

**MINUTES
BOARD OF ADJUSTMENT
PUBLIC HEARING**

NOVEMBER 9, 2017

The Lake County Board of Adjustment met on NOVEMBER 9, 2017 in the Commission Chambers on the second floor of the County Administration Building in Tavares, Florida to consider requests for variances and any other petitions that may be submitted in accordance with Chapter XIV of the Lake County Land Development Regulations.

Board Members Present:

Catherine Hanson, Chairman
Tim Morris, Vice-Chairman
Lloyd M. Atkins, Jr.
Tim Cook

Board Members Absent:

Brandon Waters
Marie Wuenschel

Staff Present:

Michele Janiszewski, Senior Planner, Office of Planning & Zoning
Matthew Moats, Assistant County Attorney
Ruth Mitchell, Associate Planner, Office of Planning & Zoning
Christine Rock, Planner, Office of Planning & Zoning
Donna Bohrer, Public Hearing Associate, Office of Planning & Zoning

Chairman Hanson called the meeting to order at 1:00 p.m., and noted a quorum was present. She confirmed Proof of Publication for the case as shown on the screen. She added that if a variance is approved, the owner/applicant should give staff at least 24 hours before proceeding to the zoning counter to finalize their paperwork.

Minutes

MOTION by Tim Cook, SECONDED by Tim Morris to APPROVE the September 14, 2017 Board of Adjustment minutes, as submitted.

FOR: Hanson, Morris, Atkins, Cook

ABSENT: Waters, Wuenschel

AGAINST: None

MOTION CARRIED: 4-0

PUBLIC COMMENT

There was no response when Chairman Hanson asked for any public comment.

AGENDA UPDATE

Michele Janiszewski, Senior Planner, Office of Planning and Zoning, said there were no changes to the agenda.

Chairman Hanson noted that she would be unable to vote on Tab 6, Norton-Mercado Property, adding that the applicant was an employee in her real estate office. Ms. Hanson noted that she had signed a Memorandum of Voting Conflict form. Because there is not a quorum without her vote, Tab 6 would be continued to the December agenda.

Consent Agenda

MOTION by Tim Cook, SECONDED by Lloyd Atkins to APPROVE Tabs 1-5 and Tabs 7-9, with conditions as set forth in the development orders.

FOR: Hanson, Morris, Atkins, Cook

ABSENT: Waters, Wuenschel

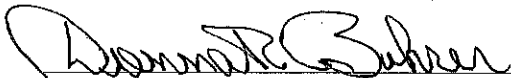
AGAINST: None

MOTION CARRIED: 4-0

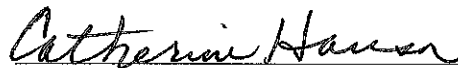
Adjournment

There being no further business, the meeting was adjourned at 1:04 p.m.

Respectfully submitted,



Donna Bohrer
Public Hearing Associate



Catherine Hanson
Chairman

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Catherine C. Hanson, hereby disclose that on 11/9/2017, 20 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- _____ inured to the special gain or loss of my relative, _____ ;
- _____ inured to the special gain or loss of _____, by whom I am retained; or
- _____ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

applicant has her real estate license with my office and her contract is contingent on approval of lot split

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

11/9/17
Date Filed

Catherine C. Hanson
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

Affidavit of Publication

DAILY COMMERCIAL

Leesburg, Lake County Florida
STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Linda Rostomly

Linda Rostomly

who on oath says that she is an authorized employee of the Daily Commercial, a daily newspaper published at Leesburg, in Lake County, Florida; that the attached copy of advertisement, being a notice in the matter of

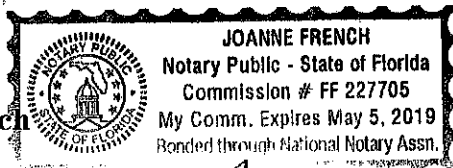
PUBLIC HEARING

was published in said newspaper in the issues of:

OCT 28, 2017

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 30 day of Oct, A.D., 2017.



Joanne French
Notary Public

Joanne French
(Print, Type or Stamp Name of Notary Public)

AD#

10069750

LEGAL NOTICE NOTICE OF QUASI-JUDICIAL

The Lake County Board of Adjustment will hold a public hearing at 1:00 p.m., on Thursday, November 9, 2017 in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida, to consider variance requests and any other petitions which may be submitted in accordance with Section 14.15.00 of the Lake County Land Development Regulations, as amended.

All interested citizens are welcome to attend. Please call our office (352-343-9641) three days prior to the meeting to ensure the case has not been postponed. Persons with disabilities needing assistance to participate in any of these proceedings should contact (352) 343-9760, 48 hours in advance of the scheduled meeting.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by the Board they will need a record of the proceedings and they may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based. All oral and written communications between Board members and the public concerning a case are prohibited by the Florida Law unless made at the public hearing on the case.

CASE NO.: VAR-17-32-5, Sempersaud Nohar Jagroop Property
REQUESTED ACTION: Variance to Lake County Land Development Regulations (LDR) Table 3.02.05, Setback Requirements, to allow a shed and associated concrete to be located less five (5) feet from the side property line.
GENERAL LOCATION: Astor area, 24513 Alligator Road

AND
CASE NO.: VAR-17-34-5, Ronald D. Qualls Property
REQUESTED ACTION: Variance to Lake County Land Development Regulations (LDR) Section 14.12.05 Final Submittal to exclude the requirement to provide a boundary survey showing all structures, easements, flood zones with base flood elevation, and wetlands showing the total acreage inside and outside of the wetland jurisdiction line for a lot line deviation.
GENERAL LOCATION: Eustis area, 24501 Cheryl Lane

AND
CASE NO.: VAR-17-36-1, Allen Joyce Property
REQUESTED ACTION: Variance to Land Development (LDR) Section 14.11.01(D) (2) to allow the creation of two (2) lots through the Minor Lot Split process which do not front a publicly maintained road.
GENERAL LOCATION: Clermont area, between South Buckhill Road and Misty Lake Drive

AND
CASE NO.: VAR-17-37-5, Zlka & Stanija Veljkovic
REQUESTED ACTION: Variance to Land Development Regulation (LDR) Section 14.11(D) (1) to allow the subject property to be split through a Minor Lot Split even though the property was created through a previous Minor Lot Split, and a variance to LDR Section 14.11.01(D) (2) to allow the creation of two (2) lots which do not front a publicly maintained paved road.
GENERAL LOCATION: Eustis area, 22726 Winterwillow Lane

AND
CASE NO.: VAR-17-38-4, Raymond & Tina West Property
REQUESTED ACTION: Variance to Lake County Land Development Regulations (LDR) Table 3.02.05, Note 3(a), Setback Requirements, to allow an existing shed to be converted into a Day/Florida room located six (6) feet from the right-of-way, in lieu of the required fifteen (15) foot setback,

and LDR Section 6.01.04(A)(1) to allow the existing shed to be located twenty-four (24) feet from the canal (seawall) in lieu of the required fifty (50) foot setback.
GENERAL LOCATION: Eustis area, 15432 Santa Fe Trail

AND
CASE NO.: VAR-17-40-4, Norton Property
REQUESTED ACTION: Variance from Lake County Development Regulations (LDR) Section 3.10.00 Road Frontage, to allow the creation of a parcel zoned Rural Residential (R-1) through the minor lot split process with fifty (50) feet of road frontage in lieu of one hundred (100) feet of road frontage.
GENERAL LOCATION: Sorrento area, 23332 State Road 46

AND
CASE NO.: VAR-17-41-2, Holly McGregor Property
REQUESTED ACTION: Variance to Lake County Land Development Regulation (LDR) Section 3.02.06 Density, Impervious Surface, Floor Area and Height Requirements, to allow an Agriculturally zoned property to be developed with sixty (60) percent impervious surface in lieu of ten (10) percent.
GENERAL LOCATION: Clermont/Winter Garden area, 17648 Jefferson Street

AND
CASE NO.: VAR-17-42-5, Jacqueline M. Richle Property
REQUESTED ACTION: Variance to Land Development Regulation (LDR) Section 3.01.04(1) (a) to allow an existing livestock building used to board horses to remain sixty-four (64) feet from the western property line and 154 feet from the southern property line in lieu of 200 feet from all property lines and to allow a riding stable/academy on a parcel that is less than ten (10) acres in size.
GENERAL LOCATION: Altoona area, 43139 Loringwoods Lane

AND
CASE NO.: VAR-17-44-3, Ronald & Pamela Steffy
REQUESTED ACTION: Variance from Lake County Land Development Regulations (LDR) Section 3.02.06 Density, Impervious Surface, Floor Area and Height Requirements, to allow a property to be developed with thirty (30) percent impervious surface in lieu of ten (10) percent.
GENERAL LOCATION: Tavares area, 27851 Lisa Drive

Office of Planning & Zoning
P.O. Box 7800
315 W. Main St., Room 510
Tavares, FL 32778-7800
(352) 343-9641

Ad No: 10069750
October 28, 2017

Daily Commercial

Advertising Receipt

The Daily Commercial
 PO Box 490007
 Leesburg, FL 34749-0007
 Phone: (352) 365-8200
 Fax: (352) 365-1951

Lake County Board of County Commissioners
 Y. Perez
 PO Box 7800
 Tavares, FL 32778

Account Number: 10011378
 Order Number: 10069750
 Phone: (352) 343-9402
 Date: 10/25/17
 Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE NOTICE OF QUASI-JUDICIAL The Lake County Board of Adj	10/28/2017	10/28/2017	\$350.34

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Ad No: 10069750
 October 28, 2017

Payment Info	
Ad Price	\$350.34
Tax	\$0.00
Sub Total	\$350.34
Prepaid Amount	\$0.00
Balance Due	\$350.34