



Zoning Board of Adjustments and Appeals Meeting Agenda

**November 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. **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: **Mark Brown Construction requests** a 7' variance to allow a rear setback of 8' in lieu of the 15' minimum rear setback for principal structures as specified by Table 3.4-1 of the Land Development Code in order to construct a 735 sq. ft. addition to the existing house on property located at 505 Easton Drive. Homeowner: Peter J. Gill. (VAR26-018)

ITEM 6: Unfinished Business

ITEM 7: New Business

ITEM 8: Adjournment

The Zoning Board of Adjustments and Appeals met in Regular Session on Tuesday, October 6, 2026 in the City Commission Chamber at Lakeland City Hall 228 South Massachusetts Avenue.

Present were Board Members Emily Breheny, Jiwa Farrell, Werner Fomin, Tunesia Mayweather, Daniel Price, Daniel Sharrett, Adam Russell and Kristen Tessmer Also present were Katie Prenoveau, Assistant City Attorney; and staff from the Community & Economic Development Department: Johnathan (JP) Sims, Senior Planner; Todd Vargo, Senior Planner and Christelle Burrola, Board Secretary.

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

Item 5: Homeowner Benjamin J. LeFrancois. requests a 2' variance to allow a maximum fence height of 8', in lieu of the maximum height of 6' for residential fences in side and rear yards specified by Figure 4.4-1 of the Land Development Code, in order to construct a new 8' high privacy fence, approximately 30 feet in length, along the south 30 feet of the west (rear) property line on property located at 2407 Jonila Avenue. (VAR26-017)

Benjamin LeFrancois, 2407 Jonila Avenue, provided an overview of the request.

JP Sims stated 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 western property line.

Mr. Sims pointed to photos on the overhead screen of the subject property and surrounding areas.

Mr. Sims stated the applicant's 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 from the front to the rear (east to west) of the property.

Mr. Sims stated staff recommends approval.

Carole Philipson, 2370 Brandon Road, stated she is against the request.

Discussion ensued.

Kristen Tessmer made a motion to approve staff's recommendation. Daniel Sharrett seconded the motion, and it passed 6—1. Jiwa Farrell voted against the motion.

Adjourned

The meeting was adjourned at 9:27 a.m.

Jiwa Farrell, Chairperson

Christelle Burrola, Secretary



Variance Application

General Information:				
Project No:	VAR26-018		Application Date:	10/1/2026
Project Name:	Gill Residence Addition			
Subject Property Address:	505 EASTON DR			
Parcel ID:	242830254800004220			
Applicant Name:	MARK BROWN CONSTRUCTION			
Applicant Address:	2123 Harden Boulevard	Lakeland	FL	33803
Owner Name:	GILL PETER J			
Owner Address:	505 EASTON DR	LAKELAND	FL	33803
Request:				
Application Type:	Variance			
Current				
Zoning:	(RA-3) Single-Family	Context:	Urban Neighborhood (UNH)	
Lot Dimensions:	120 x 64	Square Footage:	3,155	
Present Use:				
Explanation of Request:	Adding a 735 SF addition to the south side of the house			
Justification:	1. The proposed location is the only spot feasible due to the shape of the lot. 2. The existing pool limits placement options. 3. The current house is not ADA compliant and elderly parents are going to move in. 4. VAR18-017 was a similar situation where primary structure setback reduction was requested and approved. 5. ADU20-005 was granted with a 6' setback from the property line.			



City of Lakeland
Community & Economic Development
ATTN: Planning Division
228 S. Massachusetts Ave, Lakeland, FL 33801

To Whom It May Concern:

The Gill family reached out to our company with interest to add an additional ADA compliant bathroom and bedroom to their home. The current layout of their home is not compatible with their plan of elderly parents moving in in the near future. The footprint of the addition will abut to an existing 21' long exterior wall and, overall, measures 18'-0" on the west wall, 32'-6" on the south wall, and 24'-0" on the east wall.

We propose remaining 8' from the south property line. We propose to place the addition on the SW corner of the home to keep from interfering with the existing pool and to utilize the empty space behind the house and the detached shed under the same roof. Due to the shape of their lot and the current placement of the home, there isn't other feasible locations for the addition.

For electrical service, we plan to work with Lakeland Electric to turn their overhead electrical service into an underground service. For water distribution and sanitary drains, we plan to tie into the existing water service and sewer tap.

For the exterior- all wall/opening heights, windows, doors, wall finishes, roof lines, and trim proposed will match the existing as closely as possible. The new work on the exterior would be painted to match the existing as closely as possible.

For any comments or questions for clarification, please reach out to Jordan Napoles at (863) 944-8095 or at jordan@markbrownconstruction.com.

SWERDLOFF & PERRY

370 Waymont Court • Lake Mary, FL 32746 • Voice 407.688.7631 • Fax 407.688.7691 swerdloffperry@gmail.com SURVEYING, INC.

Legal Description

Lots 422 and 423, THE H.A. STAHL FLORIDA PROPERTIES CO'S CLEVELAND HEIGHTS SUBDIVISION UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 8, Page(s) 26 through 28, of the Public Records of Polk County, FL.

Community number: 120267 Panel: 0315

Suffix: F.F.L.R.M. Date: 12/20/2000 Flood Zone: X

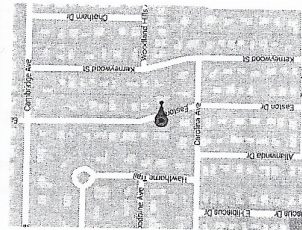
Date of field work: 3/22/2016 Completion Date: 3/23/2016

Certified to:

Peter J. Gill; HomePlus Title; Fidelity National Title Insurance Company; Franklin American Mortgage Company, its successors and/or assigns.

I/We hereby certify, I/We have reviewed the boundary survey. I/We understand the easements and/or encroachment that will be an exception on the title insurance policy.

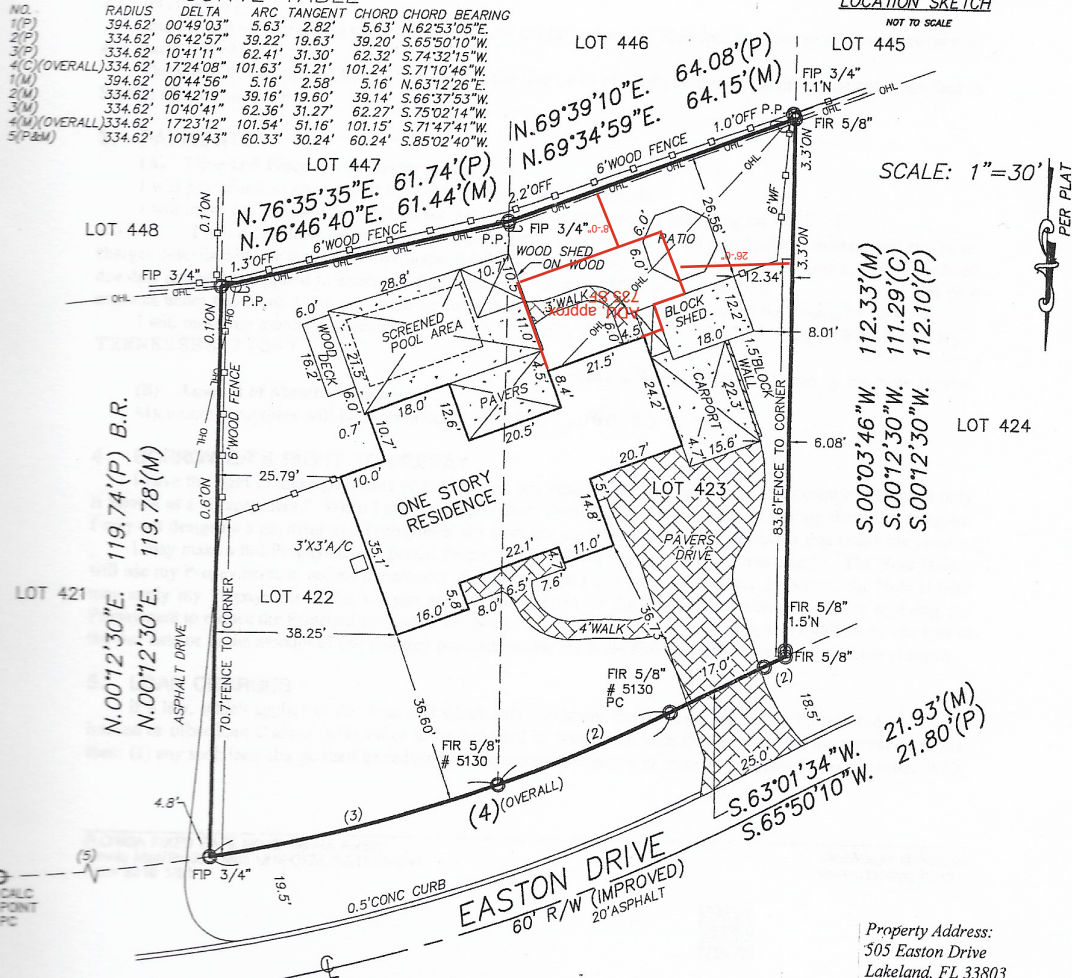
Dated: 3/25/16



LOCATION SKETCH
NOT TO SCALE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1(P)	394.62'	00°49'03"	5.63'	2.82'	5.63'	N.62°53'05"E.
2(P)	334.62'	06°42'57"	39.22'	19.63'	39.20'	S.65°50'10"W.
3(P)	334.62'	10°41'11"	62.41'	31.30'	62.32'	S.74°32'15"W.
4(C)(OVERALL)	334.62'	17°24'08"	101.63'	51.21'	101.24'	S.71°10'46"W.
1(M)	394.62'	00°44'56"	5.18'	2.58'	5.16'	N.63°12'26"E.
2(M)	334.62'	06°42'19"	39.16'	19.60'	39.14'	S.66°37'53"W.
3(M)	334.62'	10°40'41"	62.36'	31.27'	62.27'	S.75°02'14"W.
4(M)(OVERALL)	334.62'	17°23'12"	101.54'	51.16'	101.15'	S.71°47'41"W.
5(P&M)	334.62'	10°19'43"	60.33'	30.24'	60.24'	S.85°02'40"W.

CURVE TABLE



Property Address:
505 Easton Drive
Lakeland, FL 33803

Survey number: SL 164599

LEGEND

Wire Fence	D.H.	Drill Hole	P.R.M.	Permanent Reference Monument
Wood Fence	D.U.E.	Drainage & Utility Easement	P	Plat
Overhead Utilities	D.W.	Driveway	P.B.	Plat Book
Power Pole	ESMT	Easement	P.O.B.	Point of Beginning
Water Meter	E.O.P.	Edge of Pavement	P.O.C.	Point of Commencement
Asphalt	E.O.W.	Edge of Water	P.O.C.	Point of Commencement
Block Wall	ENCR	Encroachment	P.O.	Point of Curvature
Brick/Pavers	XXXX	Existing Elevation	P.I.	Point of Intersection
Concrete	F	Field	P.R.C.	Point of Reverse Curvature
Covered Area	FD	Found	P.T.	Point of Tangency
Centerline	FD N&D	Found Nail & Disk	P.O.L.	Point on Line
Central Angle/Delta	F.C.M.	Found Concrete Monument	R	Radius (Radial)
Line Break Not to Scale	F.L.P.	Found Iron Pipe	R	Record
Air Conditioning	L	Length	R/W	Right of Way
Survey Reference	L.B.	Licensed Business	S.R.	Set Iron Rod & Cap
Survey Mark	M	Mark	S/W	Sidewalk
Cable Meter	M.H.	Mark Hole	T/S/R	Township/Section/Range
Calculated	N&D	Nail & Disk	TEL	Telephone Facilities
Chain Link Fence	N.D.	Not Dug		
Chert				

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 unless specifically noted.
- Underground portions of footings, foundations or other improvements were not located.
- Wall ties are to the face of the wall.
- Only visible encroachments located.
- No identification found on property corners unless noted.
- Dimensions shown are plat and measured unless otherwise noted.
- This is a BOUNDARY SURVEY unless otherwise noted.
- Not valid unless sealed with the signing surveyors embossed seal.
- Where plat or deed bearing is identical to measured, this shall serve as the basis of bearings, unless noted otherwise.
- All lines are not radial unless otherwise noted.
- Recalculation does not indicate an update.
- Unless otherwise noted, flood zone information provided by others.
- Septic tank and/or drainfield locations are approximate and MUST be verified by appropriate utility location companies.
- The closure of structures may not be precise due to building imperfections and decorative finishes.
- Pools and/or patios may be drawn as an approximation and not fully dimensioned due to irregular shape.
- Fence locations along property line may be exaggerated for clarity.
- The nature, extent or existence of riparian rights is not addressed hereon.
- This survey meets all applicable accuracy requirements.
- This survey meets or exceeds the Minimum Technical Standards promulgated by the Florida Board of Professional Land Surveyors, 53-17, of the Florida Administrative Code, Section 473.027, Florida Statutes.



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

RE: Project No. VAR26-018 – 505 Easton Drive

Dear Property Owner:

This notice is to advise you that Mark Brown Construction, on behalf of Peter J. Gill, requests a 7' variance to allow a rear setback of 8' in lieu of the 15' minimum rear setback for principal structures as specified by Table 3.4-1 of the Land Development Code in order to construct a 735 sq. ft. addition to the existing house on property located at 505 Easton Drive. The subject property is legally described as:

H A STAHL FLORIDA PROPERTIES COS CLEVELAND HEIGHTS UNIT NO 1 PB 8 PGS
26 TO 28 LOT 422 & 423

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 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, 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	November 3, 2026	Reviewer:	Johnathan (JP) Sims
Project No:	VAR26-018	Subject Property:	505 Easton Drive
Owner:	Peter J. Gill		
Applicant:	Mark Brown Construction		
Current Zoning:	RA-3 (Single-Family Residential)	Context District	Urban Neighborhood (UNH)
Request:	A 7' variance to allow a rear setback of 8' in lieu of the 15' minimum rear setback for principal structures as specified by Table 3.4-1 of the Land Development Code in order to construct a 735 sq. ft. addition to the existing house on property located at 505 Easton Drive.		

1.0 Background

The subject property consists of 0.32-acre located southwest of Lake Hollingsworth. The lot currently has a 3,155 square foot single-family home that was constructed in 1948 per the Polk County Property Appraiser. The subject property is zoned RA-3 (Single-Family Residential) and located within the Urban Neighborhood (UNH) context sub-district.

2.0 Discussion

The purpose of this request is to obtain variance relief to allow a reduction to the rear yard setback from 15 feet to 8 feet to allow for construction of an expansion on the rear of the existing single-family residence.

The subject property is an oddly shaped lot that is part of a platted subdivision and is accessed by a publicly maintained street on Easton Drive. It combines lots 423 and 422 of the Cleveland Heights Subdivision into one parcel. While the minimum RA-3 lot is approximately 5000 square feet, the subject property is almost three times larger, creating a unique lot configuration and development context that differs significantly from conventional single-family lots subject to the same zoning standards.

The applicant's justification for the request pertains to the curvilinear front and rear lot lines creating a unique shaped lot, unique physical characteristics, and compatibility with other similar-sized lots in the neighborhood. The proposed setback is compatible with the existing development pattern of the surrounding properties.

3.0 Recommendation

The specific hardship suffered by the applicant is related to the atypical lot shape. The subject property is oddly shaped with curvilinear front and rear lot lines which makes it difficult for additions to meet the rear setback. Provided that there are no substantive objections from adjacent property owners, staff recommends that this request receive consideration for approval.