

**MINUTES**  
**BOARD OF ADJUSTMENT**  
**PUBLIC HEARING**  
**February 11, 2016**

The Lake County Board of Adjustment met on February 11, 2016 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:**

Donald Schreiner, Chairman  
Craig Covington, Vice-Chairman  
Catherine Hanson  
Phyllis Luck  
Lloyd M. Atkins, Jr.

**Board Members Absent:**

Marie Wuenschel

**Staff Present:**

Tim McClendon, Chief Planner, Planning & Zoning Division  
Michele Janiszewski, Planner, Planning & Zoning Division  
Janie Barron, Associate Planner, Planning & Zoning Division  
Ruth Mitchell, Associate Planner, Planning & Zoning Division  
Erin Hartigen, Assistant County Attorney  
Donna Bohrer, Public Hearing Associate, Planning & Zoning Division

Chairman Schreiner called the meeting to order at 1:00 p.m. He noted for the record that there was a quorum 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.

## TABLE OF CONTENTS

<u>CASE NO.</u>	<u>OWNER/ APPLICANT</u>	<u>AGENDA NO.</u>
<u>Consideration of Minutes</u>	December 10, 2015	
<u>Public Comment</u>		
<u>Opening Remarks</u>		
<u>Consent Agenda</u>		
VAR-16-01-3	Steven Faraday and Melissa Faraday	1
VAR-16-02-1	Jeffrey Layne Hester and Judson Earle Hester	2
VAR-16-03-5	Fiddler's Green CUP	3
VAR-16-04-1	Lee & Co. Commercial Graphics, Inc.	4
VAR-16-05-5	Carven Angel	5
<u>Regular Agenda</u>		
<u>Closing Remarks</u>		
<u>Adjournment</u>		

**Opening Remarks**

Tim McClendon, Chief Planner, Planning and Zoning Division, noted that staff had received a request to continue VAR-16-02-1, Jeffrey Layne Hester and Judson Earle Hester.

**Minutes**

**MOTION by Craig Covington, SECONDED by Phyllis Luck to APPROVE the December 10, 2015 Board of Adjustment Public Hearing Minutes, as submitted.**

**FOR: Schreiner, Covington, Hanson, Atkins, Luck**  
**ABSENT: Wuenschel**  
**AGAINST: None**  
**MOTION CARRIED: 5-0**

**Public Comment**

Chairman Schreiner asked if there was anyone in the audience that wished to address an agenda item.

There were no public comments.

**Regular Agenda**

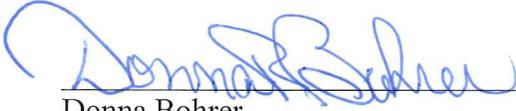
**Motion by Catherine Hanson, SECONDED by Craig Covington, to approve the consent agenda consisting of VAR-16-01-3, Steven Faraday and Melissa Faraday, VAR-16-03-5, Fiddler's Green CUP, VAR-16-04-1, Lee and Co. Commercial Graphics and VAR-16-05-5, Carven Angel, with conditions as set forth in the development orders.**

**FOR: Schreiner, Covington, Hanson, Atkins, Luck**  
**ABSENT: Wuenschel**  
**AGAINST: None**  
**MOTION CARRIED: 5-0**

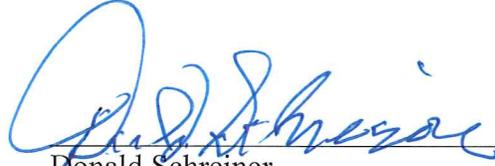
Adjournment

There being no further business, the meeting was adjourned at 1:09 p.m.

Respectfully submitted,



Donna Bohrer  
Public Hearing Associate



Donald Schreiner  
Chairman

Published Daily  
ORANGE County, Florida

**STATE OF FLORIDA**

**COUNTY OF LAKE**

Before the undersigned authority personally appeared Ingrid Quiles / Jennifer Rhodes / Pamela Davis, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, Thursday, February 11, 2016 was published in said newspaper in the issues of Jan 28, 2016.

Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she 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.

Signature of Affiant

Ingrid Quiles  
Printed Name of Affiant

Sworn to and subscribed before me on this 28 day of January, 2016, by above Affiant, who is personally known to me ( X ) or who has produced identification ( ).

Cheryl Alli  
Signature of Notary Public

CHERYL ALLI

Name of Notary, Typed, Printed, or Stamped



**LEGAL NOTICE  
NOTICE OF QUASI-JUDICIAL**  
The Lake County Board of Adjustment will hold a public hearing at 1:00 p.m., on Thursday, February 11, 2016 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 NO.: VAR-16-01-3  
OWNER/APPLICANT: Steven Faraday and Melissa Faraday  
REQUESTED ACTION: Variance from the Lake County Land Development Regulations, Section 3.02.06 to allow a maximum Impervious Surface Ratio (ISR) of 36.33% in lieu of 30% (note: existing subject property has an ISR of 35.02%).  
GENERAL LOCATION: South side of Lakeshore Dr., approximately ¼ mile south of Lake Dora Dr.

CASE NO.: VAR-16-02-1  
OWNER/APPLICANT: Jeffery Layne Hester and Judson Earle Hester  
REQUESTED ACTION: Variances from the Lake County Land Development Regulations, Sections 3.13.09 (B) (1) & (2), to allow a camouflaged wireless communications tower to be off-centered within the boundaries of the property recognized as the parent parcel on the official zoning map and to maintain a setback less than the minimum required 100-feet from the north and west property lines.  
GENERAL LOCATION: North side of State Road 44, just west of Executive Boulevard

CASE NO.: VAR-16-03-5  
OWNER/APPLICANT: Fiddler's Green CUP  
REQUESTED ACTION: Variances from Lake County Land Development Regulations (LDR) Section 3.01.04 (4) (B) to allow an existing barn housing livestock to maintain its current setback of eight (8) feet from the property line in lieu of the required two-hundred (200) feet, and LDR Section 3.02.05 to allow an existing bath house and utility building to maintain their current setback of eighteen (18) feet and seventeen (17) feet from the property lines, respectively, in lieu of the required twenty-five (25) feet.  
GENERAL LOCATION: West of State Road 19 and south of Demko Road, North of the City of Umatilla

CASE NO.: VAR-16-04-1  
OWNER/APPLICANT: Lee & Co Commercial Graphics, Inc.  
REQUESTED ACTION: Variances from Lake County Land Development Regulations Sections 11.02.03 (2) (B) (1) & (2) to allow wall signage copy area of 113 square feet in lieu of 88 square feet and to allow a wall sign on the side elevation of a store where there is not an entrance to the general public.  
GENERAL LOCATION: West side of US Hwy 27, in the southern portion of the county

CASE NO.: VAR-16-05-5  
OWNER/APPLICANT: Carven Angel  
REQUESTED ACTION: Variances from Lake County Land Development Regulations (LDR), Section 3.02.05 to allow a dwelling unit and additions to be located 46 feet from the center line of the road (Blue Creek Road) in lieu of 62 feet and LDR Section 4.01.04 to allow a dwelling unit and additions to be located 20 feet from the jurisdictional wetland line in lieu of 50 feet.  
GENERAL LOCATION: West of Blue Creek Road, south of Possum Road, north of State Road 40.

LAKE COUNTY DEPARTMENT OF ECONOMIC GROWTH  
DIVISION OF PLANNING & ZONING  
315 WEST MAIN STREET  
TAVARES, FLORIDA 32778  
(352) 343-9641