



VARIANCE STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 7

Public Hearing Date: May 13, 2021

Case No. and Project Name: VAR-21-16-3, Dapena Property

Owner/Applicant: Devin Alexander Dapena

Requested Action: Variance to Land Development Regulations (LDR) Section 10.01.02.A to allow a pool and deck to be located five (5) feet from the jurisdictional wetland line (seawall) in lieu of fifty (50) feet.

Case Manager: Heather N. Croney, Planner

Subject Property Information

Size: 0.24 +/- acres

Location: 11349 Davison Lanes, Tavares area

Alternate Key No.: 1186439

Future Land Use: Urban Low Land Use Category (FLUC)

Current Zoning District: Rural Residential (R-1)

Flood Zone: "X"

Joint Planning Area/ ISBA: Tavares Interlocal Service Boundary Area (ISBA)

Overlay Districts: None

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Low	Rural Residential (R-1)	Canal, Residential	Canal connecting to Lake Harris, Single Family Dwelling Units
South	Urban Low	Rural Residential (R-1)	Undeveloped	Single-Family Dwelling Unit
East	Urban Low	Rural Residential (R-1)	Residential	Single-Family Dwelling Unit
West	Urban Low	Rural Residential (R-1)	Residential	Single-Family Dwelling Unit