

**MINUTES
BOARD OF ADJUSTMENT
PUBLIC HEARING**

MARCH 8, 2018

The Lake County Board of Adjustment met on March 8, 2018 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
Marie Wuenschel
Tim Cook
Lloyd M. Atkins, Jr.
Brandon Waters

Board Members Absent:

None

Staff Present:

Tim McClendon, Planning Manager, Office of Planning & Zoning
Matthew Moats, Assistant County Attorney
Michele Janiszewski, Chief Planner, Office of Planning & Zoning
Janie Barron, Planner, Office of Planning & Zoning
Ruth Mitchell, Associate Planner, Office of Planning & Zoning
Shelby Eldridge, Associate Planner, Office of Planning & Zoning
Debi Dyer, Office 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.

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<u>CASE NO.</u>	<u>OWNER/ APPLICANT</u>	<u>AGENDA NO.</u>
<u>Consideration of Minutes</u>	January 11,2 2018	
<u>Public Comment</u>		
<u>Opening Remarks</u>		
<u>Consent Agenda</u>		
VAR-18-03-5	Seymour Property	1
VAR-18-04-4	Moreau Property	2
VAR-18-05-5	Hembree Property	3
VAR-18-07-5	Singleton Property	4
VAR-18-06-5	Clouse Property	5
VAR-18-09-1	Cornett Property	6
VAR-18-20-5	Hall Property	7
<u>Regular Agenda</u>		
<u>Closing Remarks</u>		
<u>Adjournment</u>		

Minutes

MOTION by Tim Morris, **SECONDED** by Buddy Akins to **APPROVE** the January 11, 2018 Board of Adjustment minutes, as submitted.

FOR: Hanson, Morris, Wuenschel, Cook, Waters, Atkins

AGAINST: None

MOTION CARRIED: 6-0

PUBLIC COMMENT

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

AGENDA UPDATE

Michele Janiszewski, Chief Planner said noted that there were no changes to the agenda.

Consent Agenda

MOTION by Tim Cook, **SECONDED** by Tim Morris to **APPROVE** the consent agenda consisting of Tabs 1 through 7, with conditions as set forth in the development orders.

FOR: Hanson, Morris, Wuenschel, Cook, Waters, Atkins


AGAINST: None

MOTION CARRIED: 6-0

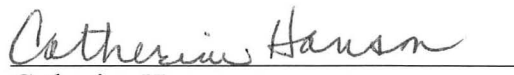
Adjournment

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

Respectfully submitted,



Donna Bohrer
Public Hearing Associate



Catherine Hanson
Chairman

3.8-17

PLEASE PRINT YOUR NAME

LAKE COUNTY BOARD OF ADJUSTMENT

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1. Glenn Schwab 37346 SR 19 Umatilla FL 34726
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Affidavit of Publication

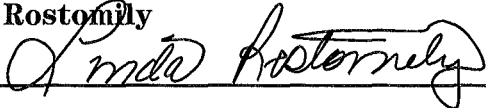
DAILY COMMERCIAL

Serving Lake and Sumter Counties

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

Before the undersigned authority personally appeared

Linda Rostomily



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

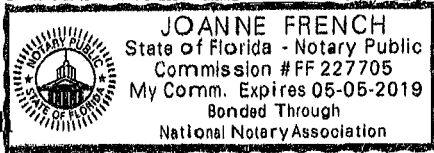
Public Hearing

was published in said newspaper in the Lake and Sumter county issues of:

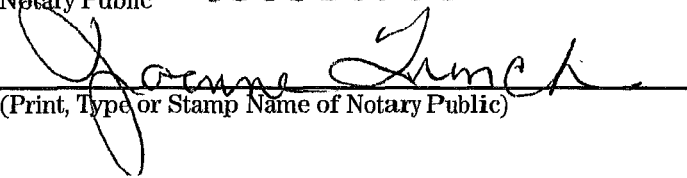
FEB 25, 2018

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake and Sumter Counties, Florida, and that the said newspaper has heretofore been continuously published in said Lake and Sumter Counties, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake and Sumter Counties, 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 26 day of FEB, A.D., 2018.



Joanne French
Notary Public


(Print, Type or Stamp Name of Notary Public)

AD# 10073779

LEGAL NOTICE NOTICE OF QUASI-JUDICIAL

The Lake County Board of Adjustment will hold a public hearing at 1:00 p.m., on Thursday, March 8, 2018 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 Number: VAR-18-03-5, Seymour Property
Requested Action: Variance from Lake County Land Development Regulations (LDR) Section 3.01.02(A)(1)(a), to allow an accessory dwelling unit to have a width of eleven (11) feet seven (7) inches at the narrowest point in lieu of twenty-three (23) feet four (4) inches.
General Location/Address: Leesburg area, 40630 and 40712 Bridal Path Lane

AND
Case Number: VAR-18-04-4, Moreau Property
Requested Action: Variance from Lake County Land Development Regulations (LDR) Section 7.00.04(B)(2)(c) to allow an accessory dwelling unit to have nine hundred twenty-one (921) square feet (under roof) in lieu of eight hundred (800) square feet.
General Location/Address: Sorrento area, 25420 Arundel Way

AND
Case Number: VAR-18-05-5, Hembree Property
Requested Action: Variance from Land Development Regulations (LDR) table 3.02.06, to allow the property to be developed with sixty (60) percent impervious surface ratio (ISR) in lieu of ten (10) percent ISR.

General Location/Address: Astor area, 65127 6th Street

AND
Case Number: VAR-18-07-5, Singleton Property
Requested Action: Variance from Land Development Regulations (LDR) Table 3.02.05 to allow a front porch setback fifty (50) feet from the centerline of the road in lieu of sixty-two (62).

General Location/Address: Palsley area, 43907 Sunset Drive

AND
Case Number: VAR-18-06-5, Ojouse Property
Requested Action: Variance from Land Development Regulations (LDR) Table 3.02.05 to allow an accessory structure to be located eighteen (18) feet from the front property line in lieu of sixty-two (62) feet from the centerline of the road; a variance to LDR Section 10.01.01.F.4, to allow an accessory structure that does not match the architecture of the dwelling unit to be located in the front yard; and a Variance from LDR Section 10.01.01.D, to allow an accessory structure to exceed eighty (80) percent of the living area of the dwelling unit.

General Location/Address: Fruitland Park area, 36119 Lake Unity Nursery Road

AND
Case Number: VAR-18-08-2, Schumacher Property
Requested Action: Variance from Land Development Regulations (LDR) Table 3.02.05 to allow a dock to remain less than one (1) foot from the property line in lieu of five (5) feet.
General Location/Address: Clermont area, 11301 Lake Louisa Road

AND
Case Number: VAR-18-09-1, Comett Property
Requested Action: Variance from Land Development Regulations (LDR) Section 3.02.06, to allow the property to be developed with a sixty (60) percent impervious surface ratio in lieu of thirty-five (35) percent.
General Location/Address: Clermont area, 10928 Priebe Road

AND
Case Number: VAR-18-20-5, Hall Property
Requested Action: Variance from Lake County Land Development Regulations (LDR) Section 14.11.02(D)(1) to allow a parcel to be created through the family density exception process for a family member who was listed on the previously approved family density exception, LDR Section 14.11.02(D)(7) to allow a parcel to be created through the family density exception process utilizing an easement, which would create one parcel with access from an easement twenty-five (25) wide in lieu of fifty (50) feet; and LDR Table 3.02.05 to allow the existing pole barn to be setback 7.87 feet from the proposed easement in lieu of twenty-five (25) feet.
General Location/Address: Umatilla

area, 412
Office of I
P.O. Box
315 W. M
Tavares, I
(352) 343

Ad No: 10
February

RECEIVED
FEB 20 PM 9:40