

**MINUTES
BOARD OF ADJUSTMENTS AND APPEALS MEETING
REGULAR MEETING
July 19, 2021, 5:30 PM**

The City of Lake Wales Board of Adjustments and Appeals held a regular meeting on July 19, 2021 at 5:30 p.m. in the Commission Chambers at City Hall, 201 W. Central Ave. Lake Wales Florida.

ATTENDANCE

Planning Board Members (Shaded area indicates absence):

Chairperson Sue Marino	James Boterf	Nancy Baker	Warren Turner	Crystal Higbee
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City Staff:

Dept. of Planning and Development
Mark J. Bennett – Development Services Director
Autumn Cochella – Development Services Manager
Christina Adams – Recording Secretary

1. CALL TO ORDER Chairperson Marino called the meeting to order at 5:29 p.m.
2. ROLL CALL - All Board members were present
3. APPROVAL OF MINUTES
Regular Meeting – February 18, 2021
Motion by Mr. Boterf to approve and Mr. Turner seconded the motion. The minutes were approved unanimously by voice vote.
4. COMMUNICATIONS AND PETITIONS – no participants

NEW BUSINESS

5. DIMENSIONAL VARIANCE 21-0021

Review Staff report by A. Cochella
Begin Report:

APPLICANT: EMC Construction, Contractor
Don Debolt, Owner

ADDRESS OR LOCATION: 804 S. Lakeshore Blvd
PID: 273001884000059110

APPROVAL REQUESTED: Front Building Setback Dimensional Variance

FLUM/ZONING: LDR – Low Density Residential
R-1B – Residential

PUBLIC HEARING: Required

End Report.

Mr. Bennett reviewed the staff report with the Board and the criteria from City Code qualifying a variance. Ms. Marino opened the floor to the public. Joan Miller, who lives inside of City limits, addressed the Board and stated she recently completed renovating a nearby property and

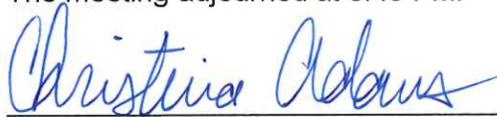
added a porch to view the lake and is concerned that this approval would diminish the value of her property.

Casey Crockett, who lives inside City limits, stated she was also concerned about the lake view being blocked. She stated that she is concerned about the lot size and that adding an additional garage would impede the view. She stated there would need to be a sign change at the corner of 8th Street and Lakeshore Boulevard as there is currently a yield sign and the addition would impede the view possibly causing car accidents.

Mr. Boterf asked if the City reviewed if there was a need for handicap utilization by the owners. Mr. Bennett clarified that the Code states the criteria for granting a variance is to find a hardship that is unique and specific to the property and that staff was unable to find that hardship. He stated that the City's Code does not include medical concerns within its criteria for a variance. Ms. Higbee asked if a handicap van would fit in the existing garage and Mr. Bennett clarified that he was not sure but a handicap parking spot is 12 feet wide and includes a side area of 5 feet for loading and unloading. Ms. Marino asked if the roof would be flat or steep and Mr. Bennett stated he did not know. Mr. Bennett stated that the Board could choose to table the item for another meeting or to deny without prejudice giving the applicant the option to reapply immediately.

Ms. Marino made a motion to deny without prejudice and Ms. Higbee seconded the motion. A member from the audience stated the neighbors would be sympathetic if there was a physical disability but the owners only have hearing issues. Mr. Bennett clarified that the project narrative, which was given to the Board, states a double knee replacement and osteoporosis as part of the request. The Board continued a vote on the motion and the item was denied without prejudice by a three-to-two vote.

The meeting adjourned at 5:49 PM.



Christina Adams, Recording Secretary



Chairperson, Sue Marino