

City of Lake Alfred
120 E. Pomelo Street
Lake Alfred, FL 33850



Phone: (863) 291-5748
Fax: (863) 298-5403
www.mylakealfred.com

Community Development

Building | Code Enforcement | Planning | Zoning

AGENDA

BOARD OF ADJUSTMENT MEETING

**CITY COMMISSION CHAMBERS
CITY HALL**

**OCTOBER 11, 2016
REGULAR MEETING 5:30 P.M.**

CALL TO ORDER: CHAIRMAN IKE FOUNTAIN

INVOCATION AND PLEDGE OF ALLEGIANCE

ROLL CALL: MAMIE DRANE, ADMINISTRATIVE ASSISTANT

APPROVAL OF MINUTES: APRIL 12, 2016

BUSINESS ITEMS

1) PUBLIC HEARING: CONSIDER A REQUEST FOR VARIANCE FROM SECTION 2.04.01(B) OF THE LAKE ALFRED UNIFIED LAND DEVELOPMENT CODE RELATING TO REAR BUILDING SETBACKS, FILED BY ALBERTUS MAULTSBY OWNER OF 610-612 MARTIN LUTHER KING JR STREET.

2) APPOINTMENT OF CHAIR AND VICE CHAIR FOR 2016-2017.

3) APPROVE BOARD MEETING SCHEDULE FOR 2016-2017.

PUBLIC COMMENTS

BOARD MEMBER COMMENTS

ADJOURN

Any person who decides to appeal any decision of the Board of Adjustment with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk no later than five days prior to the proceeding at (863) 291-5747.

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

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

**LAKE ALFRED BOARD OF ADJUSTMENT AGENDA
OCTOBER 11, 2016**

Business Item No. 1

1) PUBLIC HEARING: CONSIDER A REQUEST FOR VARIANCE FROM SECTION 2.04.01(B) OF THE LAKE ALFRED UNIFIED LAND DEVELOPMENT CODE RELATING TO REAR BUILDING SETBACKS, FILED BY ALBERTUS MAULTSBY OWNER OF 610-612 MARTIN LUTHER KING JR STREET.

VARIANCE REQUESTED:

The applicant is requesting a variance from Section 2.04.01(B) of the Lake Alfred Unified Land Development Code in order to build 2 laundry rooms within the minimum required rear building setbacks of the duplex located at 610-612 Martin Luther King Jr. Street.

SITE INFORMATION:

Address: 610-612 Martin Luther King Jr. Street.
 Legal: Lot 10, Block A, Highland Subdivision, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 2, of the Public Records of Polk County, Florida
 Size (acres) 0.17 ac
 Existing Land Use/Zoning: Medium Density Residential/ R-2 Multi-family dwelling
 Current Use: Residential
 Last Sale: June 2016 to Albertus Maultsby

EXCERPT FROM ULDC SECTION 2.04.01(B):

Table 2.04.01(B), Table of Development Standards

| | Zoning District | Max. Density (residential units per acre) | Min. Lot Size (s.f.) | Min. Lot Width (feet) | Min. Floor Area (s.f.) | Floor Area Ratio | Setback (feet) | | |
|----|-----------------|---|----------------------|-----------------------|------------------------|------------------|----------------|------|------|
| | | | | | | | Front | Rear | Side |
| 16 | R-2: duplex | 4 buildings/ac | 8,000 | 80 | 720/unit | -- | 20 | 20 | 10 |

ATTACHMENTS:

- A.) Application with variance criteria
- B.) Aerial location map and parcel maps
- C.) Staff Photos
- D.) Public Hearing Notice, published and mailed 9/26/16
- E.) Residents Notified of Public Hearing Map and list
- F.) Site plan with proposed laundry rooms

**LAKE ALFRED BOARD OF ADJUSTMENT AGENDA
OCTOBER 11, 2016**

BOARD MOTION OPTIONS:

Approval – “I make 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”

Denial – “I make a motion to deny the variance request presented as the applicant provided insufficient evidence and the request does not meet all the variance criteria set forth and hereby authorize the Chairman to sign a Denial Order to be recorded in Polk County Public Records.”

City of Lake Alfred
120 E. Pomelo Street
Lake Alfred, FL 33850



Phone: (863) 291-5748
Fax: (863) 298-5403
www.mylakealfred.com

Community Development

Building | Code Enforcement | Planning | Zoning

Application for Variance

The following information is required for submission of a variance application. It is important that all information be complete and accurate when submitted to the City. Please print or type the required information below. Board of Adjustment hearings to consider variance requests are scheduled as needed. Applications must be accompanied by a survey copy of property, and a sketch of the request. Applications may be submitted electronically via email, however one (1) original signed application with attachments is required.

Property Identification

Property Address or General Location: 610 + 612 MLK Jr. Street Lk. Alfred

Present Use of the Property: Residential

Existing Structures Located on the Site: Duplex

Total Acreage: .17 Parcel I.D.#: 262728-493500-00100

Legal Description of the Property: Lot 10 Block A Highland
Subdivision

Describe the variance which you are requesting: 2 1/2 foot Variance

Variance from Code Section: _____

Applicant must use the criteria listed on pages 3 and 4 of this application to support the request.

(Use sheet that is provided, and attach additional sheets if necessary)

I hereby depose and swear that all the above statements and information contained in all the exhibits transmitted herein are true.

Signature: Albertus Mautsby Print Name: Albertus Mautsby

Mailing Address: P.O. Box 146 Lake Alfred, FL 33850

Email: cmunderw@aol.com Phone: 863-206-3607

City Use Only:

Date Received: 09/06/16 Received By: [Signature] Fee Paid: \$253.35

BOA Hearing Date: _____ Public Notice Publish Date: _____

The Lake Alfred Board of Adjustments has two functions:

1. To hear specific variance requests from appropriate provisions of the Unified Land Development Code, where literal enforcement would result in an unnecessary hardship for the applicant
2. To hear any appeals of administrative decisions where there is an alleged error in requirement or policy by the City staff.

The Board shall make a decision or determination as deemed proper for each case, based on findings and facts. The basis for their review will be considered against the Criteria for Granting a Variance in Section 7.11.01 of the Unified Land Development Code (see page 3) and the following:

1. **Unique Circumstances:** That there are unique and special circumstances or conditions applying to the property in question, to the intended use of the property that do not apply generally to other properties in the same district.
2. **Hardships not self-created:** That any alleged hardship is not self-created by any person having an interest in the property nor is the result of mere disregard for or ignorance of the provisions of this ordinance.
3. **Deprivation of reasonable use:** That strict application of the provisions of this ordinance would deprive the applicant of reasonable use of the property for which the variance is sought.

SPEAKING LIMITATIONS: All speakers shall be limited to no more than five (5) minutes, unless the speaker requests planning staff for additional time, no less than 48 hours prior to the public hearing. In the event speaker(s) request additional time, the determination of the amount of time to be allowed shall be at the discretion of the Chair, but in no event shall speaker be allowed to speak longer than 15 minutes. This time limitation shall not apply to presentations made by the city staff and/or their consultants.

VERBATIM TRANSCRIPT MAY BE REQUIRED TO APPEAL: Any person deciding to appeal any decision made by the Board of Adjustment, with respect to any matter considered at such meeting, will need a record of that proceeding, and for such purpose, may need to ensure that a verbatim record be made which record includes the testimony and evidence upon which the appeal is to be made.

SPECIAL ACCOMMODATIONS: In accordance with the American with Disabilities Act (ADA), any person with a disability requiring reasonable accommodation in order to participate in this meeting should contact the City Clerk at 863-291-5747 at least four days prior to the meeting.

APPEALS OF DECISIONS: Should the Board of Adjustment deny the request, it is up to the applicant to apply to the circuit court within 30 days.

**City of Lake Alfred
Unified Land Development Code**

7.11.00 Variances

Any person, firm or corporation owning property in the City of Lake Alfred may apply for a variance from specific provisions of this Code, excepting those relating to permitted land uses, concurrency and consistency with the Comprehensive Plan. Variances shall be granted only by the Board of Adjustment in a public hearing that has been advertised in accordance with Section 8.06.00 of this Code. Variances granted by the Board shall be the minimum necessary to provide a reasonable use of the property and may be approved subject to time limits or any other conditions that the Board deems appropriate.

7.11.01 Criteria for Granting a Variance

The granting of a variance shall be based on a determination by the Board of Adjustment that the request will not be contrary to the public interest and the intent of this Code, and that strict enforcement of the regulation in question would create an undue and unnecessary hardship for the applicant. Considerations of health, convenience or economics shall not be considered as justification for a variance. Approval of a variance shall be based solely on the following criteria, all of which must be fully satisfied:

- (A) Special conditions and circumstances exist that are peculiar to the land or structure involved and that are not applicable to other lands or structures in the same land use classification.
- (B) The special conditions and circumstances do not result from the actions of the applicant.
- (C) The requested variance, if approved, will not confer on the applicant any special privilege that is denied by the provisions of this Code to other lands or structures in the same land use classification.
- (D) Literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the identical land use classification and will constitute an unnecessary and undue hardship on the applicant.
- (E) That the variance granted is the minimum variance that will make possible a reasonable use of the land or structure.
- (F) That the granting of the variance will be in harmony with the general intent of this Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

For each variance granted, the Board of Adjustment shall approve, and the chairman shall sign, a resolution listing the above criteria and attesting that each has been satisfied.

Please explain how your request satisfies these criteria:

1. Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same land use classification. (Example: There is a sinkhole on part of the property; or the lot is irregularly shaped)

The intent is to create the condition where the washer/dryer hookup will be located adjacent to the kitchen

2. The special conditions and circumstances do not result from the actions of the applicant. (Example: The property or structure was nonconforming when the applicant purchased it.)

The current condition reduces space in the kitchen for movement and other appliances

3. The requested variance, if approved, will not confer on the applicant any special privilege that is denied by the provisions of this code to other lands or structures in the same land use classification. (Example: Allowing a three-story structure in a zone that only allows for two-story structures would confer a special privilege on the applicant)

2 1/2 ft setback is needed to accomplish the goal.

4. Literal interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other properties in the identical land use classification and will constitute an unnecessary and undue hardship on the applicant. (Example: Forcing setbacks on a parcel with a wetland so that the applicant cannot build their house)

NA

5. That the variance granted is the minimum variance that will make possible a reasonable use of the land or structure. (Example: If a 5-foot variance to a setback will allow the homeowner to build, then a 10 foot variance will not be granted)

If a 2 1/2 ft variance is allowed, the current space for said appliances can be accomplished

6. That the granting of the variance will be in harmony with the general intent of this code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. (Example: Allowing a 5 foot variance to the front setback is in harmony with the general intent of setbacks and will not cause injury to the area or be detrimental to the public welfare.)

NA

OWNER'S SIGNATURE PAGE

(I) (We), _____ being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the City of Lake Alfred to process this application for Variance, in accordance with all adopted City rules and regulations, and in conformance with State law.

Further, the undersigned (has) (have) appointed and (does) (do) appoint _____ as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept the signature of my agent(s) as representing my agreement of all terms and conditions of the approval process:

Further, (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.

OWNERS

Albertus Maultsby
Owner's Signature/Print Title

Owner's Signature/Print Title

Printed Name of Owner

Printed Name of Owner

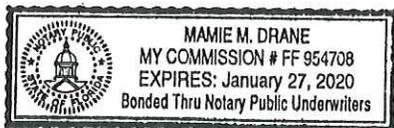
OWNER'S NOTARIZATION

STATE OF FLORIDA
COUNTY OF Polk

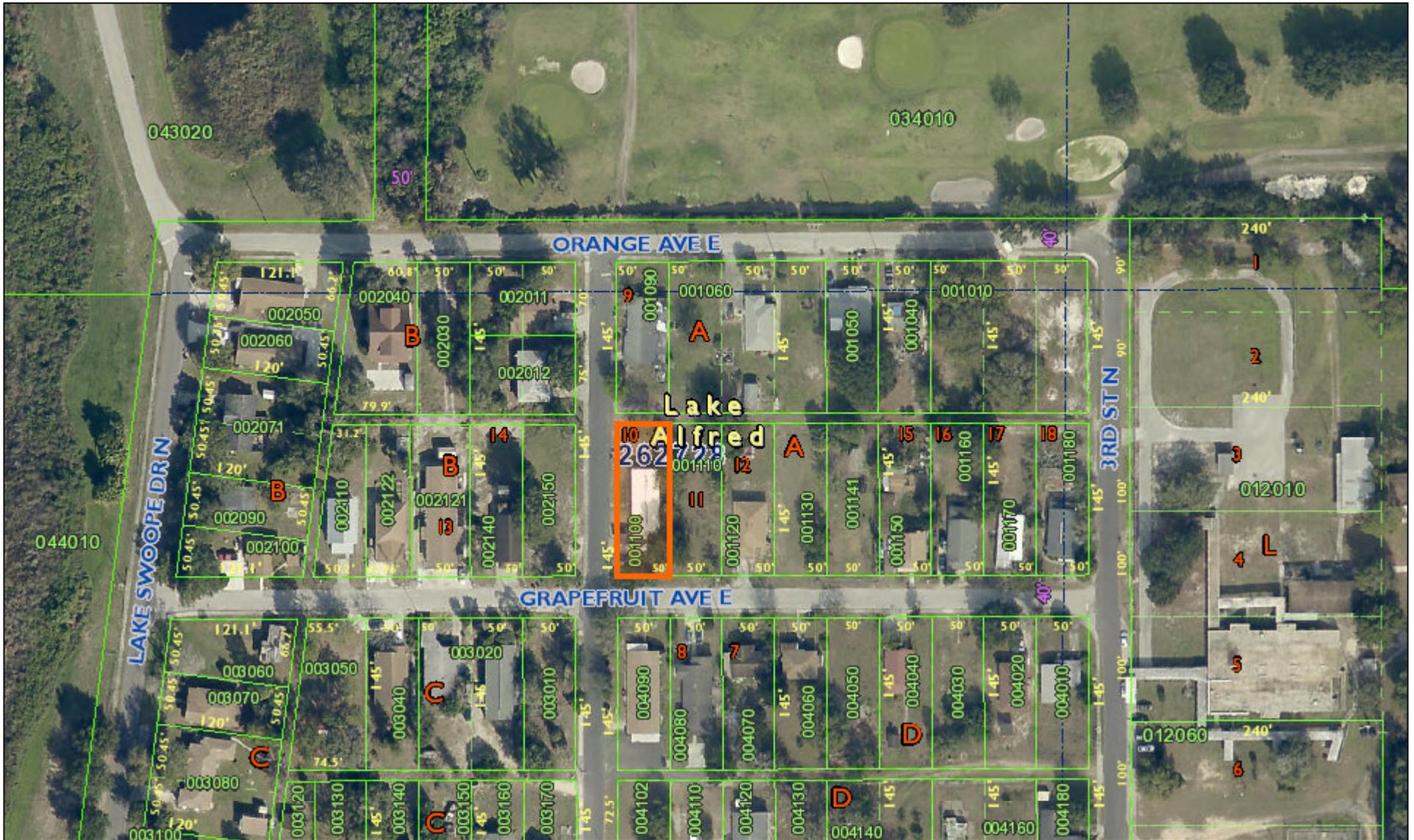
The foregoing instrument was acknowledged before me this 16 day of September, 2016, by Albertus Maultsby, who is personally known to me or who has produced _____ as identification.

Mamie Drane

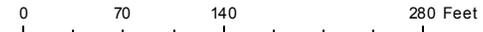
Notary Public
Notarial Seal and Commission
Expiration Date



610 Martin Luther King Jr St - Variance Request



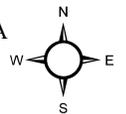
- Selected Parcel
- Roads
- Waterbodies
- Municipal Boundaries
- Lots
- Lot and Block Text
- Blocks
- Tiers
- Dimensions_ParcelsFabric
- Dimensions_Carto_Dist
- Dimensions_LabelText
- Misc Text
- Tax
- Separated Right
- Surrounding Counties
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Gov't Lots



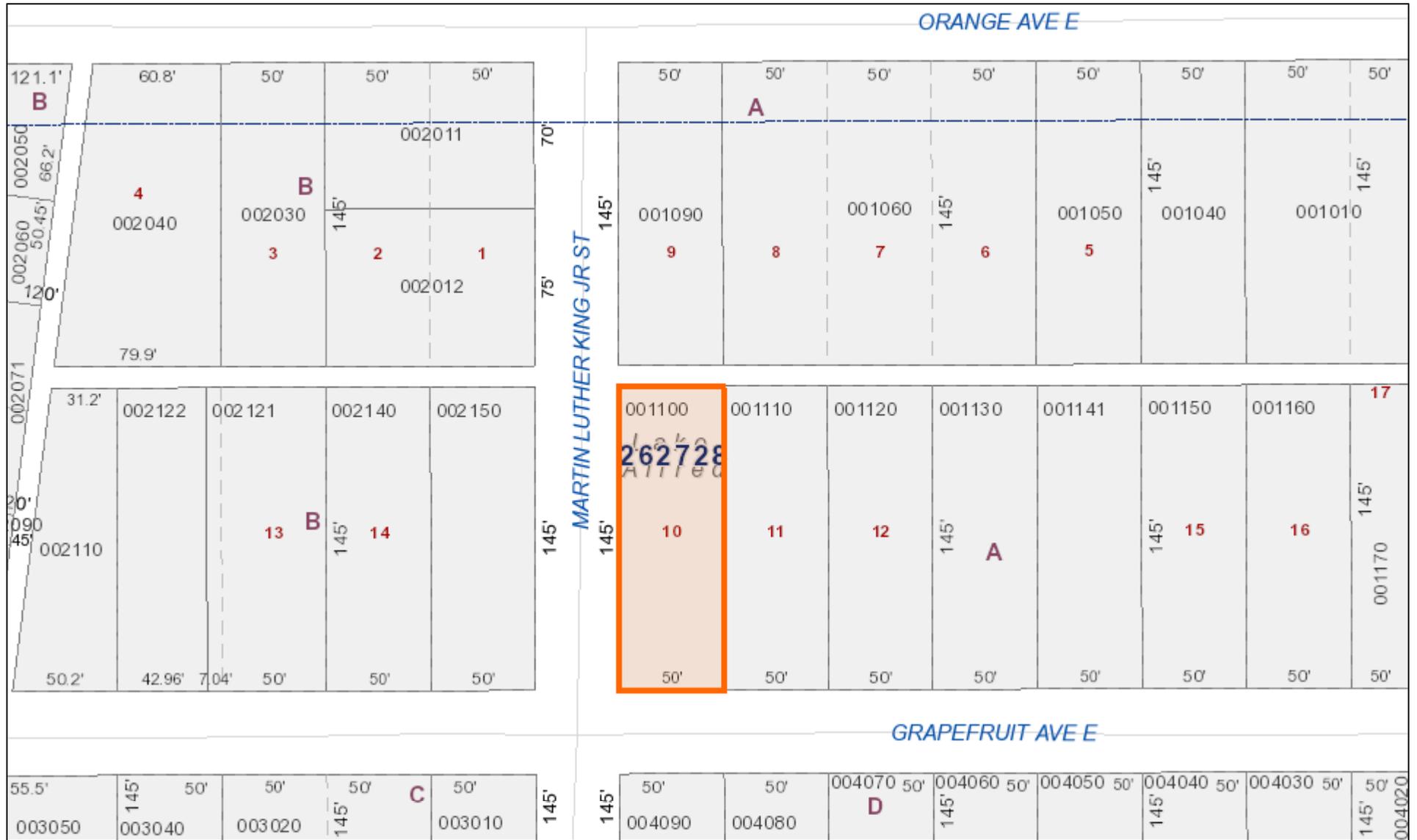
All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Marsha M. Faux, CFA, ASA
 Property Appraiser
 Polk County, Florida
 September 21, 2016



610 Martin Luther King Jr St - Variance Request



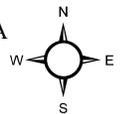
- Selected Parcel
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Gov't Lots
- Roads
- Water lines
- Waterbodies
- Municipal Boundaries
- Lots
- Lot and Block Text
- Blocks
- Tiers
- Dimensions_ParcelFabric
- Dimensions_CartoDist
- Dimensions_LabelText
- Misc Text Separated Right
- + Railroads Surrounding Counties
- Arrows**
- Arrows
- Parcels**
- Tax



All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Marsha M. Faux, CFA, ASA
 Property Appraiser
 Polk County, Florida
 September 21, 2016







© 2019 Google
© 2019 Google

Google Earth

City of Lake Alfred
120 E. Pomelo Street
Lake Alfred, FL 33850



Phone: (863) 291-5748
Fax: (863) 298-5403
www.mylakealfred.com

Community Development

Building | Code Enforcement | Planning | Zoning

PUBLIC HEARING NOTICE

**VARIANCE REQUEST
LAKE ALFRED BOARD OF ADJUSTMENT**

The Lake Alfred Board of Adjustment will hold a public hearing on Tuesday, October 11, 2016 at 5:30pm in the Lake Alfred City Hall, 120 E. Pomelo St, Lake Alfred, FL 33850 to consider the following variance request:

Rear Setback Variance Request – 610-612 Martin Luther King Jr. Street

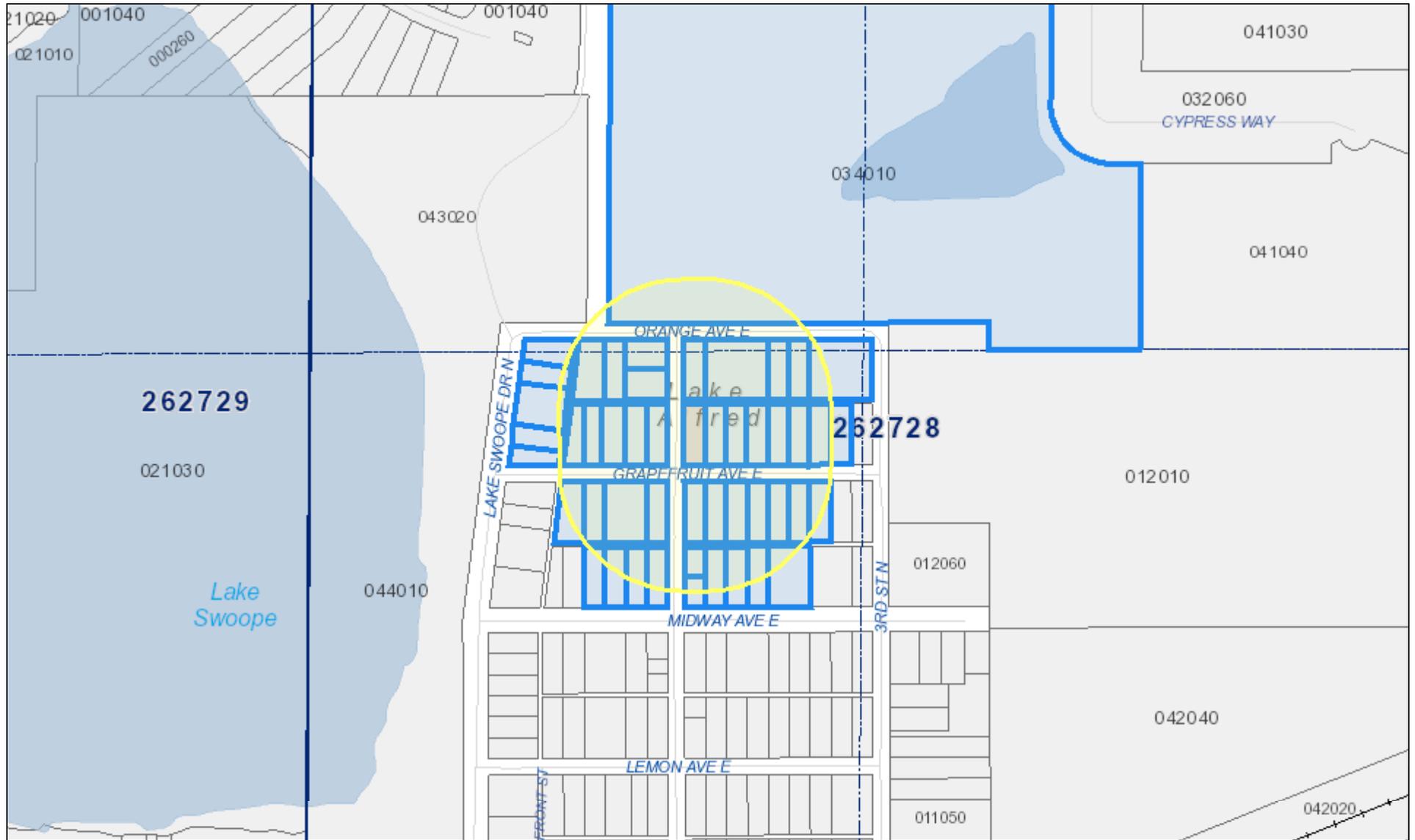
Legal Description: LOT 10, Block A, Highland Subdivision, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 2, of the Public Records of Polk County, Florida
Parcel ID: 26-27-28-493500-001100
Existing Land Use/Zoning: Medium Density Residential/R-2 Multi-Family Dwelling District
Variance from Code Section: Section 2.04.01 (B) relating to development standards
General Description: Owner is seeking variance to reduce the minimum 20' rear setback in order to build 2 laundry rooms on an existing duplex

You are receiving this notice because you own property within 300 feet of the subject property. If you have any questions or concerns, please contact the Community Development Office at 863-291-5748.

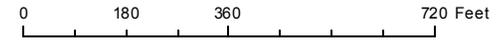
Documents pertaining to the above referenced items may be reviewed at City Hall, Monday-Friday 8:00am to 4:30pm. In accordance with the Sunshine Law of Florida, this meeting is open to the public. Section 286.0105, Florida Statutes, states that if a person decides to appeal any decision by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability, as defined by the ADA, needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact the City Clerk at 863-291-5747.

300' Radius for Public Notice - 610 Martin Luther King Jr St



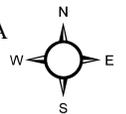
- Buffer
- Buffered Parcels
- Selected Parcel
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Gov't Lots
- Roads
- Water lines
- Waterbodies
- Municipal Boundaries
- Dimensions_ParcelFabric
- Surrounding Counties
- Railroads
- Parcels
- Tax
- Separated Right



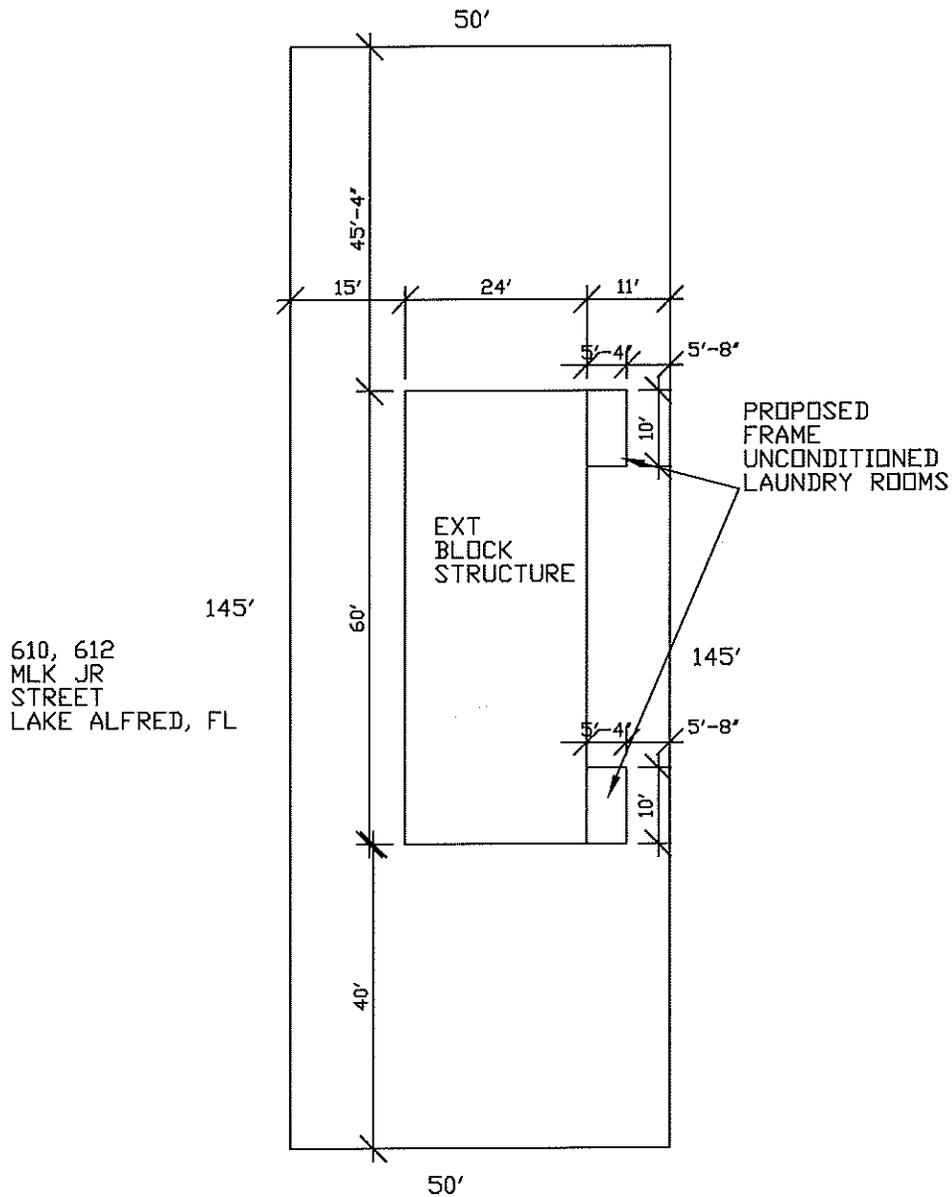
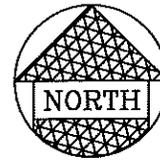
All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Marsha M. Faux, CFA, ASA
 Property Appraiser
 Polk County, Florida
 September 21, 2016



| parcel_id | name | addr_1 | addr_2 | addr_3 | dor_cd | dor_dscr |
|------------------------|--|------------------------------|--------|-------------------------------|--------|------------------------------------|
| 26-27-28-493500-001141 | AKIN EMMA L | 10641 SATINWOOD CIR | | ORLANDO FL 32825-8907 | 1 | Vac.Res |
| 26-27-28-493500-004140 | BAKER MICHAEL W | 660 E MIDWAY AVE | | LAKE ALFRED FL 33850-2230 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-004120 | BETHEL MISSIONARY BAPTIST CHURCH OF | PO BOX 933 | | LAKE ALFRED FL 33850-0933 | 7100 | Churches |
| 26-27-28-493500-004110 | BETHEL MISSIONARY BAPTIST CHURCH OF LAKE | PO BOX 933 | | LAKE ALFRED FL 33850-0933 | 7071 | Churches- vacant land or misc imp |
| 26-27-28-493500-001090 | BONNEY LAVORA | PO BOX 2122 | | BARTOW FL 33831-2122 | 810 | Duplexes |
| 26-27-28-493500-003010 | BOWERS JAMES W | 406 AVENUE O NE | | WINTER HAVEN FL 33881-2530 | 1 | Vac.Res |
| 26-27-28-493500-001010 | BURTON NENA MAE ESTATE | 1621 WHITNEY ISLES DR | | WINDERMERE FL 34786-6068 | 1 | Vac.Res |
| 26-27-28-493500-002071 | CANDELARIO LUIS A | 845 LAKE SWOOPE DR | | LAKE ALFRED FL 33850-2221 | 100 | SFR up to 2.49 AC |
| 26-27-28-000000-034010 | CAX CYPRESS GREENS LLC | 27777 FRANKLIN RD STE 200 | | SOUTHFIELD MI 48034-8205 | 1038 | Vac. Commercial Golf Course Land |
| 26-27-28-493500-003170 | CHURCH OF GOD BY FAITH | PO BOX 2344 | | EATONVILLE FL 32751-2000 | 7100 | Churches |
| 26-27-28-493500-003160 | CHURCH OF GOD BY FAITH INC | 570 E MIDWAY AVE | | LAKE ALFRED FL 33850-2228 | 7100 | Churches |
| 26-27-28-493500-004101 | CHURCH OF GOD BY FAITH INC | PO BOX 2344 | | EATONVILLE FL 32751-2000 | 7071 | Churches- vacant land or misc imp |
| 26-27-28-493500-003140 | CLAY SHEILA F | PO BOX 31 | | LAKE ALFRED FL 33850-0031 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-001120 | COVINGTON KAY F | 630 E GRAPEFRUIT AVE | | LAKE ALFRED FL 33850-2212 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-002122 | DALEY MARKLAND | 660 E GRAPEFRUIT AVE | | LAKE ALFRED FL 33850-2212 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-001050 | DRAYTON BRENDA D | 645 E ORANGE AVE | | LAKE ALFRED FL 33850-2235 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-001160 | EULINE PAMELA D | 670 E GRAPEFRUIT AVE | | LAKE ALFRED FL 33850-2212 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-004070 | FRANKLIN TERRY | 518 WALNUT ST | | AUBURNDALE FL 33823-4222 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-002100 | GARRETT CHESTER LEE | 530 E GRAPEFRUIT AVE | | LAKE ALFRED FL 33850-2210 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-002150 | HALL ELIJAH | 9728 CYPRESS POND AVE | | TAMPA FL 33647-1809 | 1 | Vac.Res |
| 26-27-28-493500-001040 | HILL LUTHER J | 675 E ORANGE AVE | | LAKE ALFRED FL 33850-2235 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-004130 | JAMES ANTHONY R JR | 118 ROYAL BURGESS WAY | | MCDONOUGH GA 30253-4232 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-001060 | JOHNSON BENNIE J | 635 E ORANGE AVE | | LAKE ALFRED FL 33850-2235 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-002110 | KHAN MOHINIE | 751 ROLFE ST | | KISSIMMEE FL 34741 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-001110 | LAKE ALFRED CITY OF | 155 E POMELO ST | | LAKE ALFRED FL 33850-2135 | 8089 | Vacant Municipal - vac land or mis |
| 26-27-28-493500-002012 | LEWIS JAMES | 8762 FAYE CT | | NAVARRE FL 32566-4157 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-001130 | LYNCH AUGUSTUS | 10641 SATINWOOD CIR | | ORLANDO FL 32825-8907 | 1 | Vac.Res |
| 26-27-28-493500-001100 | MAULTSBY ALBERTUS | 610 MARTIN LUTHER KING JR ST | | LAKE ALFRED FL 33850 | 810 | Duplexes |
| 26-27-28-493500-002011 | MAULTSBY ALBERTUS | PO BOX 166 | | LAKE ALFRED FL 33850 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-002030 | MAULTSBY ALBERTUS | PO BOX 166 | | LAKE ALFRED FL 33850-0166 | 1 | Vac.Res |
| 26-27-28-493500-002121 | MAULTSBY ALBERTUS | PO BOX 166 | | LAKE ALFRED FL 33850-0166 | 820 | Triplexes & Quad |
| 26-27-28-493500-004050 | MAULTSBY ALBERTUS | PO BOX 166 | | LAKE ALFRED FL 33850-0166 | 1 | Vac.Res |
| 26-27-28-493500-002060 | MAULTSBY ALBERTUS L AND FANNIE K FAMILY TR | PO BOX 166 | | LAKE ALFRED FL 33850-0166 | 810 | Duplexes |
| 26-27-28-493500-002040 | MAULTSBY ALBERTUS L TR | PO BOX 166 | | LAKE ALFRED FL 33850-0166 | 810 | Duplexes |
| 26-27-28-493500-002140 | MAULTSBY ALBERTUS L TR | PO BOX 166 | | LAKE ALFRED FL 33850-0166 | 810 | Duplexes |
| 26-27-28-493500-003050 | MAULTSBY ALBERTUS L TR | PO BOX 166 | | LAKE ALFRED FL 33850-0166 | 1 | Vac.Res |
| 26-27-28-493500-004040 | MAULTSBY ALBERTUS L TR | PO BOX 166 | | LAKE ALFRED FL 33850-0166 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-004090 | MAULTSBY ALBERTUS L TR | PO BOX 166 | | LAKE ALFRED FL 33850-0166 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-003040 | MAULTSBY FAMILY TRUST | PO BOX 166 | | LAKE ALFRED FL 33850-0166 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-004080 | MAULTSBY FAMILY TRUST | PO BOX 166 | | LAKE ALFRED FL 33850-0166 | 810 | Duplexes |
| 26-27-28-493500-004102 | MAULTSBY FAMILY TRUST | PO BOX 166 | | LAKE ALFRED FL 33850-0166 | 1 | Vac.Res |
| 26-27-28-493500-001150 | MAULTSBY WANDA | 660 E GRAPEFRUIT AVE | | LAKE ALFRED FL 33850-2212 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-002090 | PEDERSEN TERESA A | 2415 W MEMORIAL BLVD | | LAKELAND FL 33815-1008 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-003150 | PUTMAN PAMELA N | 560 E MIDWAY AVE | | LAKE ALFRED FL 33850-2228 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-001170 | STURKEY ANN | 1314 BIRKDALE DR | | ALBANY GA 31707-5010 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-004060 | STURKEY ANN | 1314 BIRKDALE DR | | ALBANY GA 31707-5010 | 100 | SFR up to 2.49 AC |
| 26-27-28-493500-003020 | THORNTON YVONNE M | 190 N RAMONA AVE | | LAKE ALFRED FL 33850-2313 | 820 | Triplexes & Quad |
| 26-27-28-493500-002050 | UNDERWOOD CAROLYN | 712 CANTERBURY RD | | CLEARWATER FL 33764-6329 | 810 | Duplexes |
| 26-27-28-493500-004030 | WRIGHT DENNIS | 3566 SW 50TH ST | | FORT LAUDERDALE FL 33312-8213 | 1 | Vac.Res |



SITE PLAN

SCALE 1" = 20.00'

DATE: SEPT. 2016

SHEET
SITE

A SITE PLAN FOR

610, 612 MARTIN LUTHER KING JR STREET
LAKE ALFRED, FLORIDA 33850

**LAKE ALFRED BOARD OF ADJUSTMENT AGENDA
OCTOBER 11, 2016**

Business Item No. 3

**APPOINTMENT OF CHAIR AND VICE CHAIR
FOR 2016-2017**

ISSUE: Section 8.03.02 of the Lake Alfred Unified Land Development Code and the Board of Adjustment Rules adopted by Resolution BOA 2010-03 establishes that Chair and Vice Chair shall be appointed annually.

The Board will consider among itself appointments for Chair and Vice Chair to serve in the upcoming year 2016-2017.

2016-2017 Board Members:

Ike Fountain
Joyce Schmidt
William Castle
Wanda Daley
Rick Roach
Irving Spokony

Business Item No. 4

**APPROVE BOARD MEETING SCHEDULE FOR
2016-2017.**

ISSUE: Section 8.03.02 of the Lake Alfred Unified Land Development Code and the Board of Adjustment Rules adopted by Resolution BOA 2010-03 establishes that the Board shall meet regularly.

The Board will consider the following meeting dates for approval:

- February 21
- April 18
- June 20
- August 15
- October 17

Unless otherwise noted, all meetings are on the 3rd Tuesday of every other month beginning at 5:00pm at Lake Alfred City Hall.

Board will meet only when there is business to discuss, unless specifically requested by Board