



## ATTACHMENT A

### Staff Memorandum to the: Planning Board September 10, 2026

DEV- 2026-01

### LOCATION MAP

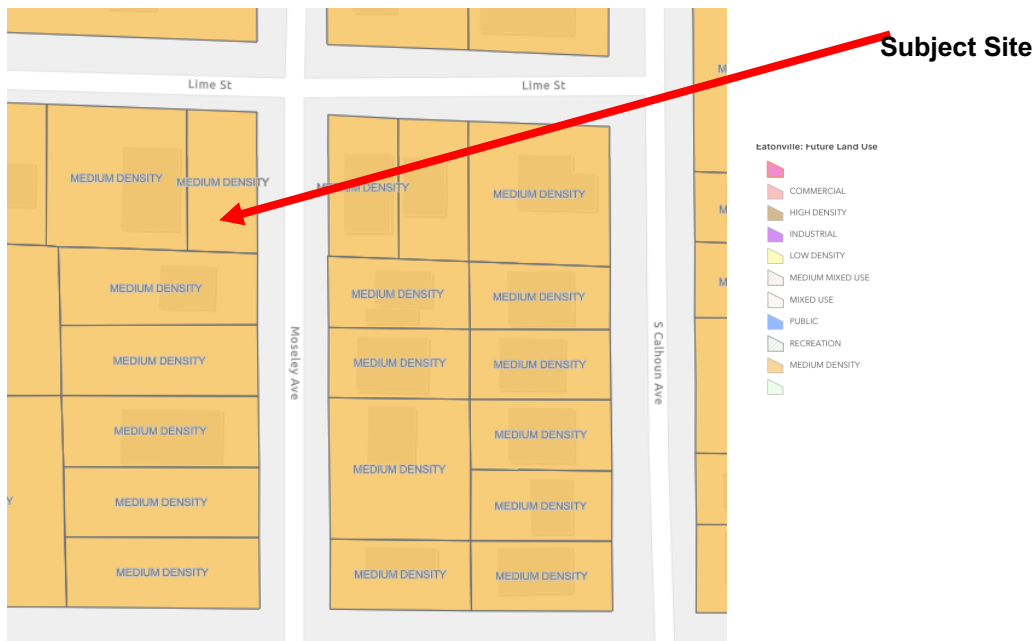


**Subject Site:**  
**134 Moseley Avenue**

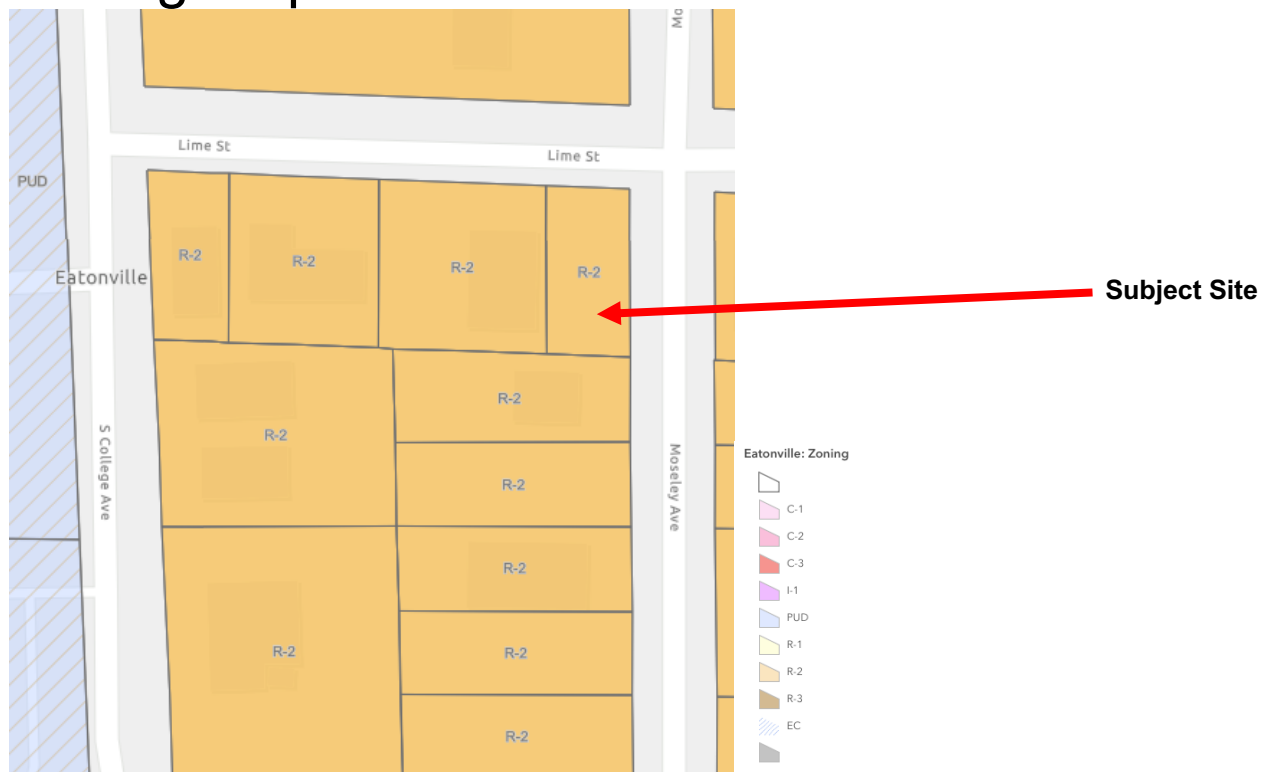
### Summary

|                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant / Owner</b><br>Classic Home Developers inc<br>llc/Anthony Grant<br>Parcel ID: 35-21-29-11-24-07-060                   | <b>Applicant's Request:</b><br>The subject property is a vacant residential lot. The applicant is requesting the following variance:<br><br>A variance from Chapter 64, Article III, Division 14, Section 64-418 of the Town of Eatonville Land Development Code to reduce the required 15-foot corner side yard setback along Moseley Avenue by 5.12 feet, resulting in a 9.88-foot corner side yard setback for the construction of a single-family home. | <b>Staff's Recommendation:</b><br>Denial of Variance as it does not meet all six standards for variance approval as outlined Subpart B LDC Chapter 44: Article V Sec. 44-177 procedures in the Town's Land Development Code.                                                     |
| <b>Project Planner</b><br>Tara Salmieri, AICP                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                  |
| <b>Property Location:</b> 134<br>Moseley Avenue, ±0.12 acres of a single family lot (north of Lime street, east of Moseley Avenue. |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                  |
| <b>Updated: September 2, 2026</b>                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Public Comment</b><br>Property was properly posted with 1 signs on the subject property (Attachment C), verified on August 31, 2026 by Code enforcement. As of the published date of this memorandum, staff has received no comments from the public concerning this request. |

# Future Land Use Map



# Zoning Map



# Project Analysis

## Town Attorney Review:

Subpart B LDC Chapter 44: Article V Sec. 44-177 , specifically (1)

That the variance is, in fact, a variance as set forth within this chapter and within the province of the board of adjustment upon the opinion of the town attorney.

Mr. Greg Jackson, Esq, acting town attorney did review and determine that the application is a variance and within the province of the planning and zoning board on July 27,2026 so the review of the variance proceeded, given that determination.

## **Project Description**

The subject property is a ±0.12-acre (±5,031 sqft) vacant lot in the Calhouns Subdivision. The property is zoned R-2 and is designated as MDR on the town's Future Land Use Map. Adjacent uses consist of single-family homes.

The applicant is requesting the following variance:

A variance from Chapter 64, Article III, Division 14, Section 64-418 of the Town of Eatonville Land Development Code to reduce the required 15-foot corner side yard setback along Moseley Avenue by 5.12 feet, resulting in a 9.88-foot corner side yard setback for the construction of a single-family home.

## **Background:**

1924: Property platted as part of the Calhouns Subdivision.

## **Analysis:**

- A) Chapter 64, Article III, Division 14, specifically, Sec. 64-418 Table of dimensional standards in the residential zoning districts provides for the dimensional standards for R-2.

The minimum corner side yard setback is 15ft as identified in the table and highlighted below.

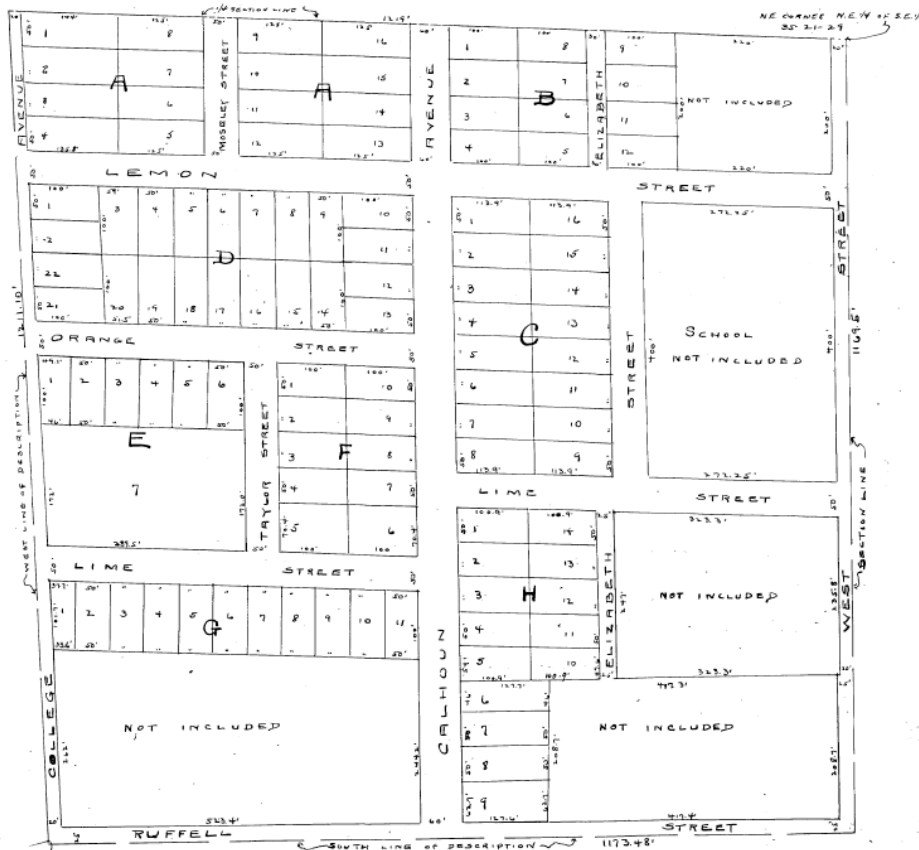
### **Sec. 64-418. Established.**

The density, intensity, size and dimension standards for each district are as contained in the following table:

|                                                                                                                 |                |                         |                 |                |                      |                    |                       |                                                       |         |                        |             |
|-----------------------------------------------------------------------------------------------------------------|----------------|-------------------------|-----------------|----------------|----------------------|--------------------|-----------------------|-------------------------------------------------------|---------|------------------------|-------------|
| The density, intensity, size and dimension standards for each district are as contained in the following table: |                |                         |                 |                |                      |                    |                       |                                                       |         |                        |             |
|                                                                                                                 |                |                         |                 |                |                      |                    |                       | Minimum Living Floor Area Per Dwelling Unit (sq. ft.) |         |                        |             |
| District                                                                                                        | Min. Lot Width | Min. Lot Area (sq. ft.) | Min. Front Yard | Min. Rear Yard | Min. Both Side Yards | Min. One Side Yard | Min. Corner Side Yard | # Bedrooms                                            | Sq. ft. | Max. Building Coverage | Max. Height |
|                                                                                                                 |                |                         |                 |                |                      |                    |                       |                                                       |         |                        |             |
| R-2 Single Family Residential                                                                                   | 50 ft.         | 5,000                   | 25 ft.          | 20 ft.         | 15 ft.               | 5 ft.              | 15 ft.                |                                                       |         | 40%                    | 35 ft.      |

- B) The applicant provided statements on why the request for variance should be approved. Attachment "B" of the staff report is the applicant's application and separate email sent.

- C) The Calhouns subdivision was platted in 1924. As shown, the original plat's corner lots were approximately 50'x 100'. Existing residential homes have been constructed, meeting the zoning requirements. For example, two relatively new single family residential homes were given building permit and zoning approval in 2021 and constructed in 2022, on corner lots, that meet the code requirements and have a lot the same size and smaller as the petitioner's lot.



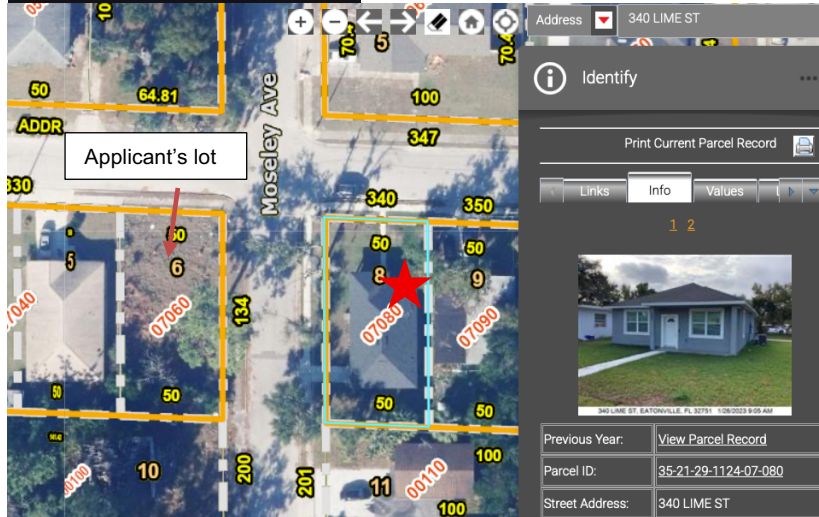
CALHOUNS SUBDIVISION 1924

FILED 420 RECORDED APRIL 23-1925 AT 10 A.M.  
By M. J. Robinson SLEK  
By M. J. Robinson SLEK

D) Examples of homes on a minimum lot size of 5,000 sq.ft. on corner lots, in the same Plat as the application have been provide in this section.

The applicant stated other lots were given variances to build on corner lots. Upon research, staff only found two homes in the area that were constructed on corner lots. Both homes met the zoning requirements. The following two pages, provide examples of two homes that have met the town's corner street yard setback requirements for R-2 Zoning District. The applicant was asked to provide examples, and to date of the finalized report, no additional information or data was provided.

#### Example 1: 340 Lime Street



| Lot Standards        | R-2 requirements | Built       |
|----------------------|------------------|-------------|
| Lot Width            | 50'              | 50'         |
| Lot Area             | 5,000 sq.ft.     | 5,022 sq.ft |
| Front Setback        | 25'              | 25.27'      |
| Rear Setback         | 20'              | 21.71'      |
| Min Corner side yard | 15'              | 15.05'      |
| Min one side yard    | 5 ft.            | 5.0'        |

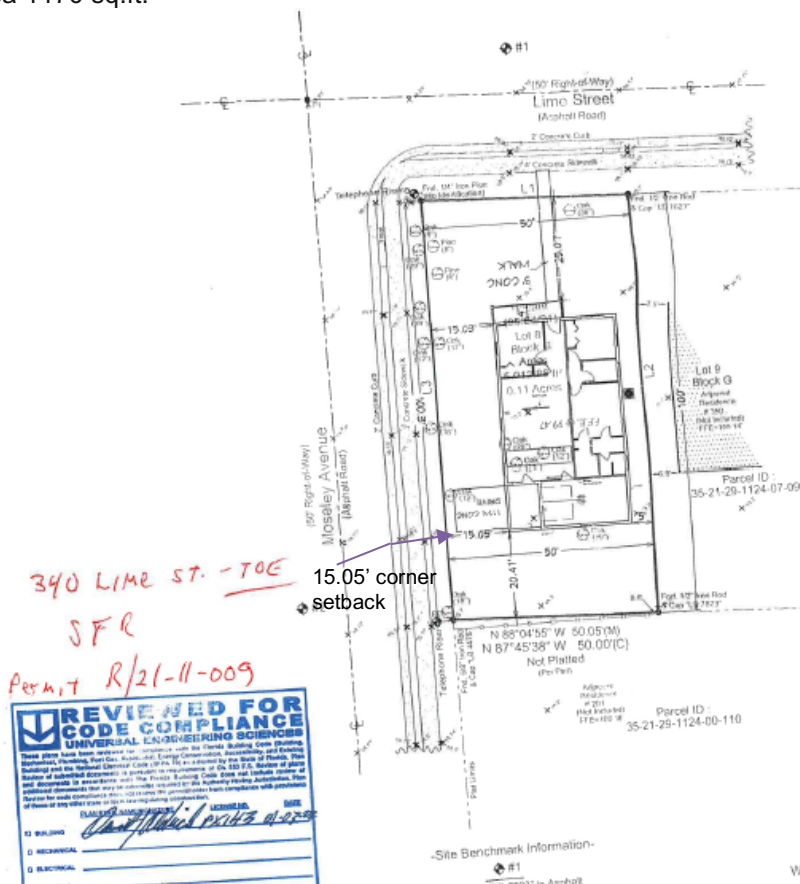
340 Lime Street, building permit was issued in 2021, and the single family home was constructed in 2022.

Lot size is 5,022 sq.ft. .12 acres

3 bed 2 bath

Gross area 1568

Living area 1170 sq.ft.



**Example 2: 161 S West Street**

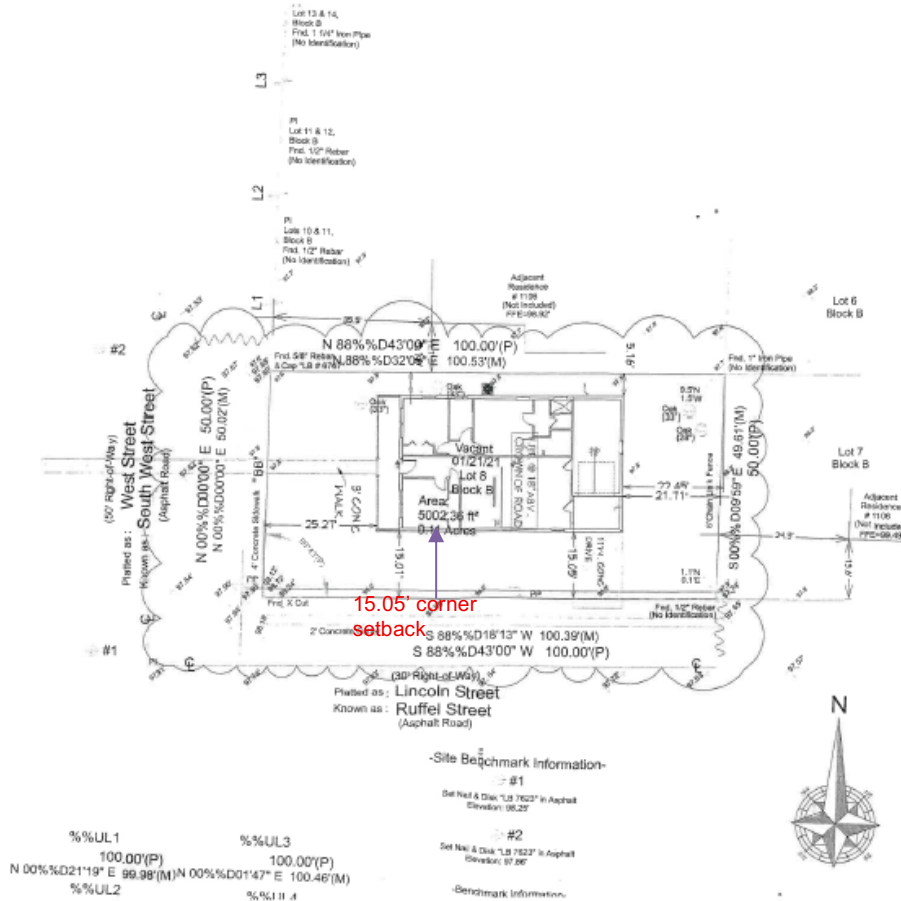
| Lot Standards        | R-2 requirements | Built       |
|----------------------|------------------|-------------|
| Lot Width            | 50'              | 50'         |
| Lot Area             | 5,000 sq.ft      | 4,987 sq.ft |
| Front Setback        | 25'              | 25.27'      |
| Rear Setback         | 20'              | 21.71'      |
| Min Corner side yard | 15'              | 15.01'      |
| Min one side yard    | 5'               | 5.16'       |

161 s West Street- building permit was issued in 2021, and the single family home was constructed in 2022.  
 Lot standards: 3 bedroom/ 2 bathroom. LA 1170 sq.ft. GA 1650 sq.ft.

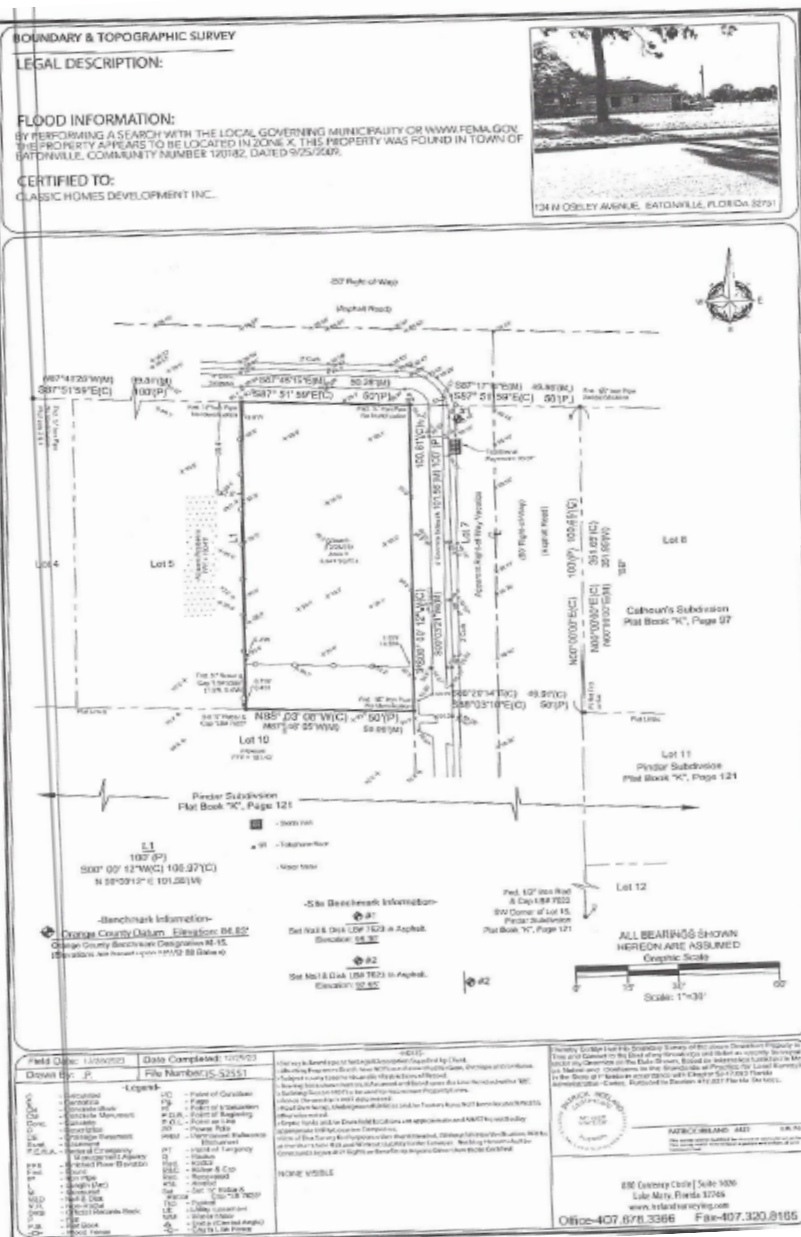
LEGAL DESCRIPTION: CALHOUN SUB 1ST ADDITION, LOT 8, BLOCK B, PAGE 21

Site Plan  
(Course Plans)

161 West Street  
Permit 21-07-021  
SFR



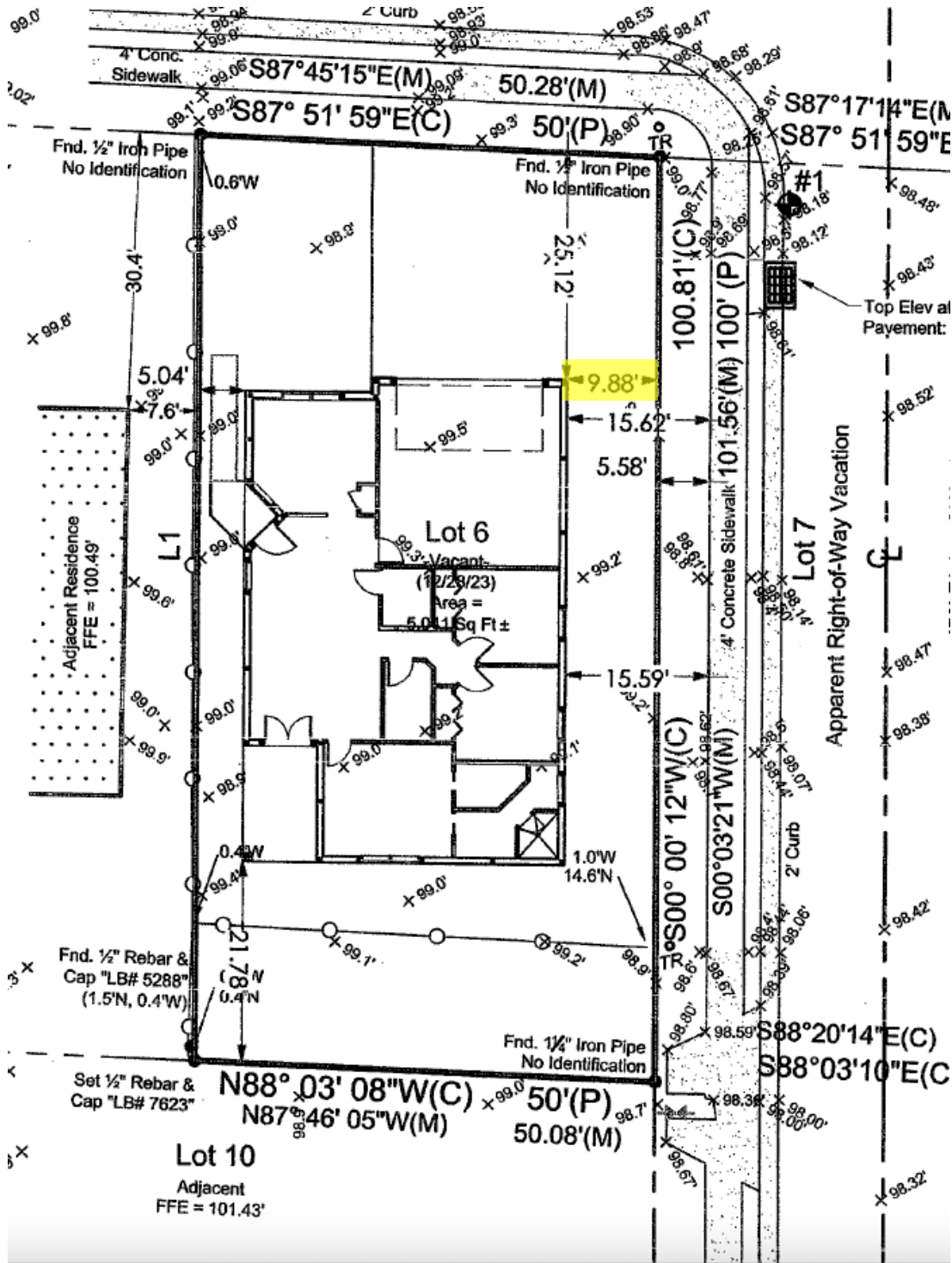
# Survey of Property



Vacant Parcel  
(134 Moseley  
Avenue)

# Site Plan

Proposed Single family residence



# Findings and Recommendations

## **Requested Variances**

The subject property is a vacant residential lot. The applicant is requesting the following variance:

A variance from Chapter 64, Article III, Division 14, Section 64-418 of the Town of Eatonville Land Development Code to reduce the required 15-foot corner side yard setback along Moseley Avenue by 5.12 feet, resulting in a 9.88-foot corner side yard setback for the construction of a single-family home.

## **Staff Recommendation:**

Denial of Variance as it does not meet all six standards for variance approval as outlined procedures in the Town's Land Development Code.

Chapter 44, Article V, Section 44-177 requires that the Board make factual findings that the applicant has satisfied the variance criteria prior to granting a variance. Based upon the application materials and evidence submitted, staff finds that the applicant has not demonstrated compliance with all of the required criteria set forth in Subpart B LDC Chapter 44: Article V Sec. 44-177. Accordingly, staff recommends denial of the requested variance.

|                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Standards for Variance Approval</b></p> <p>Subpart B LDC Chapter 44: Article V Sec. 44-177 BOA procedures</p>                                                                                                                                                                                                                | <p>Variance of : A variance from Chapter 64, Article III, Division 14, Section 64-418 of the Town of Eatonville Land Development Code to reduce the required 15-foot corner side yard setback along Moseley Avenue by 5.12 feet, resulting in a 9.88-foot corner side yard setback for the construction of a single-family home.</p>                                                                                                                                                                                                                                                       |
| <p><b>Extraordinary and Exceptional Conditions.</b></p> <p>There are special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.</p>                                       | <p><b>Meets Standard</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>The parcel is vacant and is a typical lot size 50 x 101 and is a typical corner lot within the R-2 zoning district and does not possess unique physical characteristics or extraordinary conditions that distinguish it from other similarly situated properties. The record does not demonstrate special conditions or circumstances peculiar to the land that are not applicable to other properties within the same zoning district. Therefore, this criterion has not been met</p> |
| <p><b>Not result of Action by Applicant</b></p> <p>The special circumstances are not the result of the actions of the applicant.</p>                                                                                                                                                                                               | <p><b>Meets Standard</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>The record does not demonstrate that the need for the requested variance results from unique physical characteristics of the property. Rather, the requested relief appears to result from the applicant's proposed site design. Therefore, this criterion has not been met.</p>                                                                                                                                                                                                       |
| <p><b>No Special Privilege Conferred</b></p> <p>The granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by this Article of the LDC to other lands, buildings, or structures in the same zoning district</p>                                                    | <p><b>Meets Standard</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Granting the requested variance would allow a reduced street-side setback that is not available to other similarly situated corner lots within the R-2 zoning district. The record does not demonstrate unique circumstances that justify such relief. Therefore, this criterion has not been met. Page 5 &amp; 6 of this report provides examples of similar lots that have met the standards.</p>                                                                                    |
| <p><b>Strict Application Deprives Uses.</b></p> <p>The literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.</p> | <p><b>Meets Standard</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>The record does not demonstrate that strict application of the required setback deprives the applicant of rights commonly enjoyed by other properties within the same zoning district. The evidence indicates that a code-compliant single-family residence may be constructed on the property without the requested variance. Therefore, this criterion has not been met.</p>                                                                                                         |
| <p><b>Minimum Variance</b></p> <p>The granting of the variance is the minimum action that will make possible the reasonable use of the land or structure.</p>                                                                                                                                                                      | <p><b>Meets Standard</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>The applicant has not demonstrated that the requested 5.12-foot variance represents the minimum variance necessary to permit the reasonable use of the property. The record does not include evidence evaluating whether a code-compliant or modified building design could reasonably accommodate the proposed use.</p>                                                                                                                                                               |
| <p><b>Not Detrimental</b></p> <p>The authorization of the variance will not That the grant of the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be detrimental to the public welfare.</p>                                                                       | <p><b>Meets Standard</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Based on the information submitted, the requested variance is not anticipated to adversely affect the surrounding neighborhood or be detrimental to the public health, safety, or welfare. Therefore, this criterion has been met.</p>                                                                                                                                                                                                                                                 |



## ATTACHMENT B

### Town of Eatonville

Planning, Zoning, & Building Department

307 East Kennedy Blvd.

Eatonville, Florida 32751

407-623-8900 Phone

[www.townofeatonville.org](http://www.townofeatonville.org)

#### Application Submittal Check List:

| Item                                              | Y/N | Date    | Staff |
|---------------------------------------------------|-----|---------|-------|
| Completed Uniform Development Application         | ✓   | 12/4/25 |       |
| Application Fee                                   |     |         |       |
| Proof of Ownership                                | ✓   | 12/4/25 |       |
| Agent Authorization Letter                        |     |         |       |
| Survey / Signed Sealed Plans (6)                  | ✓   | 12/4/25 |       |
| Cover Letter and Documents                        | ✓   | 12/4/25 |       |
| One Labeled CD with electronic copy of submittals |     |         |       |
| Public Notice Fee                                 |     |         |       |

Property Owner Approval: \_\_\_\_\_ Date: 12/4/25

Authorized Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Signature (notarized) \_\_\_\_\_ Date: \_\_\_\_\_

I/We \_\_\_\_\_ of \_\_\_\_\_ AUTHORIZATION OF OWNER

hereby authorize \_\_\_\_\_ to act on my

behalf with regard to obtaining \_\_\_\_\_ regarding \_\_\_\_\_  
Name of Project

OWNER'S SIGNATURE

OWNER'S SIGNATURE

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_, by, who is personally known to me or has produced \_\_\_\_\_.

My Commission expires:

NOTARY PUBLIC – STATE OF FLORIDA

NAME OF NOTARY – TYPED OR PRINTED  
COMMISSION# \_\_\_\_\_



## Town of Eatonville

Planning, Zoning, & Building Department  
307 East Kennedy Blvd.  
Eatonville, Florida 32751  
407-623-8900 Phone

[www.townofeatonville.org](http://www.townofeatonville.org)

### UNIFORM DEVELOPMENT APPLICATION

File No.

**Applicant Information** (A pre-application meeting with staff may be required to discuss the project review timeline and procedures.)

1. Project Name: 134 Moseley Ave
2. Property Owner: Classic Home Developers LLC Phone: 407 468 2405
3. Site Address: 134 moseley Ave Email: classichomesdevelopment@gmail.com
4. Agent authorized by Owner\*: \_\_\_\_\_
5. Applicant Address: 50 Bethune Dr Orlando

\*Please provide owner authorization letter

### Property Information

Parcel ID Number

3521 29 1124 07 060

Street Address

Site Information

Existing

Proposed

Abutting Property

Future Land Use

North

South

East

West

Zoning

R2

R2

Gross Sq. Ft.

5,000

Acres of parcel

### Type of Request

Special Exception/Use ☐

Comp Plan Amendment (Small or Large) ☐

Variance ☒

Site Plan Review ☐

Rezoning ☐

Subdivide ☐

Minor Site Plan ☐

Annexation ☐

Other: ☐

### Project Summary

Requesting side set back variance for 5.88 ft  
To meet the side set back corner lot code of 15 feet

# Variance Criteria



Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Code of Town of Eatonville Sec. 44-115 for the granting of a variance:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.  
*The lot does not meet the Town corner lot set back (side) for development*
2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.  
*The lot is the original property size*
3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by this Article of the LDC to other lands, buildings, or structures in the same zoning district.
4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.  
*I would not be able to build a home on this corner lot without a side set back variance*
5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.  
*The request if approved would ~~not~~ make the property development be in the minimum requirement under Eatonville code*
6. Describe how the granting of the variance will be in harmony with the general intent and purpose of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.  
*The granting of the variance would not harm the neighbors or cause any harm to the general public*



December 4, 2025

I have attached an application for a variance for 134 Moseley Ave. I would like to build a single-family home on this corner lot, however, I cannot meet the required corner set back of 15 feet which is required by code. In order to meet the required corner set back I'm requesting a variance for the East side of the lot of 9.88 feet. If granted this will allow us to construct a single-family home on the lot. If not, it will create a hardship whereby we will not be able to build on this lot.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Anthony Grant", is located below the "Thank you" text. The signature is stylized and somewhat abstract.

Anthony Grant, President

# Property Record - 35-21-29-1124-07-060

Orange County Property Appraiser •  
http://www.ocpafl.org

## Property Summary

### Property Name

134 Moseley Ave

### Names

Classic Home Developers Inc Llc

### Municipality

EVL - Eatonville

### Property Use

0001 - Vacant Residential

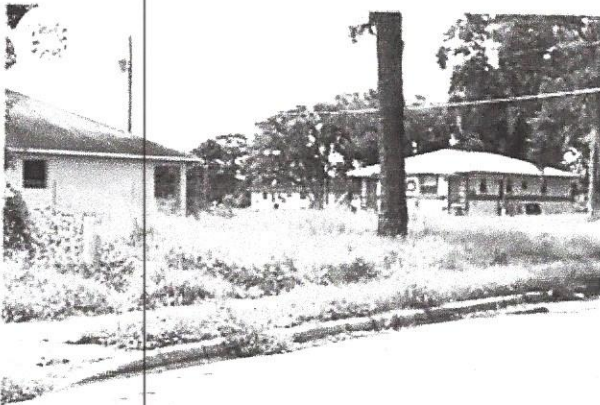
### Mailing Address

50 Bethune Dr  
Lockhart, FL 32810-6401

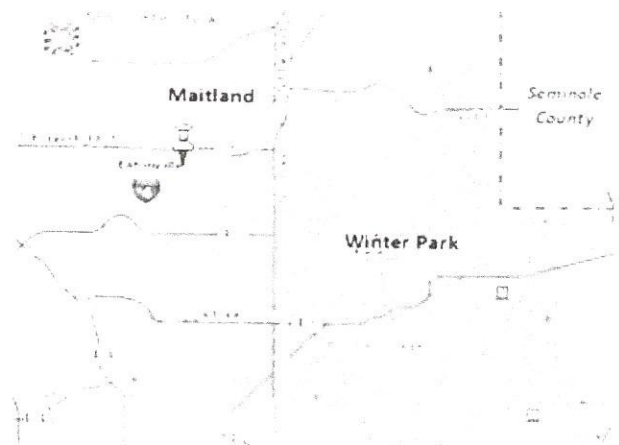
### Physical Address

134 Moseley Ave  
Maitland, FL 32751

OR  
Code  
For  
Mobile  
Phone



134 MOSELEY AVE, MAITLAND, FL 32751 7/24/2019 3:25 PM



## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values           | Land     | Building(s) | Feature(s)             | Market Value | Assessed Value  |
|---------------------------|----------|-------------|------------------------|--------------|-----------------|
| 2025 <input type="text"/> | \$50,000 | + \$0       | + \$0 = \$50,000 (0%)  |              | \$50,000 (210%) |
| 2024 <input type="text"/> | \$50,000 | + \$0       | + \$0 = \$50,000 (0%)  |              | \$16,105 (10%)  |
| 2023 <input type="text"/> | \$50,000 | + \$0       | + \$0 = \$50,000 (67%) |              | \$14,641 (10%)  |
| 2022 <input type="text"/> | \$30,000 | + \$0       | + \$0 = \$30,000       |              | \$13,310        |

### Tax Year Benefits

| Tax Year Benefits         | Tax Savings |
|---------------------------|-------------|
| 2025 <input type="text"/> | \$0         |
| 2024 <input type="text"/> | \$416       |
| 2023 <input type="text"/> | \$434       |
| 2022 <input type="text"/> | \$205       |

## 2025 Taxable Value and Certified Taxes

| Taxing Authority                   | Assd Value | Exemption | Tax Value | Millage Rate    | Taxes           | %    |
|------------------------------------|------------|-----------|-----------|-----------------|-----------------|------|
| Public Schools: By State Law (Rle) | \$50,000   | \$0       | \$50,000  | 3.2010 (-0.47%) | \$160.05        | 17 % |
| Public Schools: By Local Board     | \$50,000   | \$0       | \$50,000  | 3.2480 (0.00%)  | \$162.40        | 17 % |
| Orange County (General)            | \$50,000   | \$0       | \$50,000  | 4.4347 (0.00%)  | \$221.74        | 24 % |
| Town Of Eatonville                 | \$50,000   | \$0       | \$50,000  | 7.2938 (0.00%)  | \$364.69        | 39 % |
| Library - Operating Budget         | \$50,000   | \$0       | \$50,000  | 0.3748 (0.00%)  | \$18.74         | 2 %  |
| St Johns Water Management District | \$50,000   | \$0       | \$50,000  | 0.1793 (0.00%)  | \$8.97          | 1 %  |
|                                    |            |           |           | <b>18.7316</b>  | <b>\$936.58</b> |      |

## 2025 Non-Ad Valorem Assessments

| Levying Authority                       | Assessment Description | Units | Rate | Assessment |
|-----------------------------------------|------------------------|-------|------|------------|
| There are no Non-Ad Valorem Assessments |                        |       |      |            |

## Property Features

### Property Description

CALHOUNS SUB K/97 LOT 6 BLK G

### Total Land Area

5,031 sqft (+/-) | 0.12 acres (+/-) GIS Calculated

### Land

| Land Use Code             | Zoning  | Land Units | Unit Price  | Land Value | Class Unit Price | Class Value |
|---------------------------|---------|------------|-------------|------------|------------------|-------------|
| 0001 - Vacant Residential | EVL-R-2 | 1 Units    | \$50,000.00 | \$50,000   | \$0.00           | \$0         |

### Buildings

### Extra Features

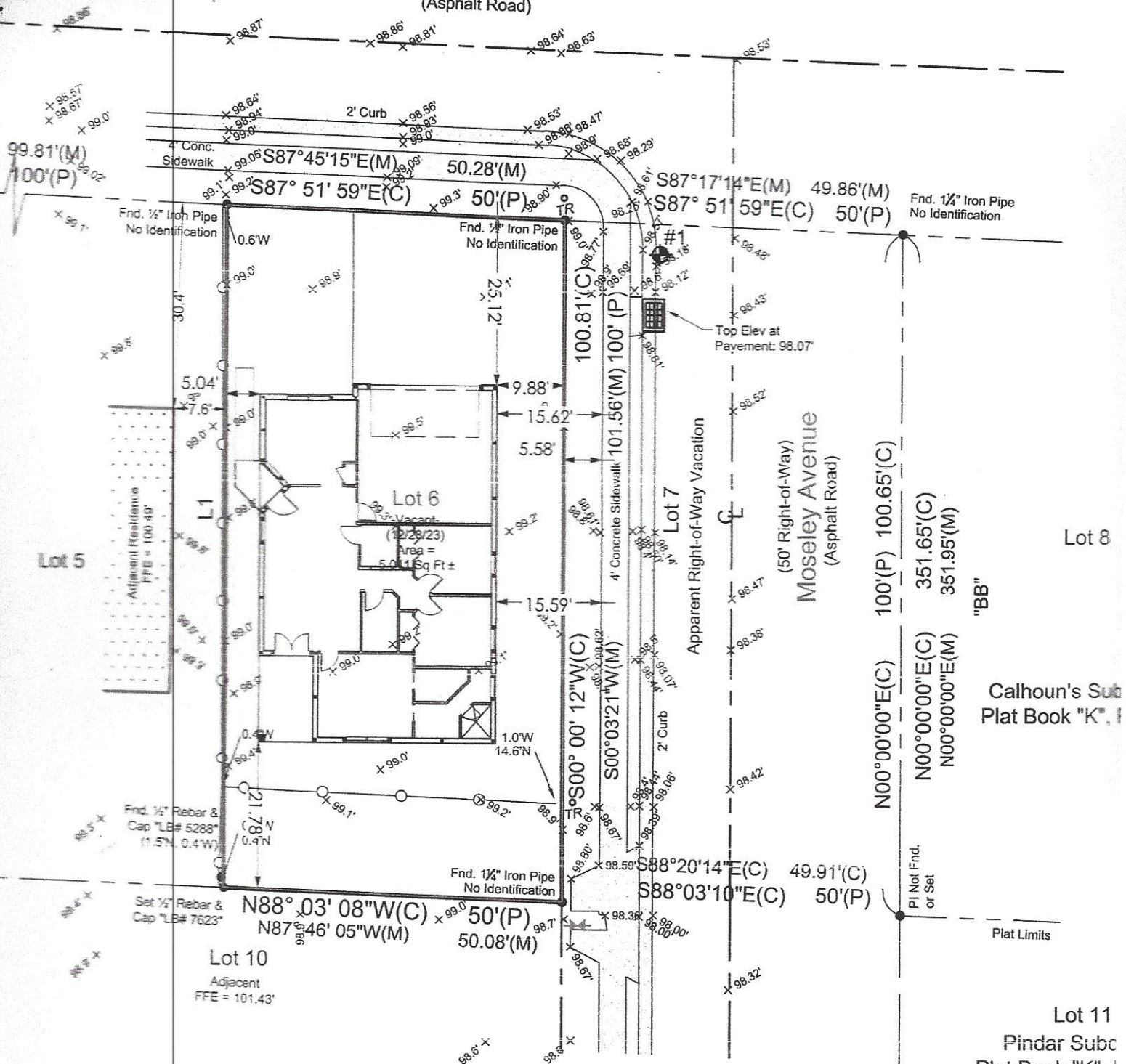
| Description                                             | Date Built | Units | Unit Price | XFOB Value |
|---------------------------------------------------------|------------|-------|------------|------------|
| There are no extra features associated with this parcel |            |       |            |            |

## Sales

### Sales History

| Sale Date  | Sale Amount | Instrument # | Book/Page | Deed Code                                   | Seller(s) | Buyer(s) | Vac/Imp |
|------------|-------------|--------------|-----------|---------------------------------------------|-----------|----------|---------|
| 01/05/2024 | \$29,865    | 20240082124  | /         | Warranty Deed -<br>Multiple Parcels         |           |          | Vacant  |
| 10/22/2018 | \$7,700     | 20180626231  | /         | Warranty Deed -<br>Multiple Parcels         |           |          | Vacant  |
| 06/08/2018 | \$6,500     | 20180361057  | /         | Warranty Deed -<br>Multiple Parcels         |           |          | Vacant  |
| 06/08/2018 | \$40,000    | 20180360019  | /         | Special Warranty Deed<br>- Multiple Parcels |           |          | Vacant  |

(50' Right-of-Way)  
Lime Street  
(Asphalt Road)



Pindar Subdivision  
Plat Book "K", Page 121

- Storm Inlet
- Telephone Riser
- Water Inlet

L1  
100' (P)  
12"W(C) 100.97'(C)  
03°12' E 101.58'(M)

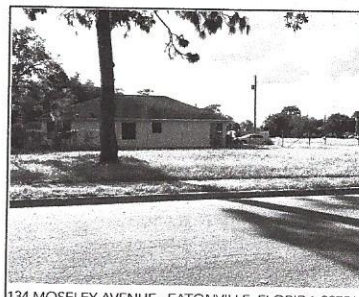
End 1/2" Iron Rod

Lot 12

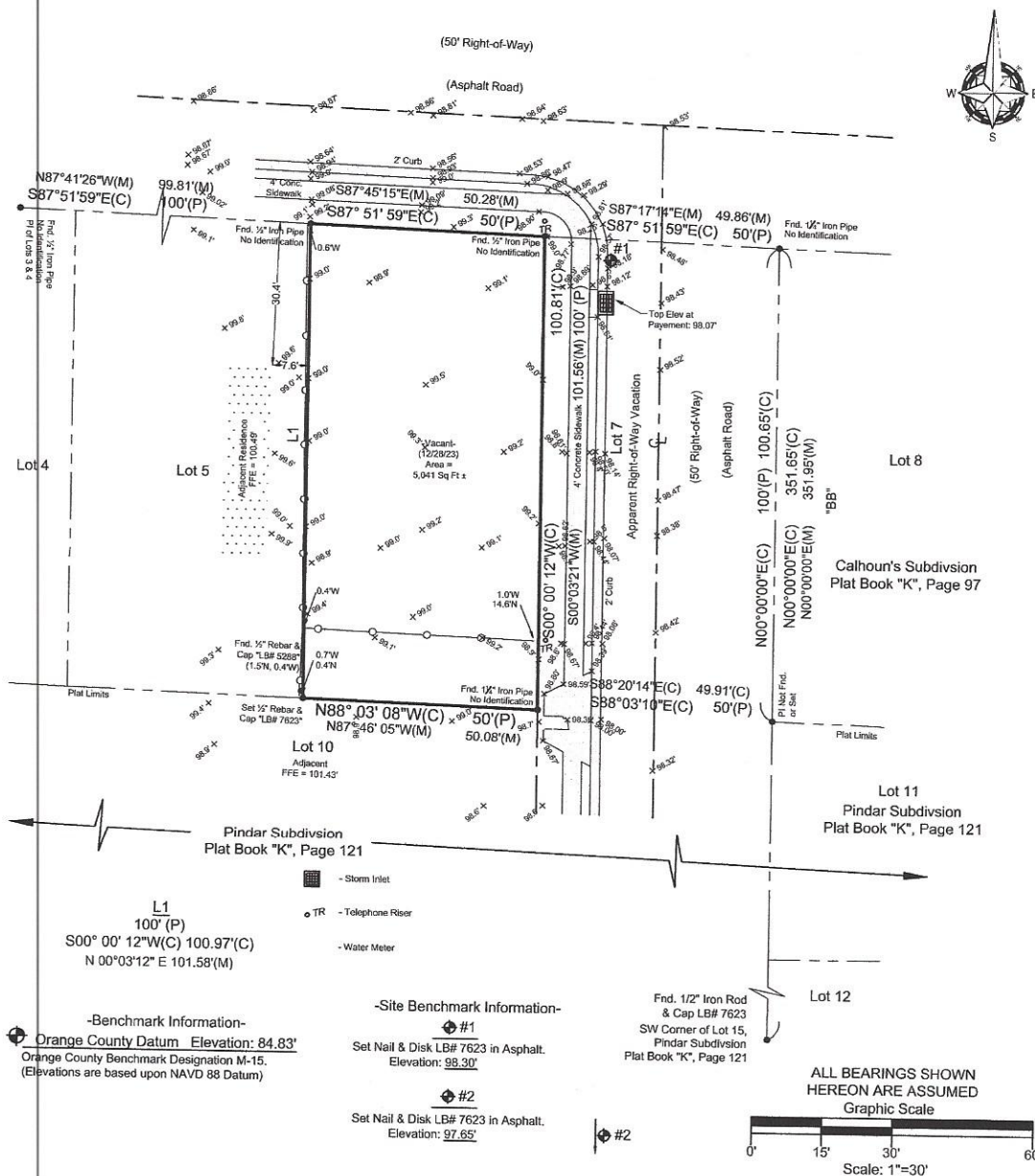
LEGAL DESCRIPTION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN TOWN OF EATONVILLE, COMMUNITY NUMBER 120182, DATED 9/25/2009.

CLASSIC HOMES DEVELOPMENT INC.



134 MOSELEY AVENUE, EATONVILLE, FLORIDA 32751



|                        |                                       |                          |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|------------------------|---------------------------------------|--------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Field Date: 12/29/2023 |                                       | Date Completed: 12/29/23 |                                | -NOTES-<br>-Survey is Based upon the Legal Description Supplied by Client.<br>-Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hints.<br>-Subject to any Easements and/or Restrictions of Record.<br>-Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".<br>-Said Lines are NOT to be used to reconstruct Property Lines.<br>-Fence Ownership is NOT determined.<br>-Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.<br>-Septic Tanks and/or Drainfield locations are approximate and Must be verified by appropriate Utility Location Companies.<br>-Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified. |  |
| Drawn By: J.P.         |                                       | File Number: JS-52551    |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| -Legend-               |                                       |                          |                                | I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed and under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Consents to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter SJ-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| C                      | - Calculated                          | PC                       | - Point of Curvature           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| CD                     | - Centerline                          | PG                       | - Page                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| CM                     | - Concrete Block                      | PI                       | - Point of Intersection        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| Conc.                  | - Concrete Monument                   | P.O.B.                   | - Point of Beginning           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| Conc.                  | - Concrete                            | P.O.L                    | - Point on Line                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| DE                     | - Drainage Easement                   | PP                       | - Power Pole                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| ES.M.                  | - Easement                            | PRM                      | - Permanent Reference Monument |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| F.F.E.M.               | - Federal Emergency Management Agency | PT                       | - Point of Tangency            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| FFE                    | - Finished Floor Elevation            | R                        | - Radius                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| Find.                  | - Found                               | R                        | - Radial                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| IP                     | - Iron Pipe                           | R&C                      | - Rebar & Cap                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| L                      | - Length (Arc)                        | Rec.                     | - Recovered                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| M                      | - Measured                            | RD                       | - Rooted                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| N&D                    | - Nail & Disk                         | Set                      | - Set 1/2" Rebar               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| N.R.                   | - Non-Radial                          | Set                      | - Set 1/2" Cap "LB 7623"       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| ORB                    | - Official Records Book               | Typ.                     | - Typical                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| P                      | - Plat                                | UE                       | - Utility Easement             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| P.B.                   | - Plat Book                           | WM                       | - Water Meter                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| CP                     | - Wood Fence                          | A                        | - Azimuth (Central Angle)      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|                        |                                       | O.B.                     | - Chain Link Fence             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| NONE VISIBLE           |                                       |                          |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|                        |                                       |                          |                                | PATRICK IRELAND 6637 LR: 7623<br>This survey is intended ONLY for the use of said certified parties. This survey is NOT valid without signature and endorsement with Surveyor Seal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|                        |                                       |                          |                                | 800 Currency Circle   Suite 1020<br>Lake Mary, Florida 32746<br>www.irelandsurveying.com<br>Office-407.678.3366 Fax-407.320.8165                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |

**Anthony Grant**  
50 Bethune Drive  
Orlando, Florida 32810

August 7, 2026

Town of Eatonville  
Building and Planning Department  
307 East Kennedy Boulevard  
Eatonville, Florida 32751

**RE: Variance Request - Reduction of Street-Side Setback**  
**Property: Lot 6, Mosley Avenue, Eatonville, Florida**

Dear Planning and Building Department:

I respectfully request approval of a variance to reduce the required street-side setback for my corner lot located on Mosley Avenue in order to construct a single-family residence approximately thirty-five (35) feet in width.

This request is based upon the unique physical characteristics of the property and is not intended to circumvent the Town's zoning regulations. Rather, the requested variance is necessary to allow the property to be developed in a reasonable manner while remaining compatible with the surrounding neighborhood.

The subject property is a fifty-foot (50') wide corner lot. Unlike an interior lot, it is subject to both a front setback and a fifteen-foot (15') street-side setback along Mosley Avenue. The combination of these setback requirements significantly reduces the buildable area of the lot and creates a hardship that is unique to this parcel and is not generally experienced by owners of interior residential lots.

Because of the lot's corner configuration and the required street-side setback, the available building envelope is substantially narrower than similarly zoned interior lots. The proposed thirty-five-foot-wide home represents a reasonable single-family residence and is consistent with the type and scale of residential development in the surrounding neighborhood.

The hardship is not self-created. It results from the physical configuration of the lot and the application of the zoning requirements to a corner parcel. Without the requested variance, the property is unnecessarily limited in its ability to accommodate a reasonably sized single-family home.

The requested variance represents the minimum relief necessary to permit reasonable residential development. I am not requesting the elimination of the Town's setback requirements, but only a reduction sufficient to construct a functional and attractive home that remains consistent with the residential character of the neighborhood.

I also understand that a similar residential variance has previously been approved for a corner property at West Avenue and Russell Street in Eatonville. That variance has not created an adverse

impact on the neighboring property. The prior approval demonstrates that comparable setback relief can be compatible with the surrounding neighborhood and supports treating this request consistently with the Town's past practices where similar corner-lot conditions exist.

Granting this variance will not adversely affect neighboring properties or the public interest. The proposed home will comply with all other applicable zoning and building requirements and will be designed so that it does not interfere with traffic visibility, pedestrian safety, drainage, utility access, or emergency access. Development of the currently vacant lot will also improve the appearance of the property, contribute to the local tax base, and support quality residential infill development within the Town.

For these reasons, I respectfully request that the Town approve the requested variance. I believe the request is reasonable, represents the minimum relief necessary, is consistent with the character of the surrounding neighborhood, and is consistent with prior variance practices involving similarly situated corner properties.

Thank you for your time and consideration. I appreciate your review of this application and the opportunity to present this request to the appropriate reviewing board.

Respectfully submitted,



**Anthony Grant**

**CLASSIC HOME DEVELOPERS, INC., LLC., P-ID NO: 35-21-29-1124-07-060  
134 MOSELEY AVENUE, EATONVILLE, FL 32751 - (NOTICE OF PUBLIC HEARING).....1**

**ATTACHMENT "C"**

**AUGUST 31, 2026 - 3:11 PM**



**NOTICE OF PUBLIC HEARING**

CLASSIC HOME DEVELOPERS, INC., LLC., P-ID NO: 35-21-29-1124-07-060  
134 MOSELEY AVENUE, EATONVILLE, FL 32751 - (NOTICE OF PUBLIC HEARING).....2

AUGUST 31, 2026 - 3:12 PM

# NOTICE OF PUBLIC HEARING

## TOWN OF EATONVILLE

DATE: 9-10-2026 TIME: 6:30 PM

REQUEST: Variance to reduce 15-ft corner  
Side yard setback to 9.88 ft. / 134 Moseley Ave.

CASE NUMBER: (DEV 2026-1) / Eatonville, FL 32751  
(Parcel # 35-21-29-124-07-060)

\_\_\_ Annexation \_\_\_ Certificate of Appropriateness

\_\_\_ Special Exception ☒ Variance \_\_\_ Rezoning

\_\_\_ Other

TOWN HALL, 307 E. KENNEDY BLVD.,  
EATONVILLE, FLORIDA 32751, PHONE 407-623-8900

NOTICE OF PUBLIC HEARING

**Published Daily in  
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida**

**Sold To:**

Town Of Eatonville - 104696  
PO BOX 2163  
EATONVILLE, FL 32751-6800

**Bill To:**

Town Of Eatonville - 104696  
PO BOX 2163  
EATONVILLE, FL 32751-6800

**State Of Florida  
County Of Orange**

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in Orange/Seminole-Lake-Osceola-Volusia County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of (Case: DEV. 2026.01) Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 1 Sep 2026.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



**Rose Williams**

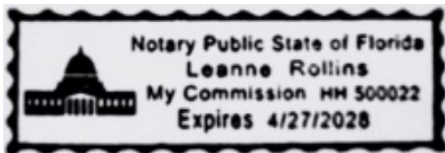
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on 1 Sep 2026,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

128789

**NOTICE OF PUBLIC HEARING**  
DEV. 2026.01 VARIANCE FROM  
CHAPTER 64, ARTICLE III, DIVI-  
SION 14, SECTION 64-418 OF THE  
TOWN OF EATONVILLE LAND DE-  
VELOPMENT CODE TO REDUCE  
THE REQUIRED 15-FOOT CORNER  
SIDE YARD SETBACK ALONG  
MOSELEY AVENUE BY 5.12 FEET,  
RESULTING IN A 9.88-FOOT COR-  
NER SIDE YARD SETBACK FOR  
THE CONSTRUCTION OF A SINGLE-  
FAMILY HOME  
(Property: 134 Moseley Ave.,  
Eatonville, Florida 32751 | Parcel # 35-  
21-29-124-07-060)

BY THE PLANNING AND ZONING  
BOARD OF THE TOWN OF  
EATONVILLE, FLORIDA, SERVING  
AS THE LOCAL PLANNING  
AGENCY OF THE TOWN OF  
EATONVILLE, FLORIDA, NOTICE  
IS HEREBY GIVEN that, pursuant to  
Chapter 163, Florida Statutes, and  
Chapter 64, Article III, Division 14,  
Section 64-418 of the Town of  
Eatonville Land Development Code  
Regulations, comments, objections  
and recommendations regarding the  
request for a Variance to reduce the  
required 15-foot corner side yard set-  
back along Moseley Avenue by 5.12  
feet, resulting in a 9.88-foot corner  
side yard setback for the construction  
of a single-family home (Case: DEV.  
2026.01), will be heard by the Plan-  
ning and Zoning Board of the Town of  
Eatonville, Florida, at a public hear-  
ing on Thursday, September 10, 2026  
at 6:30 p.m., or as soon thereafter as  
this matter can be heard, in the Town  
Council Chambers, Town Hall, located  
at 307 E. Kennedy Blvd, Eatonville,  
Florida 32751.

At the aforementioned public hearing,  
all interested parties may appear to  
be heard with respect to the proposed  
Variance. These public hearings may  
be continued to one or more future  
dates.

Copies of the Request for variance  
from chapter 64, article III, Division  
14, Section 64-418 of the Town of  
Eatonville Land Development Code to  
reduce the required 15-foot corner  
side yard setback along Moseley Av-  
enue by 5.12 feet, resulting in a 9.88-  
foot corner side yard setback for the  
construction of a single-family home  
(Case: DEV. 2026.01) are available for  
public inspection at the Town Hall, lo-  
cated at 307 E. Kennedy  
Blvd, Eatonville, Florida 32751, dur-  
ing regular business hours, 9:00 a.m.  
– 5:00 p.m., Monday – Friday.

Any person requiring reasonable ac-  
commodation to participate in this  
meeting should contact the Office of  
the Town Clerk at (407) 623-8900 at  
least three days in advance so  
arrangements can be made. All per-  
sons are advised that if they decide to  
appeal any decision made at the  
above referenced public hearing, they  
will need a record of the proceedings,  
and that, for such purpose, they may  
need to ensure that a verbatim record  
of the proceedings is made, which  
record includes the testimony and evi-  
dence upon which the appeal is to be  
based. The Town does not prepare or  
provide a verbatim record of the pro-  
ceedings.  
128789 9/01/2026

**128789**