Zoning Board of Adjustments and Appeals Meeting Agenda

January 02, 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:

ITEM 1: Call to Order
ITEM 2: Roll Call
ITEM 3: Approval of minutes from the December meeting (pg. 1-3)
ITEM 4: City Attorney explains purpose and authority of the Board
ITEM 5: Carol J. Lehman requests a 12’ variance to allow a front yard setback of 3’ in lieu of the required 15’ minimum for a principal structure as specified by Table 4.3-1 of the Land Development Code; relief from Table 4.3-4 of the Land Development Code which restricts accessory structures to interior side and rear yard areas and specifies a minimum setback of 3’ behind the front façade of the principal structure, in order to retain an existing accessory structure (detached carport) located in the required front yard area on property located at 607 Young Place. Owner: Carol J. Lehman (VAR18-026) (pg. 4-10)
ITEM 6: Kendra McBee requests a 27’ variance to allow a 23’ setback from the ordinary high-water line of Lake Holloway in lieu of the required 50’ minimum specified by the Land Development Code in order to construct a retaining wall adjacent to a new athletic track along Lake Holloway on the north side of the Southeastern University campus located at 1000 Longfellow Boulevard. Owner: Southeastern University Inc. (VAR18-027) (pg. 11-15)
ITEM 7: Unfinished Business
ITEM 8: New Business
ITEM 9: Adjournment

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 1-800-9558771 (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 met in Regular Session on Tuesday, December 4th in the City Commission Chamber at Lakeland City Hall 228 South Massachusetts Avenue.

Present were Board Members Chuck Gore (Chair), John Curls (Vice Chair), Lolita Berrien, Kristen Carlson, Eden Konishi, Kent Culberson, and Steve Martin. Also present were Ramona Sirianni, Assistant City Attorney; and staff from the Community & Economic Development Department Matthew Lyons, Principal Planner; Todd Vargo, Senior Planner; Joshua Cheney, Senior Planner; Phillip Scearce, Senior Planner; and Brandy Gillenwater, Planning Assistant. 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:** Laurianne Ciccarelli requests a 5’ variance to allow a 15’ tall ground sign in lieu of the 10’ maximum sign height specified by the Land Development Code on property located at 1702 E. Edgewood Drive. (VAR18-022)

Laurianne Cicarelli, Triano & Roberts, P.A., 317 S. Tennessee Avenue, stated the subject property was purchased in July by Family Ties Properties and is the new home of the Doggie Bag pet boutique. The existing pole sign is 15 feet in height. The property is zoned C-1 (Pedestrian Commercial) surrounded by properties zoned C-2 (Highway Commercial) which allows for signs that are 15 feet in height. The request is for a variance that will allow for the existing sign to be reused and refaced, not to lower the sign.

Todd Vargo stated the subject property is zoned C-1 whereas other properties in the area were zoned C-2. C-1 zoning allows for signs up to 10 feet in height and for less impactful retail and office uses than properties with C-2 zoning and was likely applied due to the neighboring residential properties to the north and west. The applicant has applied for a permit to reface the sign. Edgewood Drive is a designated commercial corridor which allows ground signs with a maximum height of 15 feet, but only properties zoned C-2 or greater. The hardship is unique or nearly so, as it puts the property at a competitive disadvantage because of the different height requirements. Staff recommends approval.

In response to Chuck Gore, Matt Lyons stated the south side of E. Edgewood Drive has a uniform sign height of 15 feet and the C-1 zoning was likely applied as a compromise to address the concerns of adjacent residential property owners.

In response to Eden Konishi, Mr. Vargo stated no comment was received by the public.

In response to John Curls, Mr. Lyons stated the zoning will not change, only an allowance for a maximum sign height of 15 feet.

In response to Kent Culberson, Mr. Lyons stated the sign is an internally illuminated box cabinet sign, not an electronic sign.
Eden Konishi made a motion to approve the staff recommendation. John Curls seconded the motion and it passed 7-0.

**Item 6:** Conner Home Improvements requests a 13’ variance to allow a 12’ street side-yard setback in lieu of the required 25’ minimum in order to construct a new screen enclosure around an existing pool on property located at 4627 Grovecrest Drive. (VAR18-023)

Jim Franks, Conner Home Improvement, 1516 Glendale Street, stated the homeowners are unable to screen the pool as the setback standards are different on corner lots. The homeowners would like to screen the pool to keep out debris.

Phillip Scearce stated the site is located at the northwest corner of Grovecrest Drive and Hallam Drive. The Land Development Code specifies a 25-foot setback from the street side property line. The proposed screen enclosure will be constructed approximately 12 feet from the property line.

In response to a question from John Curls about the height of the screen enclosure, Mr. Franks stated the overhang of the home would dictate the wall height. The cage would be designed according to the trusses and would likely reach eight feet in height on each end and 12 feet in height in the center of the enclosure. Ramona Sirianni stated the pool existed on property prior to the purchase by the homeowner, the consideration before the Board is for the setback for the screen enclosure.

In response to Chuck Gore, Mr. Scearce stated the neighboring home has a screened in pool. Mr. Lyons stated a grade differential exists with the home sitting approximately two feet below grade when measured from Hallam Drive.

In response to Kristen Carlson, Mr. Scearce stated a church is across Hallam Drive from the subject property.

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

**Item 7:** Carol Walden requests a 123’ variance to allow a minimum separation distance of 877' from a school in lieu of the 1,000' minimum separation distance for alcoholic beverage establishments specified by Section 5.4 of the Land Development Code in order to establish a new liquor store within an existing shopping center storefront on property located at 2535 S. Florida Avenue. (VAR18-024)

David Smith, Stearns Weaver Miller, 401 E. Jackson Street, Tampa, stated the Southgate Shopping Center is one of the oldest shopping centers in Lakeland. Southwest Elementary School and the shopping center built within year of each other and prior to the change in the Land Development Code. Publix is adding liquor stores in proximity to existing shopping centers. The subject property is in the center of the shopping center. Mr. Smith discussed the letter submitted by a concerned citizen in the neighborhood.
In response to Kristen Carlson, Mr. Smith stated the concerns raised by the homeowner are not common in the areas where traditional Publix grocery or liquor stores are located. Publix operates 150-200 liquor stores in Florida.

In response to Ms. Carlson, Mr. Smith stated the areas where Publix liquor stores currently exist have not resulted in a spike of crime in the area.

Joshua Cheney stated the subject property is zoned C-4 (Community Central Commercial) built in 1957, approximately one year after the construction of Southwest Elementary which is located west of the shopping center. The pedestrian route from the proposed liquor store location to the school is approximately 877 feet. None of the locations within the shopping center could meet the 1,000-foot requirement. A letter from a neighbor was received overnight prior to the meeting expressing concerns about the attraction of vagrants and inebriated individuals to a liquor store in the area. Staff recommends approval.

In response to Chuck Gore, Mr. Cheney stated staff has not received any communication regarding the request from the school.

In response to Mr. Gore, Matt Lyons stated the measurement was taken using the shortest pedestrian route from the entrance of the liquor store to the nearest point on the campus for Southwest Elementary School.

In response to John Curls, Mr. Cheney stated the concerns of the homeowner have not been found to be substantive.

In response to Kent Culberson, Mr. Smith was unsure of the operating hours of the liquor store but are typically the same hours as the stores at other Publix locations.

Lolita Berrien made a motion to approve the staff recommendation. John Curls seconded the motion and it passed 7-0.

Adjourned

The meeting was adjourned at 9:32 a.m.
## General Information:

<table>
<thead>
<tr>
<th>Project No:</th>
<th>VAR18-026</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Date:</td>
<td>11/30/2018</td>
</tr>
<tr>
<td>Project Name:</td>
<td>DETACHED CARPORT FRONT YARD SETBACK VARIANCE</td>
</tr>
<tr>
<td>Subject Property Address:</td>
<td>607 YOUNG PL</td>
</tr>
<tr>
<td>Parcel ID:</td>
<td>232836139000008241</td>
</tr>
<tr>
<td>Applicant Name:</td>
<td>LEHMAN CAROL J</td>
</tr>
<tr>
<td>Applicant Address:</td>
<td>607 YOUNG PL LAKELAND FL 33803-3942</td>
</tr>
<tr>
<td>Owner Name:</td>
<td>LEHMAN CAROL J</td>
</tr>
<tr>
<td>Owner Address:</td>
<td>607 YOUNG PL LAKELAND FL 33803-3942</td>
</tr>
</tbody>
</table>

## Request:

| Application Type: | VARIANCE |
| Current |
| Zoning: | RA-3 |
| Context: | Urban Neighborhood |
| Lot Dimensions: | Square Footage: 0 |
| Present Use: | Residence |
| Explanation of Request: | Request to have a carport constructed on the property to cover vehicles on the property. |
| Justification: | A 12’ variance to allow a front yard setback of 3’ in lieu of the required 15’ minimum for a principal structure as specified by Table 4.3-1 of the Land Development Code; relief from Table 4.3-4 of the Land Development Code which restricts accessory structures to interior side and rear yard areas and specifies a minimum setback of 3’ behind the front façade of the principal structure, in order to retain an existing accessory structure (detached carport) located in the required front yard area on property located at 607 Young Place. |
607 Young Place - VAR18-026

Existing House

Existing Porch

Detached Carport

Porch Roof Overhang

Property Line

Young Place (60' Right-of-Way)
RE: Variance Request - Project No. VAR18-026

Dear Property Owner:

This notice is to advise you that Carol Lehman requests a 12’ variance to allow a front yard setback of 3’ in lieu of the required 15’ minimum for a principal structure as specified by Table 4.3-1 of the Land Development Code; relief from Table 4.3-4 of the Land Development Code which restricts accessory structures to interior side and rear yard areas and specifies a minimum setback of 3’ behind the front façade of the principal structure, in order to retain an existing accessory structure (detached carport) located in the required front yard area on property located at 607 Young Place. The subject property is legally described as:

SOUTH FLORIDA HEIGHTS SUB PB 7 PG 34 BLK H LOTS 24 E 50 FT & W 20 FT OF 25
(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 1/2/2019 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
607 Young Pl
Parcel ID# 232836139000008241
1.0 Background

The subject property consists of a 0.21-acre interior lot located mid-block on Young Place between S. Lincoln Avenue and Young Court. The subject property is located within the South Florida Heights Subdivision, which was platted in 1924 and has been within the jurisdiction of the city of Lakeland since at least the early 1940s. According to the Polk County Property Appraiser, existing improvements to the property include a 1,670 square foot single-family home that was originally built in 1968, a 10’ x 20’ screen room that was built in 1974, a shed, screen enclosure and swimming pool, which were built in 2010, and a carport of unspecified dimensions which was constructed circa 2012. According to public records, the applicant has owned the home since 1977.

On January 18, 2018 the applicant was cited by code enforcement for placement of a detached carport in the front yard in response to a complaint from a nearby resident. On January 23, 2018, a second citation was issued for failure to obtain a building permit for the carport. In June 2018, staff visited the site and determined that the structure was noncompliant in respect to both setbacks and a requirement in the Land Development Code which restricts accessory structures, such as detached carports and sheds, to side and rear yard areas.

At the August 10, 2018 meeting of the Code Enforcement Board, an order was issued specifying that the applicant had until August 20, 2018 to bring the property into compliance or face a fine of $30/day thereafter. On August 23, 2018 an affidavit of non-compliance was issued. On November 27, 2018, after months of noncompliance, the Code Enforcement Board voted to continue the case until January 29, 2019 to give the applicant additional time to pursue administrative remedies.

2.0 Discussion

The detached carport that was installed is a pre-fab metal structure, 18’ wide x 20’ deep, with a gable roof and metal side panels. The carport is of a utilitarian design that is commonly marketed and referred to as a “Carolina Carport”. As engineered, this type of carport is intended to be a freestanding structure which can be placed anywhere on a lot or parcel independent of any other structures. The carport, as installed, is set back approximately three feet from the front property line and seven from the front wall plane of the existing home.

The applicant did not specify on the application when the carport was installed, but did state that it has been in place for at least five years. The most recent Google Street View imagery of the property, which dates from May, 2011, does not show the carport being in place at that time. Because of the extensive tree canopy, staff was unable to determine an approximate date for the construction of the carport using more recent aerial photograph data. From 2006 to 2010, multiple permits were issued for various improvements to the subject property (a privacy fence, swimming pool, pool screen enclosure, etc.). From 2011 and onwards, there are no records of any permit activity associated with the subject property.
Building permits are required for all permanent accessory structures to ensure compliance with the Florida Building Code. Had the applicant applied for a building permit, the permit would have been denied based on the failure to comply with the locational requirements for accessory structures. In accordance with Table 4.3.4 of the Land Development Code, accessory structures such as detached garages, freestanding carports and sheds must be setback a minimum of three feet behind the front façade of the principal structure. Section 1.6 of the Land Development Code defines an accessory structure as follows:

“A structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use. For the purpose of this definition, the term detached shall mean a building or structure that is structurally independent and does not share a common wall with the principal structure.”

Based on this definition, and information gathered from the site visit made in June, staff made a determination that the carport was noncompliant and could not be permitted without multiple variances. Due to the lack of any clear hardship, and the degree of variance relief that would be required, staff did not recommend that the applicant pursue a variance.

Subsequent to this determination, in the fall of 2018 the applicant hired a contractor to ‘attach’ the carport to the principal structure through the installation of an aluminum gutter and flashing to the fascia on the roof of the home. This work was done without staff’s knowledge and without a permit. Had staff known that the applicant intended to make such changes, we would have advised against it as the modifications are largely cosmetic in nature and do not change the fact that the carport is still classified as an accessory structure, as defined in the Land Development Code.

On the variance application, the applicant provided no justification for the request other than a need to provide cover for her vehicles. In the absence of a more detailed justification statement, staff was unable to identify anything with the property itself that would be considered a unique hardship. The existing home, as built in the late 1960s, is setback 30’ from the front lot line. This appears to be the established front yard setback, as the majority of properties along Young Place are built to this line. Only about half of the properties along the street have covered parking. The properties that do have covered parking, typically have a one-car garage or carport located under the roofline of the home. There are no examples of any properties in the area with freestanding carports in the front yard or attached carports which encroach into the front yard setback.

The only unique circumstance applicable to the subject property is the width of the right-of-way for Young Place. A typical local residential street has a right-of-way width of 50’. The width of the right-of-way for Young Place is 60’. As a result, houses along young place appear to be setback five feet further from the edge of the street than if they were located on a street with right-of-way width of only 50 feet. This circumstance is not unique as it applies to all of the properties along Young Place and in itself is not sufficient justification for the variance relief requested.

Over the past decade, the Board has considered several requests for carports with similar circumstances. In October 2009, the Board heard a request for a 23’ 4” variance to allow a 6’ 8” front yard setback for a carport that was installed without a permit on property located at 4819 Kimball Court East. In November, 2014, the Board heard a request for a 12’ variance to allow a 3’ setback from the street side property line for a detached carport that was installed without a permit on property located at 3240 S. Polk Avenue. In 2015, the Board heard a request for a 5’ variance to allow a 0’ interior side yard setback for a carport extension that was installed without a permit on property located at 1503 S. Warren Avenue. In all three instances, the requests for a variance were denied due to the lack of any clear hardship with the land itself, the self-imposed nature of the hardship, and the precedent that it would establish.

If the request is denied, the applicant will be required to remove or relocate the carport. If the carport is relocated, it could possibly be placed in the rear yard and accessed via a new side yard driveway extension. If it is removed, a smaller attached carport that is custom designed and engineered to be at least partially supported by the main home, could be located in front of the home in conformance with the setbacks, but with less roof coverage than the carport that was installed without a permit.
3.0 Recommendation

The hardship suffered by the applicant is largely due to failure to obtain a building permit. The degree of relief requested is disproportionate to any hardship that may be claimed related to the setbacks of the existing home and the right-of-way width along Young Place. Approval of this variance would grant the applicant a special privilege that is otherwise denied by the provisions of the Land Development Code. Approval of this variance would also be contrary to the public interest and inconsistent with the spirit and intent of the Land Development Code. Staff, therefore, recommends that the request be denied.
# Variance Application

**General Information:**

<table>
<thead>
<tr>
<th>Project No:</th>
<th>VAR18-027</th>
<th>Application Date:</th>
<th>12/5/2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name:</td>
<td>SEU TRACK COMPLEX (STRUCTURE SETBACK VARIANCE)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property Address:</td>
<td>1000 LONGFELLOW BL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parcel ID:</td>
<td>242821000000041050</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant Name:</td>
<td>KENDRA MCBEE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant Address:</td>
<td>150 S WOODLAWN AVE</td>
<td>BARTOW</td>
<td>FL</td>
</tr>
<tr>
<td>Owner Name:</td>
<td>SOUTHEASTERN UNIVERSITY INC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Address:</td>
<td>1000 LONGFELLOW BLVD</td>
<td>LAKELAND</td>
<td>FL</td>
</tr>
</tbody>
</table>

**Request:**

<table>
<thead>
<tr>
<th>Application Type:</th>
<th>VARIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Zoning:</td>
<td>PUD 5365</td>
</tr>
<tr>
<td>Context:</td>
<td>Suburban Special Purpose</td>
</tr>
<tr>
<td>Lot Dimensions:</td>
<td>Approximately 544’ x 750’</td>
</tr>
<tr>
<td>Square Footage:</td>
<td>354102</td>
</tr>
<tr>
<td>Present Use:</td>
<td>Recreation</td>
</tr>
<tr>
<td>Explanation of Request:</td>
<td>The approved project (SIT17-067) includes a 3.5’ retaining wall within the setback. Per correspondence with Sandra Pope and Josh Cheney, the site will need to comply with Section 6.4.3.2, per the review of BLD18-05256.</td>
</tr>
<tr>
<td>Justification:</td>
<td>The height of this wall varies between 0.0’ and 3.5’. As mentioned via email correspondence, it is our opinion that this “structure” does not meet the intent of the Section 6.4.3.2, as a structure.</td>
</tr>
</tbody>
</table>
RE: Variance Request - Project No. VAR18-027

Dear Property Owner:

This notice is to advise you that Kendra McBee requests a 27’ variance, to allow a 23’ setback from the ordinary high-water line of Lake Holloway in lieu of the required 50’ minimum specified by the Land Development Code, in order to construct a retaining wall adjacent to a new athletic track along Lake Holloway on the north side of the Southeastern University Campus located at 1000 Longfellow Boulevard. The subject property is legally described as:

```
BEG 19PT69 FT S & 340PT05 FT E OF NW COR OF NE1/4 OF SW1/4 S 38 DEG 46 MIN E
373PT05 FT S 65 DEG 06 MIN E 267PT68 FT S 300 FT E 250 FT S TO AVE E WEST ALONG
AVE E TO WATERS EDGE OF LAKE BONNY NWLY ALONG LAKE TO WEST LINE OF NE1/4
OF SW1/4 N TO A PT 60 FT S OF NW COR OF NE1/4 OF SW1/4 NELY TO POB & LESS
LONGFELLOW BLVD TO CITY & LESS ADDNL R/W AS DESC IN OR 7872-11 (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 1/2/2019** 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**
Community and Economic Development
Staff Recommendation for ZBAA

ZBAA Hearing | 1/2/2019 | Reviewer: | PHILLIP SCEARCE
--- | --- | --- | ---
Project No: | VAR18-027 | Subject Property: | 1000 LONGFELLOW BL
Owner: | SOUTHEASTERN UNIVERSITY INC
Applicant: | Kendra McBee
Current Zoning: | PUD 5365 | Context District | Suburban Special Purpose (SSP)
Request: | A 27’ variance to allow a 23’ setback from the ordinary high-water line of Lake Holloway in lieu of the required 50’ minimum specified by the Land Development Code in order to construct a retaining wall adjacent to a new athletic track along Lake Holloway on the north side of the Southeastern University campus located at 1000 Longfellow Boulevard.

1.0 Background

In early 2018, Southeastern University received site plan approval for the construction of an athletic track around an existing soccer field located at the northern end of the campus. The site plan that was approved included a retaining wall to account for an elevation change to the adjacent lakeshore on Lake Holloway. At its nearest point, the retaining wall would be located approximately 23’ from the ordinary high-water water line. Section 6.4.3.2 of the Land Development Code requires all structures to be setback a minimum of 50’ from the ordinary high-water line of protected lakeshores of certain designated lakes. Lake Holloway is designated as one of the lakes, therefore, a variance is requested to accommodate the proposed retaining wall.

2.0 Discussion

Athletic fields require mostly level land and the retaining wall is necessary to account for a change in grade that occurs naturally throughout the site. The proposed retaining wall will reach a maximum height of 3.5’ and taper to 0.0’ as it approaches the elevation of the athletic field. The site plan layout maximizes the natural grade as much as possible and uses the retaining wall only where necessary. The retaining wall approach the water at its nearest point from the northern edge of the site. Further south, the retaining wall will be a far as 40’ from the ordinary high-water line. There is an existing retaining wall along the west side of Longfellow Blvd adjacent to the Lake Bonny shoreline that serves in a similar function. This retaining wall will be opposite from the main college campus entrance.

3.0 Recommendation

Staff finds the proposed request reasonable in its application. The site is designed to minimize the use of the retaining wall as it only extends for approximately 312’ of the adjacent shoreline which is 835’ long. A similar retaining wall was constructed along the Lake Bonny shoreline adjacent to Longfellow Blvd across from the main Southeastern entrance. Lakes & Stormwater Department has reviewed the application and has no objections to the request. The proposed variance will be not injurious to the water quality of the lake or contrary to the public interest. Staff, therefore, recommends that the variance request receive consideration for approval.