



VARIANCE STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearing Date: May 7, 2025

Case No. and Project Name: PZ2025-37, Highland Overlook

Applicant: Dale J. Ladd

Owner: Lake Minnehaha, Inc

Requested Action: Variance to Land Development Regulations (LDR) Section 14.08.00(C)(2), to allow a Developer's Agreement to delay the construction of sidewalks for an additional five (5) years, for a total extended delay of sixteen (16) years from the recording of the Final Plat, of Highland Overlook Subdivision.

Case Manager: Meagan Bracciale, Planner I

Subject Property Information

Size: 1.39 +/- acres

Location: Matanilla Dr, Clermont

Alternate Key No.: 3891415, 3891417, 3891419, 3891420, & 3891421

Future Land Use: Urban Low Density (Attachment "A")

Current Zoning District: Medium Residential District (R-3) (Attachment "B")

Flood Zone: "X"

Joint Planning Area/ISBA: Clermont JPA

Overlay Districts: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Low Density	Medium Residential District (R-3)	Residential	Single-Family Residences & Common Area Tract with Wetland
South	Urban Low Density	Medium Residential District (R-3)	Residential	Single-Family Residences
East	Urban Low Density	Medium Residential District (R-3)	Residential	Single-Family Residences & Common Area Tract with Wetland
West	Urban Low Density	Medium Residential District (R-3)	Residential	Matanilla Dr & Single-Family Residences