



# Zoning Board of Adjustments and Appeals Meeting Agenda

**February 3, 2026 9:00 a.m.  
in the City Hall Commission Chamber**

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: [ADASpecialist@lakelandgov.net](mailto: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:**

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**ITEM 1:** Call to Order

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**ITEM 2:** Roll Call

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**ITEM 3:** Approval of minutes from the December meeting

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

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**ITEM 5:** **Homeowner Thomas Werner requests** a 5' variance to allow a rear setback of 10', in lieu of the 15' minimum rear setback for principal structures specified by the PUD (Planned Unit Development) Zoning for the Sandpiper Golf & Country Club Phase 1 in order to construct a hard-roofed screen room on property located at 6193 Seagull Lane. (VAR25-018)

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**ITEM 6:** Unfinished Business

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**ITEM 7:** New Business

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**ITEM 8:** Adjournment

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**The Zoning Board of Adjustments and Appeals met in Regular Session on Tuesday, December 2, 2025 in the City Commission Chamber at Lakeland City Hall 228 South Massachusetts Avenue.**

Present were Board Members Thomas Brawner, Jiwa Farrell, Tunesia Mayweather, Adam Russell and Daniel Sharrett. Also present were Ramona Sirianni, Deputy 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 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: Olivera Construction Inc requests:**

- I. A request for a 5' 4" variance to allow a maximum height of 17' 11" for an accessory dwelling unit, in lieu of the maximum height of 12' 6" for accessory dwelling units specified by Table 4.3-1 of the Land Development Code; and
- II. A request to allow a secondary driveway on Lake Hollingsworth Drive, in lieu of Sub-Section 4.11.4.6.d of the Land Development Code which limits single-family residential uses to no more than one (1) driveway apron/curb cut, per lot or parcel; and
- III. A request for an 84' 10" variance to allow a maximum front yard setback of 134' 10", in lieu of the 50' maximum front yard setback for principal structures specified by Table 3.4-1 of the Land Development Code, to construct a new single-family detached dwelling with an accessory dwelling unit on property located at 804 Lake Hollingsworth Drive.

Owner: Stephen Todd Baylis. (VAR25-017)

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Phillip Olivera, 2507 Jonila Avenue, provided an overview of the request.

Damaris Stull stated the subject property is zoned RA-1(Single-Family Residential) and is located within the Urban Neighborhood context sub-district. The subject property, a 1.61-acre estate size parcel within the G.H Watson Subdivision, consists of a 220.62'x 457.97'corner lot on Lake Hollingsworth Drive and Jonila Avenue. The property previously contained a 6,923 sq. ft. single-family home, originally constructed in 1956, along with a detached garage; both structures were demolished in September 2025.

Ms. Stull stated the purpose of this request is to obtain variance relief from several standards of the Land Development Code to allow an increased front yard setback of 134'-10" for a new single-family home, to allow a second driveway along Lake Hollingsworth Drive, and to allow for the construction of an accessory dwelling unit with a maximum mean roof height of 17'11" within the rear yard of the subject property. In the RA-1/UNH sub-district, the maximum lot width is 150 ft. and the maximum lot area is 22,500 sq. ft. The subject property is approximately 220.62 ft. in width and 457.97 ft. in depth which exceeds the current standard lot size. The subject property is a 220.62-foot-wide parcel created from a portion of Lot 3 within the G.H Watson Subdivision recorded in 1883. This subdivision was originally comprised of 5 lots, with Lot 3 measuring approximately 10.8 acres in area. Over time, Lot 3 was subdivided to allow for the creation of Jonila Avenue and additional parcels but was never replatted.

Ms. Stull stated the subject property naturally slopes to the north toward Lake Hollingsworth, with a 17-foot elevation change from the rear (south) to the front (north) property lines. In the RA-1/UNH sub-district, the maximum front yard setback is 50 feet and the average front setback on Lake Hollingsworth Drive is 55 feet. The applicant is proposing a 134'-10" front setback, in lieu of the maximum front setback of 50 feet, due to the elevation change at the front of the property, to allow the new home to be built to the same setback as the previous home. Ms. Stull pointed to photos on the overhead screen of the subject property and proposed site plan. The previous home on the property had both a circular driveway on Lake Hollingsworth Drive and a standard driveway on Jonila Avenue, totaling three curb cut and two driveways. Although the structures on the property were demolished in September 2025, both driveways remain today.

The applicant is proposing to maintain a curb cut on Jonila Avenue to allow a driveway at the rear of the property which leads to the garage. This access will be gated. One of the curb-cuts for the existing circular driveway connects at the intersection and is a safety concern. The applicant is proposing to remove this curb cut, thereby reducing the number of existing curb cuts from three to two. Given the distance of the front of the home from Lake Hollingsworth Drive due to the topography and its distance from the driveway at the rear, the applicant is also requesting to maintain one of the curb cuts on Lake Hollingsworth Drive to allow for a driveway at the front of the property which will end at a courtyard and function similar to a circular driveway.

Ms. Stull stated the proposed 551 sq. ft. accessory dwelling unit will be located in the rear yard, set back 58 ft. from the rear property line and 27 ft. from the interior side property line. The structure will have a mean roof of 17'11" and a roof pitch that is architecturally compatible with the roofline of the proposed single-family home. The standard accessory dwelling unit requirements do not account for circumstances where additional height may be appropriate due to the height and scale of the proposed home and lot size. By right, the property owner could construct a two story, garage apartment with a maximum mean height of 24 ft without a need for a variance. Ms. Stull pointed to photos on the overhead screen of the subject property, elevations, site plan and floor plans for the proposed accessory dwelling unit.

Ms. Stull stated staff recommends approval.

Ms. Stull stated staff received two emails in support to the request.

Discussion ensued.

**Daniel Sharrett made a motion to approve part 1 of staff's recommendation. Thomas Brawner seconded the motion and it passed 5—0.**

**Adam Russell made a motion to approve part 2 of staff's recommendation. Daniel Sharrett seconded the motion and it passed 5—0.**

**Daniel Sharrett made a motion to approve part 3 of staff's recommendation. Thomas Brawner seconded the motion and it passed 5—0.**

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#### **Adjourned**

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The meeting was adjourned at 9:39 a.m.

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**Jiwa Farrell, Chairperson**

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**Christelle Burrola, Secretary**



## Variance Application

### General Information:

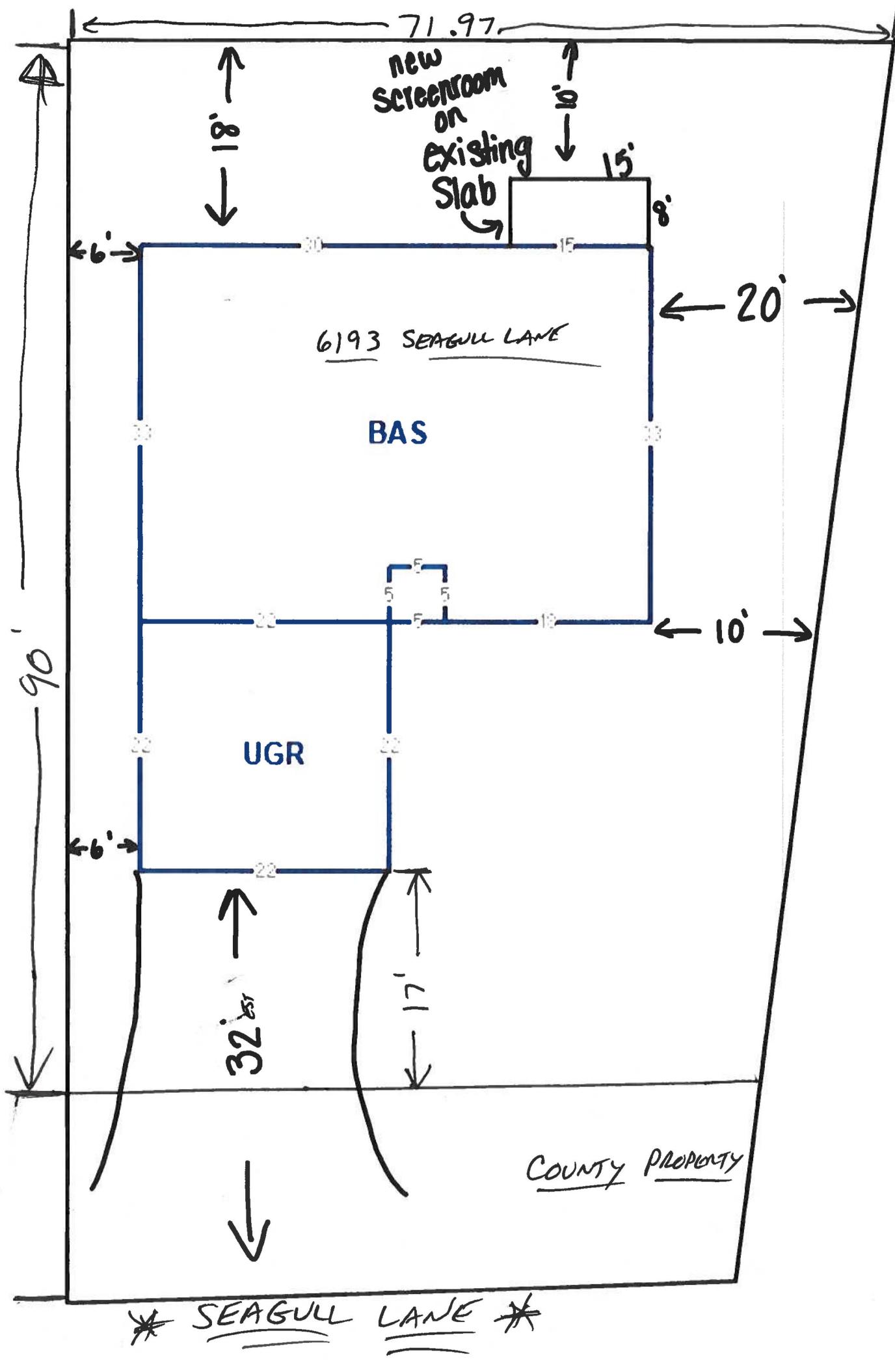
|                           |                       |            |                   |            |  |
|---------------------------|-----------------------|------------|-------------------|------------|--|
| Project No:               | VAR25-018             |            | Application Date: | 12/22/2025 |  |
| Project Name:             | Add screened in porch |            |                   |            |  |
| Subject Property Address: | 6193 SEAGULL LN       |            |                   |            |  |
| Parcel ID:                | 242719161346000080    |            |                   |            |  |
| Applicant Name:           | Thomas Werner         |            |                   |            |  |
| Applicant Address:        | 6193 Seagull          | Lakeland   | Fl                | 33809      |  |
| Owner Name:               | WERNER THOMAS         |            |                   |            |  |
| Owner Address:            | 95 JESSWOOD LN        | WHITE LAKE | MI                | 48386      |  |

### Request:

|                   |          |
|-------------------|----------|
| Application Type: | Variance |
|-------------------|----------|

### Current

|                         |  |                 |                             |  |
|-------------------------|--|-----------------|-----------------------------|--|
| Zoning:                 | (PUD) 5705 Planned Unit Development  | Context:        | Suburban Neighborhood (SNH) |  |
| Lot Dimensions:         | 29 x 37  | Square Footage: | 1,969                       |  |
| Present Use:            |  |                 |                             |  |
| Explanation of Request: | I hired a contractor (Angel) to apply for building permit (BLD25-08906) to build a screened in porch. The permit was apparently denied due to needing 15' setback when I have 10'. Apparently 15' is needed for "hard roofs". I wanted hard room (Styrofoam) due to an overhanging tree that drops small branches that I didn't want to puncture thru and I believe is more aesthetically pleasing and more durable. FYI...The structure is 15'x8'...not 16'x8' as the permit states. The structure would sit on the existing cement pad. I'm hoping variance will be approved as I see many other hard roofs thru out the neighborhood and all have similar lot sizes and setbacks. Thank you for your consideration. |                 |                             |  |
| Justification:          | The issue was the set back because of the Styrofoam filled roof and that I would need a variance for it so I paid \$350 for variance request. I don't know if I did it right. My neighbors have them and it is so much safer and will allow my wife to recover without her fear of branches and sticks cutting thru.   |                 |                             |  |





6193 SEAGULL LN

Parcel ID: 242719161346000080





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

RE: Project No. VAR25-018 – 6193 Seagull Lane

Dear Property Owner:

This notice is to advise you that Thomas Werner requests a 5' variance to allow a rear setback of 10', in lieu of the 15' minimum rear setback for principal structures specified by the PUD (Planned Unit Development) Zoning for the Sandpiper Golf & Country Club Phase 1 in order to construct a hard-roofed screen room on property located at 6193 Seagull Lane. The subject property is legally described as:

SANDPIPER GOLF & COUNTRY CLUB PHASE ONE PB 83 PGS 29 & 30 LOT 8

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 February 3, 2026** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to [planning@lakelandgov.net](mailto: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    | February 6, 2026  | Reviewer:         | Damaris Stull               |
| Project No:     | VAR25-018   | Subject Property: | 6193 Seagull Lane           |
| Owner:          | Thomas Werner   |                   |                             |
| Applicant:      | Thomas Werner   |                   |                             |
| Current Zoning: | PUD (Planned Unit Development) 5705   | Context District  | Suburban Neighborhood (SNH) |
| Request:        | A 5' variance to allow a rear setback of 10', in lieu of the 15' minimum rear setback for principal structures specified by the PUD (Planned Unit Development) Zoning for the Sandpiper Golf & Country Club Phase 1 in order to construct a hard-roofed screen room on property located at 6193 Seagull Lane. |                   |                             |

## 1.0 Background

The subject property consists of a lot, approximately 56.5' wide x 90' deep, with an existing 1,460 sq. ft. single-family detached home that was built in 1987 according to the Polk County Property Appraiser. 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 screen room with a hard roof on an existing slab along the rear of the house. Screen rooms are common features on homes in Florida, and the rear yard area is the logical location for such an improvement. Lots in Sandpiper, however, are relatively shallow in depth and a variance is typically required to construct any sort of addition on homes within the subdivision.

The particular hardship suffered by the applicant is related to the depth of the lots in Sandpiper subdivision. A typical lot in Sandpiper is only 90 feet deep, which allows for very little backyard space. As such, in the past variances for screen rooms have been granted by the Board when a property backs up to the golf course.

Measured from the nearest point, the existing single-family home is located approximately 15 feet from the rear property line. When constructed, the screen room will be setback a minimum of 10 feet from the rear property line. To the rear, the property where the hard-roofed screen room will be constructed abuts the Sandpiper Golf Course. As such, impacts on adjacent properties will be minimal. The Sandpiper Golf & Country Club's Architectural Review Committee is in support of this request.

## 3.0 Recommendation

The hardship suffered is not the result of any action taken by the applicant. While unique to only the Sandpiper subdivision, in the past the Board granted variances where a property abuts the golf course. As such, the requested relief would not be contrary to the public interest. 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 screen room enclosure. Due to a lack of viable alternatives and the minimal impact on adjacent properties, staff recommends that the request be considered for approval.