

**LAKE COUNTY, FLORIDA
BOARD OF ADJUSTMENT
September 11, 2008**

The Lake County Board of Adjustment will hold a Public Hearing at 1:00 p.m., or soon thereafter, on **Thursday September 11, 2008, in the County Commission Chambers**, 2nd Floor - Round Administration Building, 315 West Main Street, Tavares, Florida, to consider requests for variances as submitted in accordance with Section 14.15.00 of the Lake County Land Development Regulations, as amended.

All oral and written communications between Board Members and the Public concerning a case is prohibited by Florida Law unless made at the Public Hearing.

If any person decides to appeal any decision made by the Board, a record of the proceedings will be needed. For purposes of appeal, the record of proceedings should be a verbatim record of all proceedings, which take place and should include the testimony and evidence upon which any appeal is to be based.

BOARD OF ADJUSTMENT MEMBERS:

Donald Schreiner, Chairman
Mary Link Bennett
Ruth Gray
Bob Fox
Lloyd M. Atkins, Jr.
Steve Berk
Marie Wuenschel

**DEPARTMENT OF GROWTH MANAGEMENT
REPRESENTATIVES:**

Ms. Amye King, Growth Management Director
Ms. Terrie Diesbourg, Director, Zoning Division
Ms. Anita Greiner, Chief Planner, Zoning Division
Mr. Paul Simmons, Planner, Zoning Division
Ms. Anna Ely, Public Hearing Coordinator, Zoning Division

COUNTY REPRESENTATIVES:

Ms Melanie Marsh, Deputy County Attorney
Ms Erin Hartigan, Assistant County Attorney I

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Office of Facilities and Capital Improvement at (352) 343-9760, 48 hours in advance of the scheduled meeting.

Interested parties may contact the Lake County Department of Growth Management - Division of Customer Services within five (5) days prior to the public hearing to learn if any requests for Postponement have been made.

BOARD OF ADJUSTMENT
September 11, 2008
1:00 PM

- I. Call to Order
- II. Approval of Minutes for August 14, 2008
- III. Public Hearings

CASE NO.	OWNER / APPLICANT(S) NAME	AGENDA
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CONSENT AGENDA:

When staff recommends approval, and no written objections have been received, cases are put on the consent agenda. If no one from the Board or audience has questions, concerns or objections, the case remains on the consent agenda. Once items on the consent agenda are approved by Board vote, the applicant has received their variance.

BOA #42-08-2	Lake Valley Community Association, Inc. Florida Dock, Inc. /Cheryl Hilderbrand	#1
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REQUESTED ACTION: The owner is requesting a variance from the **Lake County Land Development Regulations, Section 10.04.02.C Common Boat Docks, Common Boat Ramps, and Common Recreational Areas** to allow a community dock and common recreational area to be located closer than 100 feet from adjacent property not located within the subdivision (+/- .07 acre).

BOA #44-08-2	Toby Best, Jeffery Storey, and Kenneth M. Kelly, Jr. Toby Best	#3
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REQUESTED ACTION: The owners are requesting a variance to the **Lake County Land Development Regulations Section 10.01.1.E Accessory Uses and Structures and Table 3.02.05 Note 3.a Setbacks** to allow a detached accessory structure to be larger than 80 percent of the main floor square footage of the enclosed living area of the permitted principal structure and to allow the accessory structure to be located closer than 25 feet from the right-of-way of the secondary front (+/- .5 acres).

BOA #45-08-2	Zulfiqar Rahaman and Shahanaz Rahaman Zulfiqar Rahman	#4
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REQUESTED ACTION: The owners are requesting a variance from the **Lake County Land Development Regulations 14.11.01 Minor Lot Splits** to allow a lot split through the minor lot split process when the parcel fronts on an easement and is less than 20 acres in size (+/- 10 acres).

BOA #46-08-2	Award Home Services, Inc. Tina Holland Wheeler	#5
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REQUESTED ACTION: The owner is requesting a variance to the **Lake County Land Development Regulations Section 3.02.05.I.2 Setbacks** to allow a portion of a sidewalk to be placed in a drainage easement (+/- .66 acres).

BOA #47-08-5	Scott M. Berry & Elizabeth A. Cornell	#6
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REQUESTED ACTION: The owners are requesting a variance from the **Lake County Land Development Regulations 3.01.04.1 Key to Conditions in Table of Permitted and Conditional Uses** to allow them to place a livestock building closer than 200 feet from property lines and to allow the building to be located in an area that is not centered on the parcel (+/- 6.7 acres).

BOA #48-08-4

Adam Gutman

#7

REQUESTED ACTION: The owner is requesting a variance from the **Lake County Land Development Regulations Table 3.02.05 Setbacks** to allow a proposed day care center to be located closer than 50 feet from right-of-ways (+/- .75 acre).

BOA #51-08-4

Julian & Jayne Kepler

#10

REQUESTED ACTION: A variance from the **Lake County Land Development Regulations, Section 3.01.02.A.1 (a) and (b) Classification of Uses** to allow a dwelling unit to be placed on the subject parcel that is less than 23 feet four inches wide, has less than six inches of overhang, and has a roof pitch of less than one foot of rise for each four feet of horizontal run (+/- 1.09 acres).

BOA #52-08-4

Robert W. Maxwell Family Trust and Barbara Graham
Christopher J. Shipley

#11

REQUESTED ACTION: The owners are requesting a variance from the **Lake County Land Development Regulations 14.11.01 Minor Lot Splits** to allow a lot split through the minor lot split process when the parcel fronts on an easement and is less than 20 acres in size (+/- 39 acres).

BOA #54-08-2

Fabiola R. Gillis
Ivan Uribe

#12

REQUESTED ACTION: The owner is requesting a variance from the **Lake County Land Development Regulations Table 15.02.01.E.** and amendment to BOA# 24-08-2 to allow a reduction in the Joint Planning Area setback to secondary road frontage; and to allow a pool in the setback established by BOA# 24-08-2 (+/- 2 acres).

REGULAR AGENDA:

BOA #43-08-5

Willie & Sandra Wilson

#2

REQUESTED ACTION: The owners are requesting a variance to the **Lake County Land Development Regulations Section 10.01.1.E Accessory Uses and Structures and Table 3.02.05 Note 3.a Setbacks** to allow a detached accessory structure to be larger than 80 percent of the main floor square footage of the enclosed living area of the permitted principal structure and to allow the accessory structure to be located closer than 25 feet from the right-of-way of the secondary front (+/- .5 acres).

BOA #49-08-3

Superior International Investment, Corp., Pete Benevides
Signs and Wonders of Florida, Inc., David Hoenig

#8

REQUESTED ACTION: The owner is requesting a variance from the **Lake County Land Development Regulations, 11.01.03 (#5 and #15) Prohibited Signs** to allow two off-premise signs and to allow the signs to be pole signs; the Code prohibits off-premise signs and pole signs (+/- 15 acres).

BOA #50-08-2

Donnie & Sherry Rife

#9

REQUESTED ACTION: The owners are requesting a variance from the **Lake County Land Development Regulations 14.11.02.D.10 Family Density Exception** to allow the owners to sell their parcel prior to the end of the five-year retention period, which is required when land is split through the family density exception process (+/- 2.5 acres).

IV. Close