

**MINUTES
BOARD OF ADJUSTMENT
PUBLIC HEARING**

AUGUST 9, 2018

The Lake County Board of Adjustment met on August 9, 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:

Tim Morris, Chairman
Tim Cook, Vice-Chairman
Marie Wuenschel
Brandon Waters
Catherine Hanson
Lloyd M. Atkins, Jr.
James Hamilton

Board Members Absent:

Staff Present:

Tim McClendon, AICP, Planning Manager, Office of Planning & Zoning
Matthew Moats, Assistant County Attorney
Janie Barron, Senior Planner, Office of Planning & Zoning
Shelby Eldridge, Planner, Office of Planning & Zoning
Donna Bohrer, Public Hearing Associate, Office of Planning & Zoning

Chairman Morris called the meeting to order at 1:00 p.m., and noted a quorum was present. He confirmed Proof of Publication for the case as shown on the screen. He 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 Marie Wuenschel to APPROVE the July 12, 2018 Board of Adjustment minutes, as submitted.

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

AGAINST: None

MOTION CARRIED: 7-0

PUBLIC COMMENT

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

AGENDA UPDATE

Janie Barron, Senior Planner said noted that there were no changes to the agenda.

Chairman Tim Morris welcomed the BOA's new member, Jim Hamilton.

Consent Agenda

MOTION by Tim Cook, SECONDED by Marie Wuenschel to APPROVE Tabs 1 through Tab 8, with conditions as set forth in the development orders.

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

AGAINST:

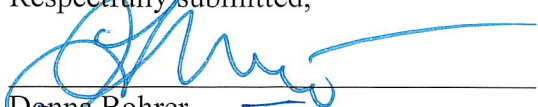
MOTION CARRIED: 7-0

Matthew Moats, Assistant County Attorney, showed a power-point presentation on Florida's Sunshine Law.

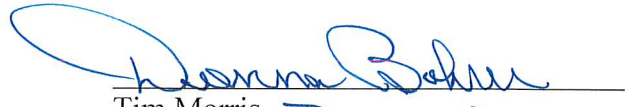
Adjournment

There being no further business, the meeting was adjourned at 1:10 p.m.

Respectfully submitted,



Donna Bohrer
Public Hearing Associate
*Tim Morris
Chairman*



Tim Morris
Chairman
DONNA Bohrer

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 Rostornely



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

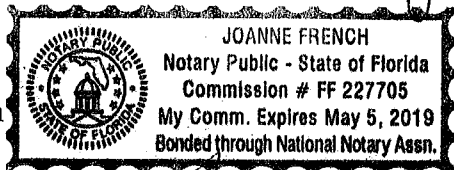
was published in said newspaper in the Lake and Sumter county issues of:

July 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 July A.D., 2018.

Joanne French
Notary Public



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

AD#

10079088

LEGAL NOTICE NOTICE OF QUASI-JUDICIAL

The Lake County Board of Adjustment will hold a public hearing at 1:00 p.m., on Thursday, August 9, 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 14.16.00 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 -18-27-5, Houghton Brad Property
Requested Action: Variance to Lake County Land Development Regulations (LDR), Section 14.20.01(5) to allow a detached accessory structure (carport) to be constructed on a parcel in the flood-prone area (Flood Zone A), where buildable area exists out of the flood-prone area.
General Location: Lady Lake area, 4436 Griffin View Drive

AND
Case Number: VAR -18-31-1, DaRosa Property
Requested Action: Variance to Land Development Regulation (LDR) Section 6.01.04.A.1, to allow a single family residence, two-story carport, proposed addition, and brick walkway patio to be located less than fifty (50) feet from the jurisdictional wetland line; to LDR Table 3.02.05, to allow a single-family dwelling unit to be located 19.4 feet from the western property line in lieu of twenty-five (25) feet; and Section 6.01.04.2, to allow a septic system to be located less than one hundred (100) feet from the jurisdictional wetland line; Section 3.02.01.A.1, a, to allow a single-family dwelling unit to have a width less than twenty-three (23) feet four (4) inches at

the narrowest point.
General Location: Groveland area, 6130 Millstream Dr.

AND
Case Number: VAR -18-32-5, Field Property
Requested Action: Variance to Lake County Land Development Regulations (LDR) 10.01.01(D), to allow an accessory structure to be larger than eighty (80) percent of the main floor square footage of enclosed living area of the dwelling unit.
General Location: Astor area, 56420 Branch Road

AND
Case Number: VAR -18-34-3, Isler Property
Requested Action: Variance to Lake County Land Development Regulations (LDR) 6.01.04(A)(1), to allow the single-family dwelling unit to be constructed twenty-five (25) feet from the jurisdictional wetland line (Lake Eustis) in lieu of fifty (50) feet; and twenty-five (25) feet from the top of canal bank in lieu of fifty (50) feet.
General Location: Leesburg area, 33516 Barksdale Drive

AND
Case Number: VAR -18-35-5, Dailey Property
Requested Action: Variance to Lake County Land Development Regulations (LDR) Section 14.11.02(D)(6) to allow a parcel to be created through the Family Density Exception process that fronts on a 30-foot wide unpaved private road in lieu of a paved private road and a variance to LDR Section 14.11.02(D)(14) to allow a parcel within a platted subdivision to be split through the Family Density Exception process where the newly created parcel will likely change the character of the subdivision.
General Location: Umatilla area, 15012 CR 450

AND
Case Number: VAR -18-36-1, Edgington Property
Requested Action: Variance to Lake County Land Development Regulations (LDR) Section 3.02.06, Density Impervious Surface, Floor Area and Height Requirements, to allow the property to be developed with thirty (30) percent impervious surface ratio in lieu of ten (10) percent.
General Location: Groveland area, Morrison Street

AND
Case Number: VAR -18-39-1, South Lake Hospital Property
Requested Action: Variance to Land Development Regulations (LDR) Section 11.02.03(A)(1)(b), to allow eight (8) ground signs in lieu of two (2), to allow the copy area to exceed the maximum allowed square footage and to Section 11.02.03(A)(2), to allow multiple wall signs located on the building(s) that exceed the maximum allowed linear footage.
General Location: Clermont area, 16966 Cagan Ridge Blvd.

AND
Case Number: VAR -18-40-3, Harris Property
Requested Action: Variance to Planned Unit Development (PUD) Ordinance 1995-62(1)(A)(2)(a) to allow a single family dwelling unit to be constructed (15) feet from the conservation easement in lieu of twenty (20) feet and nineteen (19) feet from the front property line in lieu of twenty-five (25) feet.
General Location: Tavares area, Deer Island Rd.

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

Ad No: 10079088
July 30, 2018

LAKE COUNTY SPEAKER REQUEST FORM

Please fill out the information below. All speakers will be limited to three minutes; however, the Chair retains the discretion to adjust speaking time limits as he or she deems necessary.

First and Last Name: Wayne Roberts Date: 9-13-18

County of Residence: Lake

Topic: Var - 18-42-2 ARMSTRONG PROPERTY

Tab No. (if applicable) _____



Citizens wishing to participate in the public comment portion of Lake County Board of County Commissioners' meetings must fill out a comment card and submit it to the Deputy Clerk at the left of the dais. The Chair will call each speaker's name. Generally, comment cards will not be accepted after the presentation of an agenda item has begun; however, the Chair has the discretion to accept additional comment cards. *Comment cards are considered public record and will be submitted as part of the meeting minutes*