



BOARD OF ADJUSTMENT

AGENDA

MARCH 9, 2017

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
BOA: 1:00 p.m. 3/09/17

The Lake County Board of Adjustment (BOA) reviews applications that have been submitted for a variance to the Land Development Regulations; they approve or deny the applications based upon staff reports and evidence submitted during the hearing, taking into consideration the applicant's and other testimony in favor or against the request, in accordance with section 14.15.00 of the Land Development Regulations.

The BOA meetings are held the second Thursday of each month.

Board of Adjustment Members

Vacant
(At-Large Representative)

Catherine Hanson
(At-Large Representative)

Marie Wuenschel
(District 1)

Mason Gathye
(District 2)

Tim Morris
(District 3)

Lloyd M. Atkins, Jr.
(District 4)

Brandon Waters
(District 5)

Board of County Commissioners

Timothy I. Sullivan, Chairman	District 1
Sean M. Parks	District 2
Wendy R. Breeden	District 3
Leslie Campione	District 4
Josh Blake	District 5

County Staff

Luis R. Guzman, Assistant County Attorney

Economic Growth Department and other Staff

Robert L. Chandler IV, CEcD, Director, Department of Economic Growth
Tim McClendon, Planning Manager, Planning & Zoning Division
Michele Janiszewski, Chief Planner, Planning & Zoning Division
Janie Barron, Planner, Planning & Zoning Division
Christine Rice, Planner, Planning & Zoning Division
Ruth Mitchell, Associate Planner, Planning & Zoning Division
Kim Haskins, Associate Planner, Planning & Zoning Division
Donna Bohrer, Public Hearing Coordinator, Planning & Zoning Division

For any questions, comments, or concerns, please contact the Planning & Zoning Division at (352) 343-9641 or email planning@lakecountyfl.gov.

LAKE COUNTY BOARD OF ADJUSTMENT (BOA)
March 9, 2017

- I. Call to Order
- II. Agenda Update
- III. Election of officers
- IV. Minutes Approval – January 12, 2017
- V. Public Comment
- VI. Consent Agenda

The Consent Agenda contains item(s) that are recommended for approval and that are not controversial. The BOA will **adopt** the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member, or member of the public.

Tab 1 VAR-16-41-5 Jeffrey A. & Diana P. Malik

REQUESTED ACTION: Variance from Lake County Land Development Regulations Section 10.01.01(F)(3) in order to allow a detached accessory structure that is located in front of the primary residence to have a setback of 21.90 feet from the right of way in lieu of the required setback for structures located in front of the primary residence which is 100 feet from the right of way.

Tab 2 VAR-17-02-1 Home Dynamics Sawgrass

REQUESTED ACTION: Variance from Lake County Land Development Regulations (LDR), LDR Section 6.01.04(A)(1)(e) to allow a dwelling unit and associated accessory structured and additions to be located 41 feet from the jurisdictional wetland line in lieu of 50 feet.

Tab 3 VAR-17-03-4 Maria & Jorge Castillo

REQUESTED ACTION: Variance to Land Development Regulation (LDR) Section 3.01.02.A.1.b, to allow a single family residence to have a roof pitch of ¼" rise for each twelve (12) feet of horizontal run in lieu of the one (1) foot of rise for each four (4) feet of horizontal run.

Tab 4 VAR-17-04-2 Citrus Cove Home Owners Association

REQUESTED ACTION: A variance from Lake County Land Development Regulations Table 3.02.05 Note 3(a) to allow a carport over the existing community well, to be located ten (10) feet from Washington Street in lieu of twenty five (25) feet, as required for the secondary front setback for ongoing development on lots greater than seventy five (75) feet in width.

Tab 5 VAR-17-05-5 John & Carol Fredricks
REQUESTED ACTION: Variance to Land Development Regulation (LDR) Section 10.01.03 to allow an accessory dwelling unit to be 1488 square feet living area in lieu of 1256 square feet living area.

Tab 6 VAR-17-06-1 Allen & Lisa Joyce
REQUESTED ACTION: Variance to Land Development Regulation (LDR) Section 14.11.01.D.2 to allow a lot to be split on an easement in lieu of public maintained paved road.

Tab 7 VAR-17-07-1 Chick Fil-A
REQUESTED ACTION: Variance from Lake County Land Development Regulations (LDR) Section 9.03.06, Parking Requirements to allow a restaurant to provide forty-seven (47) parking spaces in lieu of the required sixty one (61) parking spaces.

Tab 8 VAR-17-08-5 Harbor Hills Development
REQUESTED ACTION: A variance to Land Development Regulation (LDR) Section 14.08.00.C, to delay construction of the sidewalks which would be in front of single-family residences within a residential subdivision without the developer completing a Developer's Agreement and providing a security to ensure performance.

Tab 9 VAR-17-09-5 Tony's Pizza
REQUESTED ACTION: Variance from Lake County Development Regulations (LDR), LDR Section 9.03.06, Parking Requirements, to allow a three-thousand (3,000) square foot restaurant to provide twenty-four (24) parking spaces in lieu of forty (40) parking spaces.

Tab 10 VAR-17-10-3 Maria Elvia Padilla
REQUESTED ACTION: Variance from Lake County Development Regulations (LDR), Section 3.01.02.A.1 to allow a structure less than twenty-four (24) feet, three (3) inches wide to be used as a single-family residence.

Other Business

VII. Adjourn