



VARIANCE STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 19
 Public Hearing Date: August 12, 2021
 Case No. and Project Name: VAR-21-42-3, Steele Property
 Owner/Applicant: Robert Steele
 Requested Action: Variance to Lake County Land Development Regulations (LDR) Section 3.02.05.1(1)(d), to allow an after-the-fact fence to be located on the front property line in lieu of forty (40) feet from the centerline of South Canal Drive.
 Case Manager: Ruth Mitchell, Planner

Subject Property Information

Size: 0.2 +/- acres for both parcels
 Location: West of South Canal Drive, east of Magnolia Lane in Howey-in-the-Hills.
 Alternate Key Nos.: 1275512
 Future Land Use: Urban Low Density
 Current Zoning District: Medium Residential (R-3)
 Flood Zones: "X"
 Joint Planning Area/ ISBA: Howey-in-the-Hills
 Overlay Districts: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Low Density	Medium Residential (R-3)	Vacant	Vacant Land
South	Urban Low Density	Medium Residential (R-3)	Residential	Single-Family Dwelling Unit
East	Urban Low Density	Medium Residential (R-3)	Residential	Single-Family Dwelling Unit
West	Urban Low Density	Medium Residential (R-3)	Road, Residential	South Canal Drive, Single-Family Dwelling Unit