

**Board of Adjustment and Appeals  
City of Lake Wales  
201 W. Central Avenue  
Lake Wales, FL 33853**

**Minutes of the September 27, 2017 meeting**

The regular meeting of the Board of Adjustment and Appeals was held on September 27, 2017 at 9:00 a.m. in the Commission Chambers of the Administration Building. Sue Marino called the meeting to order.

**Agenda Item 2. Roll Call**

**Members present:** James Boterf, Sue Marino, Warner Turner

**Members Absent:** None

**City Representatives Present:** Autumn Cochella, Planning Technician  
Karah Clark, Secretary

**Agenda Item 3. Election of Chairman and Vice-Chairman**

On a motion made by Mr. Boterf and Seconded by Mr. Turner, Ms. Marino was appointed Chairman of the board. On a motion made by Mr. Turner and Seconded by Ms. Marino, Mr. Boterf was appointed Vice-Chairman of the board.

**Agenda Item 4. Approval of Minutes- May 18, 2017**

On a motion made by Mr. Boterf and seconded by Ms. Marino, the minutes were approved unanimously.

**Agenda Item 5. Variance 17-0005 – 617 S 1<sup>st</sup> St**

Request of owner, Atulfo Benitez for a dimensional variance to allow a rear setback reduction for the construction of a new home.

Ms. Cochella reviewed the staff report and background.

Daniel Benitez stood to speak on behalf of his father. Mr. Turner asked if they owned the property behind their lot and Mr. Benitez said yes and that the neighbors owned the lot to the east. Ms. Marino asked if the neighbors were aware of the variance and Ms. Cochella said yes, the appropriate notifications were sent out.

A public hearing was opened and closed as no one from the public was there to speak.

Mr. Boterf made a motion to accept staff recommendation. Mr. Turner seconded the motion. The motion was approved unanimously.

**Agenda Item 6. Variance 17-0006 – 144 and 144 ½ Johnson Avenue**

Request of owners, James A. and Claudette Braswell to divide an existing 13,500 square foot parcel into two parcels of 7, 050 square feet and 6,450 square feet, where 7,500 square foot lots are required by code.

Mr. James Braswell stood to speak.

Ms. Marino asked if Mr. Braswell would retain ownership of the two parcels and he said yes that he is doing this because down the road his children might decide to sell one.

Mr. Turner asked if there were any current tenants and Mr. Braswell said he has tenants in both buildings.

A public hearing was opened and closed.

Ms. Marino made a motion to accept staff recommendation. Mr. Boterf seconded the motion. The motion passed unanimously.

Being no further business the meeting was adjourned at 9:13 am.

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Chairman Marino

Attest: \_\_\_\_\_  
Karah Clark, Secretary