



Town of Eatonville
Planning, Zoning & Building Department
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**BOARD OF ADJUSTMENT
MEETING
THURSDAY, MARCH 29, 2018 6:00PM
Town Hall - Council Chambers
AGENDA**

1. Call to Order
2. Roll Call
3. Invocation Pledge of Allegiance
4. Approval of Minutes
5. Public Hearings
 - a. **BOA2018-01** A Request by Harris Tyrell for a variance from Article III Density, Intensity, Size, and Dimension District Standards Section 64-418 (152 Lincoln Boulevard)
 - b. **BOA2018-02** A Request by Thomas H. Skelton, on behalf of Sunsystem Development Corp. /dba Florida Hospital Foundation aka Wayne Densch Center for a variance from Article XI Section 60-304 Off Street Parking Requirements (100 Kingston Court)
6. Member Comments
7. Staff Comments
8. Public Comments
9. Adjournment

Any person wishing to appeal any decision made by Board of Adjustments with respect to any matter considered at such meetings or hearings will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made which record included the testimony and the evidence upon which the appeal is made. The above notice is required by State Law (F.S. 189.417). Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense to arrange for the presence of a certified court reporter at the hearing. For further information regarding the Board of Adjustments, call (407) 623-8900.

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Board of Adjustment

Minutes

March 23, 2017

6:00 PM

PRESENT: Eddis Dexter, Derrick Dunn, Sandra Brown, and Harold Ford. **Also in attendance;** Joseph Morrell, Town Attorney, Les Solin, Town Consultant, James Benderson, Town Planner, and Cathlene Williams, Town Clerk.

I. CALL MEETING TO ORDER- The Board of Adjustments meeting was called to order at 6:05 PM, followed by silent moment of Prayer.

II. ROLL CALL- Eddis Dexter, Derrick Dunn, Sandra Brown, and Harold Ford. A quorum has been established.

III. NEW BUSINESS

A. Approval of Variance/Special Exception Application submitted by Renee C. Willis, to construct a single family residential home at 46 Taylor Avenue; Parcel #36-21-29-1352-06-010. Mr. Solin stated to the Board; we are here tonight to consider the application submitted by Renee Willis for property located at 46 Taylor Avenue; this is a corner lot, it has three (3) street frontages; the general size of the property is 44 feet length ways on both Taylor and People Street. On People Street there was a small triangular piece taken out from her property for a road right-away located at the northwest portion of the property. Because the property line on the west side of the property line running South, North stops where the curve began with the taking of the road for a turn lane for a street. Because the property has 44 feet, and particularly on the West side, she got some property taken in the north west corner; because there is an encroachment on the eastside of the property; that encroachment precludes the owner from locating facing Taylor Avenue. The homeowner is planning a 2,400 square feet home that is 59 feet East to West; and 29 feet North to South; the foot print of this building would not fit facing People Street; the only option that she is left with is on Lemon Street. All street front lots require 25 feet setbacks; this would preclude her from developing substantial size home on that property. Every other property on this block has the same width of 44 feet on the east and west property lines, all of the lots are half the size of Ms. Willis; she has the largest lot of any of the homeowners. I recommended the 15 foot variance from the street frontage; and 25 feet from Lemon Street. Mr. Ford asked Mr. Solin how much of the land was taken from Ms. Willis. Mr. Solin showed Board member Ford a map showing the dimension of the land that was taken. Board member Sandra Brown asked how many two (2) story homes are in this area; Mr. Solin replied one (1), next to Ms. Willis lot. **Mr. Cecil Allen, uncle of Ms. Willis, here to represent her:** the lot has enough space to build this home; it would not be sitting on the corner, with enough green area. Mr. Solin has expressed

to the board that this is the largest lot in the area, the living space will be down stairs, and the bed rooms will be located upstairs.

Shirley Johnson- 50 Taylor Avenue- this house has been in this location for 50 years; I inherited from my mother; when the right-of-way came through, these were dirt roads, they had to take some of her property to put up street lights, and sidewalks; when the survey was done, they did it on the side of the sidewalk, this is why it shows encroaching. My question is what happened to the property that they took in order to put in the street lights, and the sidewalks? Attorney Morrell replied the request before the board tonight is not the encroachment, this is a legal decision. **No further discussion; Public Period Closed.**

The motion should be to approve the variance application with the recommendations from Mr. Solin as stated by Attorney Morrell. There was a motion by board member Dexter to approve the Variance application, with the recommendations from Mr. Solin; the motion was seconded by Board member Brown; the recommendations were read into the record; (as attached recommendations of 12/2016); roll call; AYE; ALL; Sandra Brown, Eddis Dexter, Harold Ford, and Derrick Dunn; **MOTION PASSES.**
No further actions from the board.

IV. OLD BUSINESS

V. BOARD REPORTS

VI. CITIZEN PARTICIPATION

VII. TIME AND DATE OF NEXT MEETING- The next meeting is scheduled for April 20 2017 at 6:00 PM.

VIII. ADJOURNMENT- The meeting adjourned at 6:52 PM.

Respectfully Submitted by:
Cathlene Williams, Town Clerk