



VILLAGE OF SEA RANCH LAKES

1 Gatehouse Road, Sea Ranch Lakes, FL 33308

Phone: 954 943-8862 Fax: 954 943-5808

VARIANCE APPLICATION FORM

1. Date of Application: February 11, 2026
2. Name of Applicant: Brian and Jill Moss
3. Address: 1 Seneca Road
4. Telephone: 305-450-2153 / 305-308-7768
5. Describe your request here:

Following a lengthy negotiation with the Architectural Review Committee (ARC) that commenced in September 2022, we were granted approval to install an outdoor island (on a concrete slab) featuring a grill, refrigerator, sink, and associated cabinetry. The plans also included a small 3–4-foot wall to allow for the connection of these items and for lighting. A portion of this structure was proposed to sit within the 25-foot setback from our property line (while remaining more than 25 feet from the lake / water line). The ARC approved this configuration only after we agreed to “give back” additional green space from other areas of our backyard (e.g., converting existing deck and patio to grass area).

It has since come to our attention that, despite ARC approval, the city code does not allow construction of this island and equipment within the setback unless a variance is granted. We are therefore requesting a variance to allow the island and slab within the 25-foot property line setback due to the unique shape and constraints of our lot. Because the property line begins so far into our backyard, we cannot move this structure any closer to

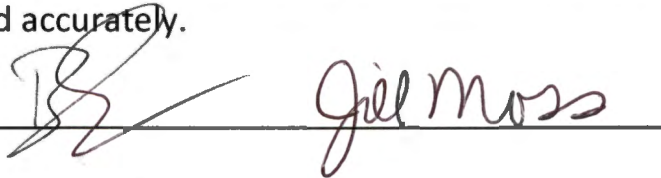
our home without substantially compromising the usability of the remaining yard.

In addition, the requested location for the kitchen aligns with an existing gas line that previously served a grill on a prior structure that was removed as part of our current renovation (after ARC negotiation/approval noted above). The prior structure was situated even closer to the waterline and well within the setbacks to the west and along the northern property line. Granting this variance will allow us to utilize existing infrastructure, avoid unnecessary additional excavation and utility work, and maintain consistency with the previously approved and long-standing use of this area of the site.

6. Attach a sketch describing your request for this application
7. Date of Hearing: February 26, 2026
8. All property owners within 300 feet must be notified of hearing.

I do hereby attest that all the information on this application is true and all facts presented are represented accurately.

Signature of Applicant: _____

A handwritten signature in black ink, appearing to read "Jill Moss", is written over a horizontal line. The signature is cursive and somewhat stylized.

Recommendation of Village Council:

Special Conditions imposed are:



Client: Brian & Jill Moss (KWD)

Revision: 09.12.2925



THIS RENDERING IS FOR PRESENTATION PURPOSES ONLY. IT MAY NOT REPRESENT THE FINAL DESIGN, COLORS, MATERIALS SELECTION TO BE USED.

