

**MINUTES  
BOARD OF ADJUSTMENTS MEETING  
CITY COMMISSION CHAMBERS  
CITY HALL  
April 12, 2016**

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**CALL TO ORDER: CHAIRMAN IKE FOUNTAIN**

**INVOCATION: JOYCE SCHMIDT**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Those in attendance were Chairman Ike Fountain, Vice Chairman Joyce Schmidt, William Castle, Wanda Daly, Rick Roach, Irving Spokony, Community Development Director Valerie Ferrell, and Administrative Assistant Mamie Drane.

**APPROVAL OF MINUTES:** Board Member Castle made a motion to approve the minutes of the November 19, 2015 meeting, with correction, the motion was seconded by Board Member Roach. Motion carried by unanimous vote

**BUSINESS ITEMS**

**1) PUBLIC HEARING: CONSIDER A REQUEST FOR VARIANCE FROM SECTION 2.04.01(A) OF THE LAKE ALFRED UNIFIED LAND DEVELOPMENT CODE RELATING TO GARAGE APARTMENTS, FILED BY ALAN CLOUD OWNER OF 360 E OAK STREET.**

Mr. Cloud was present.

Community Development Director Valerie Ferrell introduced two new members to the Board of Adjustment Mr. Rick Roach and Mr. Irving Spokony. Director Ferrell proceeded to present the Staffs Research, pointing out that the variance requested is to convert an existing detached garage to an apartment to care for a disabled family member. As noted in the ULDC 2.04.01, R1-A does not allow garage apartments. Director Ferrell noted that in the hand-outs there was a copy of the application, an aerial location, parcel ownership, and photos of the garage. Staff provided a public hearing notice posted March 28, 2016 and mailed to all the residents with a 300 feet radius. Mr. Cloud has presented all the proper paperwork to be heard by the Board.

Board Member Castle asked about the appearance of the site and if it would change. Director Ferrell answered saying that unless there was a ramp added the outside the appearance most likely would not change.

**Chairman Fountain** declared that he lives within three hundred feet of the property in question. **Board Member Castle** asked if there were precedents granting this type of variance in Lake Alfred and asked if there were any opposition to the notice mailed to the surrounding residence. Mr. Castle then asked if there were concerns voiced by the Police or Fire Chiefs.

**Director Ferrell** stated that she was not aware of any precedence and no one had come forward with any concerns.

#### **PUBLIC COMMENTS**

**Allen Cloud** explained why he was requesting the variance saying the apartment would be accommodations for his disabled sister.

**Lowell Schmidt** spoke on behalf of the Cloud family saying he had known the family for years and he knows of no better people and asked the board to decide in their favor.

**Chairman Fountain** closed the public hearing.

#### **BOARD MEMBER COMMENTS**

**Board Member Castle** made a motion to grant the variance request presented after hearing competent substantial evidence that meets all the variance criteria set forth' and hereby authorize the Chairman to sign a Development Order to be recorded in Polk County Public Records.

Seconded by **Board Member Roach** and the motion was approved by unanimous voice call vote:

Chair Fountain

Vice Chair Schmidt

Board Member Castle

Board Member Daly

Board Member Roach

Board Member Spokony

Chair Fountain thanked Allen Cloud and asked if there were any more comments or business.

**CHAIR FOUNTAIN ADJOURNED THE MEETING AT 5:20**

Respectfully submitted,



Mamie Drane

Administrative Assistant