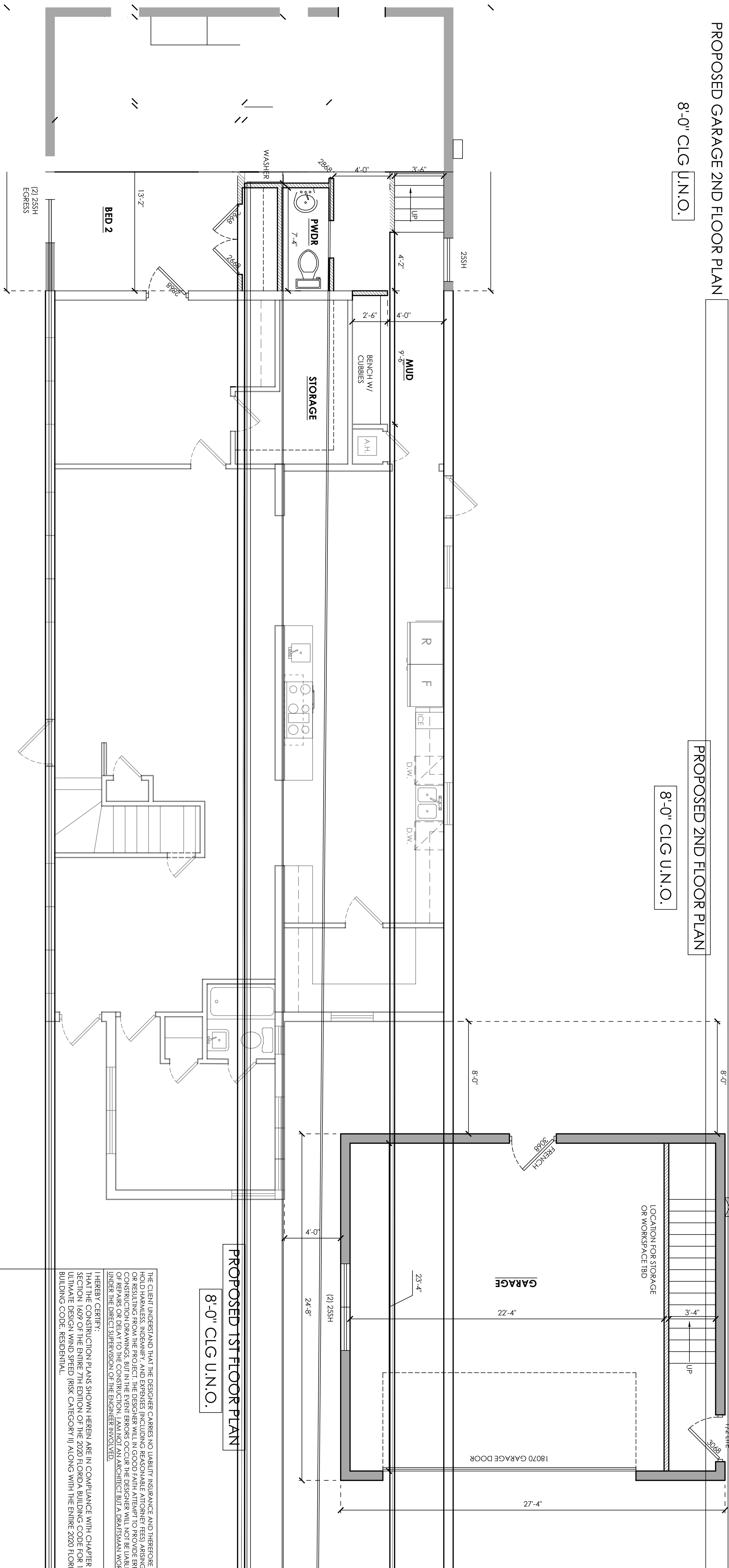
ADDED SQ. FT. CHART	
AREA	SQ. FT.
1ST LEVEL	584
2ND LEVEL	952
SIDE PORCH	290
DETACHED GARAGE	674
GARAGE 2ND LEVEL	674
TOTAL UNDER ROOF ADDED	3174

PROPOSED GARAGE 2ND FLOOR PLAN

8'-0" CLG U.N.O.

PROPOSED 2ND FLOOR PLAN

8'-0" CLG U.N.O.



PROPOSED 1ST FLOOR PLAN

8'-0" CLG U.N.O.

THE CLIENT UNDERSTANDS THAT THE DESIGNER CARRIES NO LIABILITY INSURANCE AND THEREFORE AGREES TO HOLD HARMLESS, INDEMNIFY, AND EXPENSES (INCLUDING REASONABLE ATTORNEY FEES) ARISING OUT OF OR RESULTING FROM THE PROJECT. THE DESIGNER WILL IN GOOD FAITH ATTEMPT TO PROVIDE BROOK FEE CONSTRUCTION DRAWINGS, BUT IN THE EVENT BROOKS OCCUR THE DESIGNER WILL NOT BE LIABLE FOR COST OF REPAIRS OR DELAY TO THE CONSTRUCTION. I AM NOT AN ARCHITECT BUT A DRAFTSMAN WORKING UNDER THE DIRECT SUPERVISION OF THE ENGINEER INVOLVED.

IMPERY CERTIFY

THAT THE CONSTRUCTION PLANS SHOWN HEREIN ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1.609 OF THE ENTIRE 7TH EDITION OF THE 2020 FLORIDA BUILDING CODE FOR 140 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY III) ALONG WITH THE ENTIRE 2020 FLORIDA BUILDING CODE, RESIDENTIAL.

THE CLIENT UNDERSTAND THAT THE DESIGNER CARRIES NO LIABILITY INSURANCE AND THEREFORE AGREE TO HOLD HARMLESS, INDEMNIFY, AND EXPENSES (INCLUDING REASONABLE ATTORNEY FEES) ARISING OUT OF OR RESULTING FROM THE PROJECT. THE DESIGNER WILL IN GOOD FAITH ATTEMPT TO PROVIDE ERROR FREE CONSTRUCTION DRAWINGS, BUT IN THE EVENT ERRORS OCCUR THE DESIGNER WILL NOT BE LIABLE FOR COST OF REPAIRS OR DELAY TO THE CONSTRUCTION. I AM NOT AN ARCHITECT BUT A DRAFTSMAN WORKING UNDER THE GUIDANCE OF THE ENGINEER INVOLVED.

F RECORD:



ARKAY ENGINEERING

STRUCTURAL ENGINEERS

1958 E. EDGEWOOD DRIVE LAKELAND, FLORIDA 33803
PHONE: (863)688-6500 FAX: (863)688-6557

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # EB6347
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 37296

ENGINEER OF RECORD:

SCOTT SMITH
DRAFTSMAN

SCOTT@SDI-DRAFTING.COM
813.368.8951

SDI
RAFTING

"WHERE DREAMS MEET DESIGN"

708 FRANK LLYOD - ADDITION

DATE: 9/8/2025

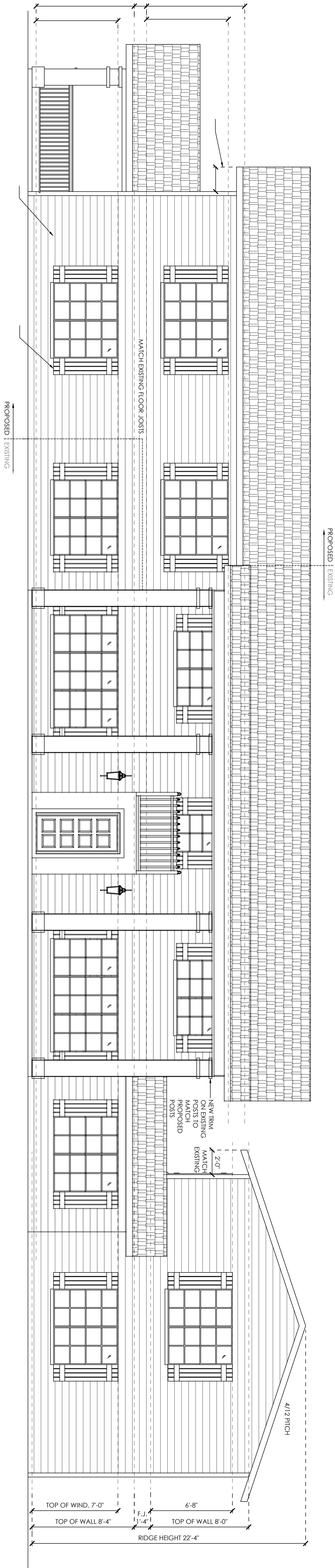
RE

SDI # 2022198

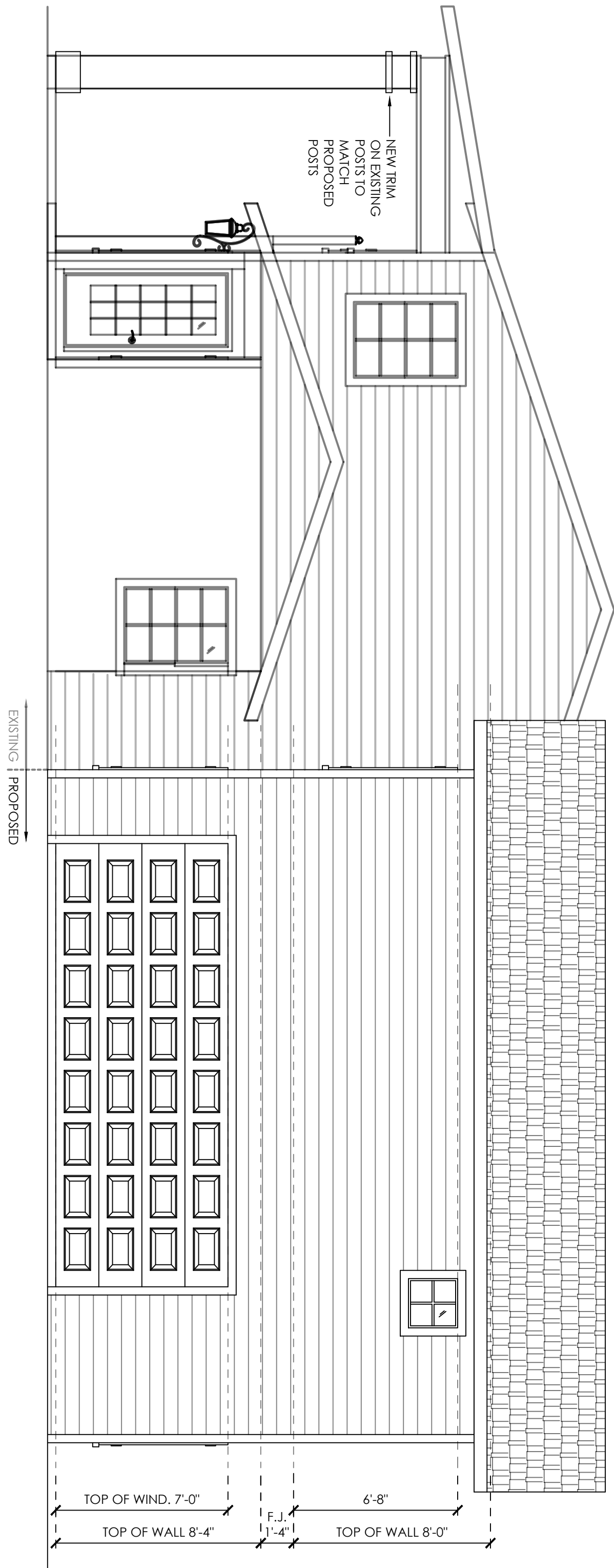
ARKAY # TBD

SHEET

2
PERMIT SET



PROPOSED FRONT ELEVATION



PROPOSED RIGHT SIDE ELEVATION

THE CLIENT UNDERSTAND THAT THE DESIGNER CARRIES NO LIABILITY INSURANCE AND THEREFORE AGREE TO HOLD HARMLESS, INDEMNIFY, AND EXPENSES (INCLUDING REASONABLE ATTORNEY FEES) ARISING OUT OF OR RESULTING FROM THE PROJECT. THE DESIGNER WILL IN GOOD FAITH ATTEMPT TO PROVIDE ERROR FREE CONSTRUCTION DRAWINGS, BUT IN THE EVENT ERRORS OCCUR THE DESIGNER WILL NOT BE LIABLE FOR COST OF REPAIRS OR DELAY TO THE CONSTRUCTION. I AM NOT AN ARCHITECT BUT A DRAFTSMAN WORKING UNDER THE GUIDANCE OF THE ENGINEER INVOLVED.

ENGINEER OF RECORD:
ARKAY ENGINEERING
STRUCTURAL ENGINEERS
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SCOTT SMITH
DRAFTSMAN
SCOTT@SDI-DRAFTING.COM
813.368.8951

"WHERE DREAMS MEET DESIGN"

708 FRANK LLYOD ADDITION

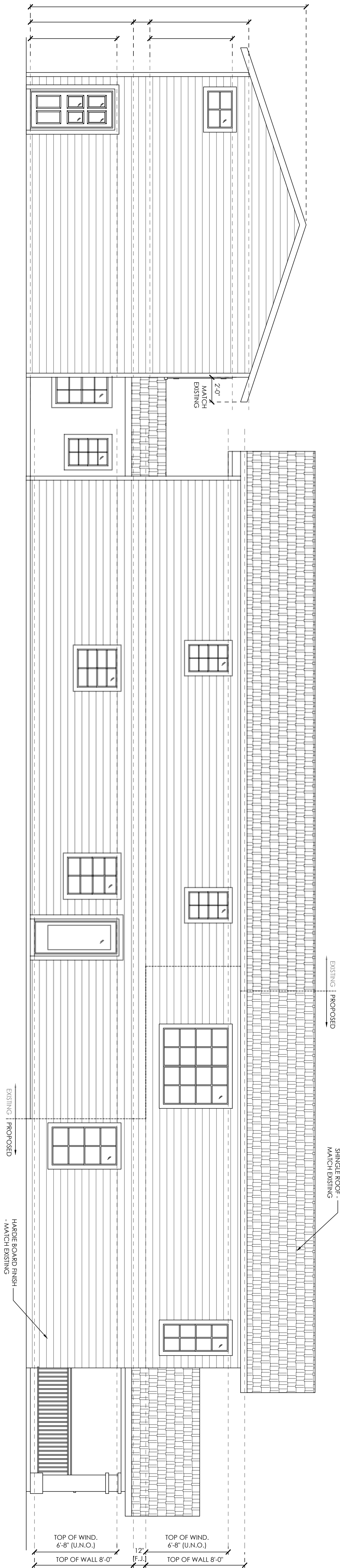
DATE: 9/8/2025
REVISION:

THE CLIENT UNDERSTAND THAT THE DESIGNER CARRIES NO LIABILITY INSURANCE AND THEREFORE AGREE TO HOLD HARMLESS, INDEMNIFY, AND EXPENSES (INCLUDING REASONABLE ATTORNEY FEES) ARISING OUT OF OR RESULTING FROM THE PROJECT. THE DESIGNER WILL IN GOOD FAITH ATTEMPT TO PROVIDE ERROR FREE CONSTRUCTION DRAWINGS, BUT IN THE EVENT ERRORS OCCUR THE DESIGNER WILL NOT BE LIABLE FOR COST OF REPAIRS OR DELAY TO THE CONSTRUCTION. I AM NOT AN ARCHITECT BUT A DRAFTSMAN WORKING UNDER THE DIRECT SUPERVISION OF THE ENGINEER INVOLVED.

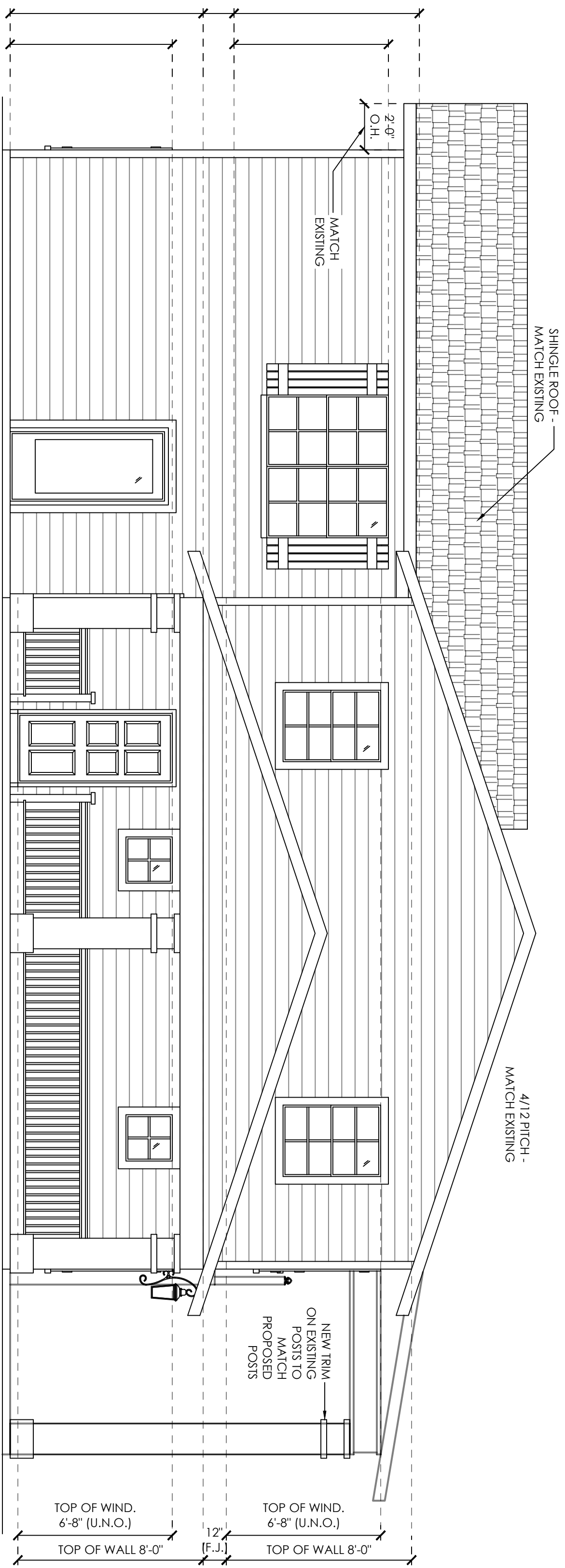
I HEREBY CERTIFY:
THAT THE CONSTRUCTION PLANS SHOWN HEREIN ARE IN COMPLIANCE WITH CHAPTER 16,
SECTION 1609 OF THE ENTIRE 7TH EDITION OF THE 2020 FLORIDA BUILDING CODE FOR 140 M.P.H.,
ULTIMATE DESIGN WIND SPEED (RISK CATEGORY III) ALONG WITH THE ENTIRE 2020 FLORIDA
BUILDING CODE, RESIDENTIAL.

SCALE: 1/4"=1'-0"
SDI # 2022198
ARKAY # TBD

SHEET
4
PERMIT SET



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION

THE CLIENT UNDERSTAND THAT THE DESIGNER CARRIES NO LIABILITY INSURANCE AND THEREFORE AGREE TO HOLD HARMLESS, INDEMNIFY, AND REPAIRS (INCLUDING REASONABLE ATTORNEY FEES) ARISING OUT OF OR RESULTING FROM THE PROJECT. THE DESIGNER WILL IN GOOD FAITH ATTEMPT TO PROVIDE ERROR FREE CONSTRUCTION DRAWINGS, BUT IN THE EVENT ERRORS OCCUR THE DESIGNER WILL NOT BE LIABLE FOR COST OF REPAIRS OR DELAY TO THE CONSTRUCTION. I AM NOT AN ARCHITECT BUT A DRAFTSMAN WORKING UNDER THE GUIDANCE OF THE ENGINEER INVOLVED.

ENGINEER OF RECORD:

ARKAY ENGINEERING
STRUCTURAL ENGINEERS
1958 E. EDGEWOOD DRIVE LAKELAND, FLORIDA 33803
PHONE: (863)688-6500 FAX: (863)688-6557

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RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 37296



SCOTT SMITH
DRAFTSMAN

SCOTT@SDI-DRAFTING.COM
813.368.8951

"WHERE DREAMS MEET DESIGN"

708 FRANK LLYOD ADDITION

DATE: 9/8/2025
REVISION:

SCALE: 1/4"=1'-0"

SDI # 2022198

ARKAY # TBD

SHEET
5
PERMIT SET

LEGAL DESCRIPTION:
LOTS 24, 25, AND 26, BLOCK A, ORANGE PARK ADDITION TO LAKELAND,
FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 1, PAGE 105, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CERTIFIED TO:
UNITED TITLE GROUP OF LAKELAND LLC

COMMUNITY NUMBER: 120267
PANEL: 0315
SUFFIX: G
FLOOD ZONE: X
FIELD WORK: 9/22/2022

PROPERTY ADDRESS:
708 FRANK LLOYD WRIGHT WAY
LAKELAND, FL 33803

SURVEY NUMBER: 561398
CLIENT FILE NUMBER: 708 FRANK

SYMBOL DESCRIPTIONS:

- ▭ = CATCH BASIN
—○— = MISC. FENCE
● = PROPERTY CORNER
▭ = COVERED AREA
▭ = UTILITY BOX
+XXX = EXISTING ELEVATION
UP = UTILITY POLE
⊕ = HYDRANT
⊕ = WATER METER
⊕ = MANHOLE
⊕ = WELL
—X— = METAL FENCE
—X— = WOOD FENCE

ABBREVIATION DESCRIPTION:

- A/C = AIR CONDITIONER
C = CENTERLINE
C/D = CENTRAL / DELTA ANGLE
I.D. = IDENTIFICATION
L = LENGTH
LB = LICENSED BUSINESS
N.G.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.H.L. = OVERHEAD UTILITIES
P.C. = POINT OF CURVATURE
P.C. = POINT OF COMPOUND CURVE
P.K. = PARKER KYLON NAIL
P.R.C. = POINT OF REVERSE CURVE
P.S.M. = PROFESSIONAL SURVEYOR MAPPER
P.T. = POINT OF TANGENCY
R = RADIAL / RADIUS
R.W. = RIGHT OF WAY

SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY

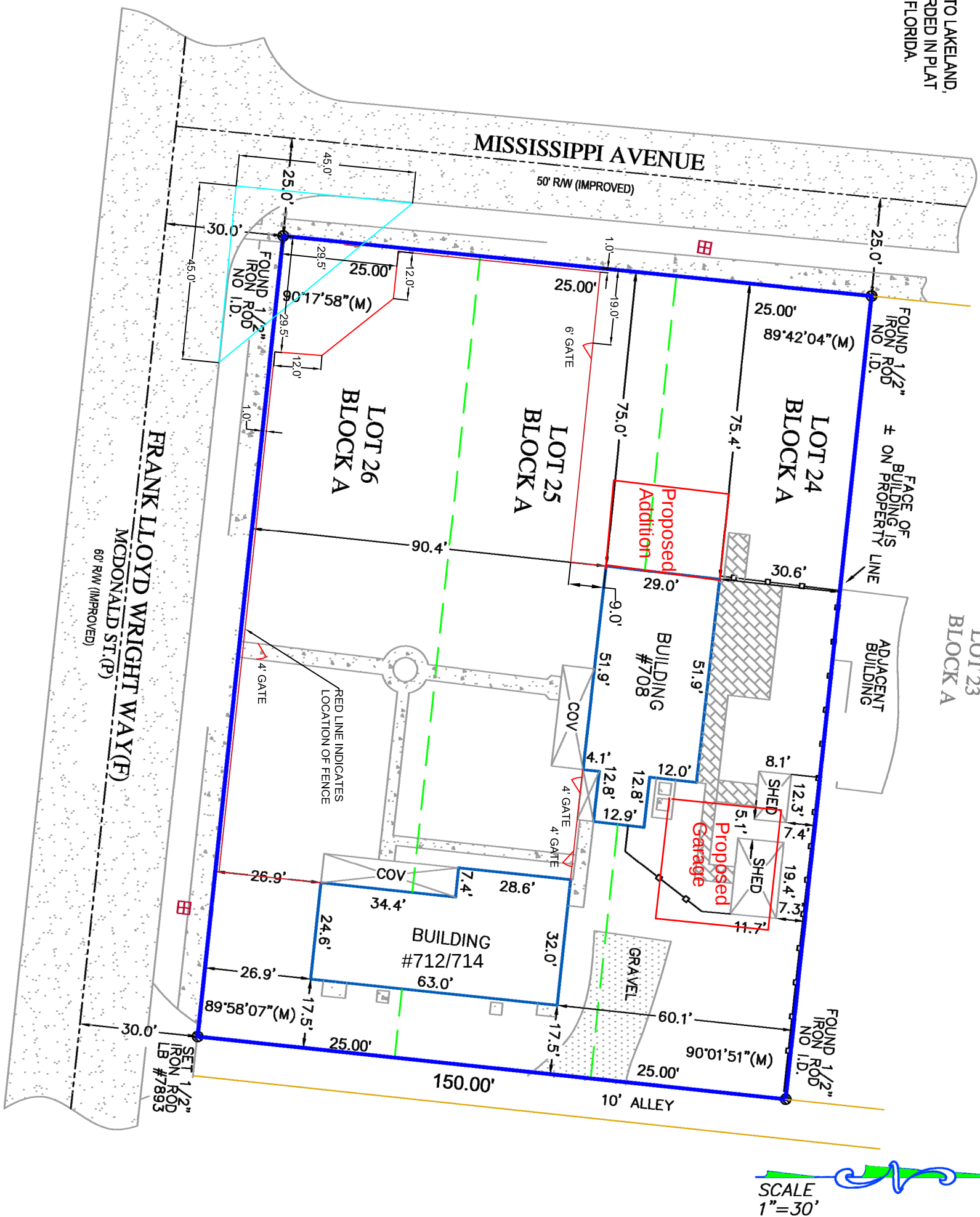
PROPERTY SUPPLIED BY CITY WATER AND SEWER

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

- DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- FENCE OWNERSHIP NOT DETERMINED
- ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
- IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:



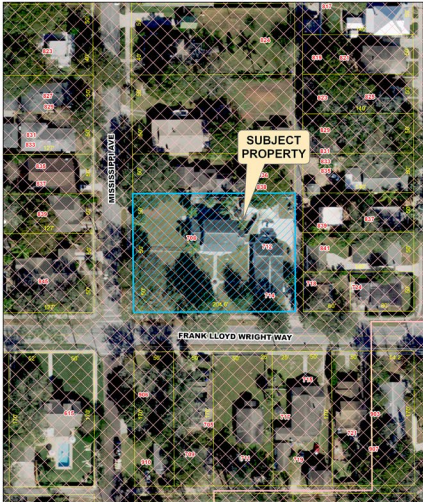
SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE
AND CORRECT REPRESENTATION OF A SURVEY PREPARED
UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED
EMBOSSSED SEAL AND SIGNATURE.

Kenneth Osborne
(SIGNED)
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

Digitally signed by
Kenneth Osborne
Date: 2022.09.26
15:09:15 -05'00"



LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUTE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>



708 Frank Lloyd Wright Way



South Lake Morton SPI

Parcel ID: 242819224000001240





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

RE: Project No. VAR25-014 – 708 Frank Lloyd Wright Way

Dear Property Owner:

This notice is to advise you that Esterline Construction, on behalf of Matthew and Elizabeth Roush, requests a 7.5' variance to allow a building height of 20', 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 new 1,348 sq. ft. two-story accessory structure on property located at 708 Frank Lloyd Wright Way. The subject property is legally described as:

ORANGE PARK ADD PB 1 PG 105 BLK A LOTS 24 25 & 26

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 November 4, 2025** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to planning@lakelandgov.net, prior to the meeting date.

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Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	November 4, 2025	Reviewer:	Audrey McGuire
Project No:	VAR25-014	Subject Property:	708 Frank Lloyd Wright Way
Owner:	Matthew and Elizabeth Roush		
Applicant:	Esterline Construction		
Current Zoning:	RA-4 (Single-Family Residential)	Context District:	Urban Neighborhood (UNH)
Request:	A 7.5' variance to allow a building height of 20', 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 new 1,348 sq. ft. two-story accessory structure on property located at 708 Frank Lloyd Wright Way.		

1.0 Background

Located within the South Lake Morton Historic District, the subject property is a 0.71-acre corner parcel within the Orange Park Addition subdivision. According to information obtained from the Polk County Property Appraiser, the subject property contains a 2,824 square foot two-story single-family home constructed in 1949, and a 1,778 square foot single-story duplex constructed in 1962. The subject property is zoned RA-4 (Single-Family Residential) and is located within the Urban Neighborhood context district.

2.0 Discussion

The purpose of this request is to obtain variance relief to allow for the construction of a 1,348 sq. ft. two-story detached garage with a mean roof height of 20 feet. The proposed structure will feature a garage on the first floor and a bonus room on the second floor. The subject property does not currently have a garage or other separate detached storage space. According to the applicant, the bonus room on the second floor will be used as additional occupiable space, such as a music studio, but will not be permitted as a separate dwelling unit.

The subject property is a 204.6' wide parcel created through the combination of lots 24, 25 and 26 of Block A of the Orange Park Addition subdivision platted in 1912. Lots within this block of the subdivision were originally platted as 50' wide by 204.6' deep lots oriented towards Mississippi Avenue. The principal single-family dwelling on the subject property was constructed in 1949, is a contributing resource to the South Lake Morton Historic District, and is oriented towards Frank Lloyd Wright Way with a setback of over 90' from the front property line. The property is unique given its size, building orientation and large setbacks.

The standard accessory structure requirements do not account for two-story accessory structures where a greater height may be appropriate due to the height of the scale of the home and lot size. Within the South Lake Morton Historic District, there are several examples of historic two-story detached accessory structures, including on adjacent properties to the north and east. The proposed two-story detached garage will be located in the northeast corner of the property, setback approximately 7.5 feet from the interior side (north) property boundary and more than 40 feet from the rear (east) property boundary. The structure will have a mean roof height of 20' and a roof pitch that is architecturally compatible with the roofline of the principal single-family home.

The subject property is non-conforming to the RA-4 (Single-Family Residential) zoning district as it contains a total of three dwelling units. To allow for the construction of the proposed two-story garage and any future additions to the home, prior to permitting, the degree of non-conformities on the subject property must be reduced through alteration of the duplex to eliminate second electrical and water meters, and a conditional use

must be obtained by the property owners.

3.0 Recommendation

The requested relief is reasonable and would not be contrary to the public interest. The proposed two-story accessory structure is subordinate to the principal structure in size and appears to be compatible in terms of scale and character with other two-story accessory structures on adjacent properties. Provided there is no substantive objections from adjoining properties, staff has no objections to granting the variance.