

**MINUTES  
BOARD OF ADJUSTMENT  
PUBLIC HEARING**

**MAY 10, 2018**

The Lake County Board of Adjustment met on MAY 10, 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  
Marie Wuenschel  
Tim Cook  
Lloyd M. Atkins, Jr.  
Brandon Waters

**Board Members Absent:**

Tim Morris, Vice-Chairman

**Staff Present:**

Matthew Moats, Assistant County Attorney  
Michele Janiszewski, Chief Planner, Office of Planning & Zoning  
Christine Rock, Planner, Office of Planning & Zoning  
Ken Johnson, Planner, Office of Planning & Zoning  
Emily Johnson, Associate Planner, Office of Planning & Zoning  
Shelby Eldridge, Associate 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 Marie Wuenschel, SECONDED by Lloyd Atkins to APPROVE the April 12, 2018 Board of Adjustment minutes, as submitted.**

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

**ABSENT: Morris**

**MOTION CARRIED: 5-0**

**PUBLIC COMMENT**

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

**AGENDA UPDATE**

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

There was no response when Chairman Hanson asked if anyone in the audience wanted to address the Board regarding the agenda, noting that none of the Board members wanted to discuss the variance requests, she asked for a motion on the consent agenda.

**Consent Agenda**

**MOTION by Tim Cook, SECONDED by Brandon Waters to APPROVE Tab 1, VAR-18-22-4, Robinson Property, Tab 2, VAR-18-23-4, Russo Property, Tab 3, VAR-18-24-5, Millson Property, Tab 4, VAR-18-25-1, Stainbrook Property, Tab 5, VAR-18-26-4, Hartsfield Property and Tab 6, VAR-18-28-4, Ferber Property, with conditions as set forth in the development orders.**

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

**ABSENT: Morris**

**MOTION CARRIED: 5-0**

**ELECTION OF OFFICERS**

Chairman Hanson said it was her desire to step down as chairman, suggesting that Tim Morris might be interested in serving.

**MOTION by Brandon Waters, SECONDED by Tim Cook to nominate Tim Morris as Chairman.**

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

**ABSENT: Morris**

**MOTION CARRIED: 5-0**

Matthew Moats, Assistant County Attorney, noted the Board could vote for Tim Morris as Chairman and he could decline at the next meeting.

**MOTION by Tim Cook, SECONDED by Lloyd Atkins to nominate Tim Cook as Vice-Chairman.**

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

**ABSENT: Morris**

**MOTION CARRIED: 5-0**

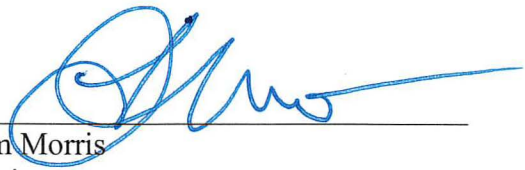
**Adjournment**

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

Respectfully submitted,



Donna Bohrer  
Public Hearing Associate



Tim Morris  
Chairman

# 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 Rostomly



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

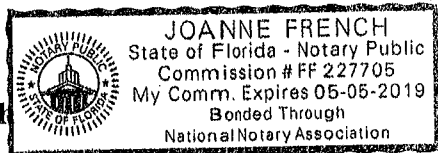
was published in said newspaper in the Lake and Sumter county issues of:

APRIL 30, 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 30 day of Apr A.D., 2018.

Joanne French  
Notary Public



  
(Print, Type or Stamp Name of Notary Public)

AD#

10076283

### LEGAL NOTICE NOTICE OF QUASI-JUDICIAL

The Lake County Board of Adjustment will hold a public hearing at 1:00 p.m. on Thursday, May 10, 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 -18-22-4, Robinson Property  
Requested Action: Variance to Planned Unit Development (PUD) Ordinance 1991-34, Section (I)(A)(3)(a), to allow a paver sidewalk to be developed two (2) feet from the north-western property line in lieu of the mandated fifteen (15) feet between structures.  
General Location: Sorrento area, 23724 Companero Drive  
AND

Case Number: VAR-18-23-4, Russo Property  
Requested Action: Variance to Lake County Land Development Regulations (LDR) Section 3.02.06, Density, Impervious and Height Requirements, to allow the property to be developed with a twenty (20) percent impervious of ten (10) percent.  
General Location: Eustis area, 35308 Pinegate Trail  
AND

Case Number: VAR-18-24-5, Millson Property  
Requested Action: Variance to Lake County Land Development Regulations (LDR) Section 3.02.06 to allow the property to be developed with 20% impervious surface ratio (ISR) in lieu of 10% ISR.  
General Location: Altoona area, East of SR 19, and east of Dorr Road, adjacent to Dorr Lake  
AND

Case Number: VAR-18-25-1, Stainbrook Property  
Requested Action: Variance to Lake County Land Development Regulations (LDR) Section 10.01.03(B)(4) to allow an 1,680 square foot accessory dwelling unit in lieu of 1,220 square feet; and a variance to LDR Section 10.01.03 (B)(5) to allow an accessory dwelling unit to be constructed with a different architectural design standard than the primary residence.  
General Location: Groveland area, 8040 Florida Boys Ranch Rd.  
AND

Case Number: VAR-18-26-4, Hartfield Property

Requested Action: Variance from Lake County Land Development Regulations (LDR) 1.08.02(A), Continuation of Nonconforming Development, to allow a non-conforming structure use to be expanded, Land Development Regulations (LDR) Table 3.02.05, Setback Requirements, to allow an existing accessory dwelling unit with attached carport to be located on the property line in lieu of 5 feet from the side property line and on the rear property line in lieu of 25 feet from the right-of-way, and Land Development Regulations (LDR) 3.01.02(A)(1)(b), Classification of Uses, to allow an accessory dwelling unit to be eighteen (18) feet at the narrowest point, in lieu of twenty-three (23) feet four (4) inches.  
General Location: Mt. Dora area, 2235 Lakeshore Drive  
AND

Case Number: VAR-18-28-4, Ferber Property  
Requested Action: Variance to Lake County Land Development Regulations (LDR) Section 6.01.04, Development near Wetlands and Waterbodies, to allow a residential addition to be thirty two feet (32) from the jurisdictional wetland line in lieu of fifty (50) feet.  
General Location: Mt. Dora area, 3839 Vine Lane  
AND

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

Ad No: 10076283  
April 30, 2018