

**MINUTES
BOARD OF ADJUSTMENTS MEETING
CITY COMMISSION CHAMBERS
CITY HALL
February 21, 2017**

CALL TO ORDER: VICE CHAIR JOYCE SCHMIDT

INVOCATION AND PLEDGE OF ALLEGIANCE: JOYCE SCHMIDT

ROLL CALL: Board Members in attendance were Vice Chair Joyce Schmidt, William Castle, Wanda Daly (late), Rick Roach, and Irving Spokony.

Also in attendance were Community Development Director Valerie Vaught, and Administrative Assistant Mamie Drane.

APPROVAL OF MINUTES: Board Member Roach made a motion to approve the minutes of the October 11, 2016 meeting, the motion was seconded by Board Member Spokony. Motion carried by unanimous vote.

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 FRONT BUILDING SETBACKS, FILED BY ALAN CLOUD OWNER OF 360 E OAK STREET.**

Mr. Allen Cloud was present.

Community Development Director Valerie Vaught presented the Staffs Research, pointing out that the applicant is requesting a variance from Section 2.04.01(B) of the Lake Alfred Unified Land Development Code in order to build a room addition within the minimum required front building setbacks of the single family residence located at 360 E Oak Street. Director Vaught noted that in the hand-outs there was a copy of the application, an aerial location, parcel ownership, and photos of the house. Staff provided a public hearing notice posted February 6, 2017 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.

VICE CHAIR opened the meeting for Public Comments.

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Mr. Cloud explained why he was requesting the variance saying he has a 900 square foot house and a family of four, they are out of room.

VICE CHAIR closed the public hearing.

Board Members Comments

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

Vice Chair Schmidt	yes
Board Member Castle	yes
Board Member Roach	yes
Board Member Spokony	yes

2) PUBLIC HEARING:CONSIDER A REQUEST FOR VARIANCE FROM SECTION 2.05.00(B)(2) OF THE LAKE ALFRED UNIFIED LAND DEVELOPMENT CODE RELATING TO ACCESSORY BUILDING SIDE SETBACKS, FILED BY LUIS G. UZHCA AUCAQUIZHPI OWNER OF 228 S LAKE SHORE WAY.

Community Development Director Vaught presented the Staffs Research, pointing out that the applicant is requesting a variance from Section 2.05.00(B)(2) of the Lake Alfred Unified Land Development Code in order to add an accessory storage shed within the minimum required side accessory building setbacks located at 228 S Lake Shore Way. This is a corrective request as the storage shed is already in place.

2.05.00 (B)(2)General Regulations for Accessory Uses and Structures Setbacks – Street side setback shall be a minimum of 15 feet and interior/rear/side setbacks shall be a minimum of 5 feet.

Director Vaught noted that in the hand-outs there was a copy of the application, an aerial location, parcel ownership, and photos of the property. Staff provided a public hearing notice

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posted February 6, 2017 and mailed to all the residents with a 300 feet radius. **Mr. UzhcaAucaquizhpi** has presented all the proper paperwork to be heard by the Board.

Vice Chair Schmidt opened the floor for public comment.

No one came forward.

Vice Chair Schmidt closed the public hearing.

Vice Chair Schmidt asked for BOARD MEMBER COMMENTS.

There were discussions by the Board Members regarding the property and the setbacks. The board expressed concern that, **Mr.UzhcaAucaquizhpi** had violated the City's ordinance by building a structure without proper permits or inspections.

Board Member Roach made a motion to grant the variance request presented after hearing competent substantial evidence that meets all the variance criteria set forth; however the property owner must obtain the proper permits and the work must be completed and inspected within six months (the duration of a permit) or the variance will be revoked and the building must be moved. Upon completion and inspections hereby authorize the Chairman to sign a Development Order to be recorded in Polk County Public Records".

The motion was seconded by Board Member Castle and the motion was approved by unanimous voice call vote:

Vice Chair Schmidt	yes
Board Member Castle	yes
Board Member Roach	yes
Board Member Spokony	yes

Vice Chair Schmidt ask if there were any more business.

The meeting was adjourned at 5:50

Respectfully Submitted,



Mamie Drane
Administrative Assistant