

SEMINOLE COUNTY GOVERNMENT

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA 32771-1468



Meeting Minutes (Draft) - Final

Monday, February 27, 2017

6:00 PM

BCC Chambers

Board of Adjustment

CALL TO ORDER

Present 5 - Chairman Mike Hattaway, Vice Chairman Bernard Johns, Carissa Lawhun, Stephen Coover, and Heather Stark

Excused 1 - Jennie Hayes - Alternate

Opening Statement

The meeting convened at 6:00 p.m. with Chairman Mike Hattaway reviewing the procedures used for conducting the meeting, voting, and appealing decisions by the Board.

Public Hearing Items:

- 1 [BS2016-90](#) **1190 Forest Hills Road** - Request for a side yard (south) setback variance from seven and one-half (7.5) feet to one (1) foot for a shed in the R-1A (Single Family Dwelling) district for a property located on the south side of Forest Hills Road, on the southeast corner of Forest Hills Road and W. Lake Brantley Road, and more particularly known as 1190 Forest Hills Road; BV2016-90 (Daniel C. Crawford, Applicant) District3 - Constantine (Angi Kealhofer, Project Manager)

Angi Kealhofer, Planner, presented this item and stated that this request is for a side yard south setback Variance from 7.5' to 1' for a shed. The subject property is located in the Bishpam Plantation Subdivision and within the R-1A Single Family Dwelling district. The shed is approximately 96 square feet and is encroaching 6.5' into the required side yard setback. The applicant has received a Building Code violation for building the shed without an approved permit. No previous Variances were found for this lot or surrounding lots.

Daniel Crawford, the applicant, stated this is the only place to put the shed. He further stated the following:

- * On the front side they have a drain field.*
- * They also have a well and palm trees on the other side.*
- * It is an 8' x 12' shed and the place it is in is the only place they can put the shed.*

Stephen Coover asked if the shed was located south and to the right of the picture shown and Ms. Kealhofer responded yes. He also asked if there was also a fence along the south boundary and Ms. Kealhofer responded yes. Mr. Coover asked how tall the shed is and Mr. Crawford responded that there is a better picture of it.

Heather Stark asked if the neighbor who is on the side of the shed was also on the list of approving neighbors and Mr. Crawford said yes, it is his stepson's house. He further stated the following:

- * He owned that house for about 20 years.*
- * It use to be his mom's house and he grew up there.*
- * He built a house next door to take care of her before she died.*
- * He then sold the house to his stepson and his family.*

Carissa Lawhun asked when the shed was constructed and Mr. Crawford responded about one year ago.

No one from the audience spoke in favor or in opposition to this request.

Vice Chairman Bernard Johns stated that with the very narrow back yard, he can't see where else it could be located.

A motion was made by Vice Chairman Bernard Johns, seconded by Stephen Coover, that this Variance request be Approved. The motion CARRIED by the following vote:

Aye: 5 - Chairman Mike Hattaway, Vice Chairman Bernard Johns, Carissa Lawhun, Stephen Coover, and Heather Stark

Excused: 1 - Jennie Hayes - Alternate

2 [BV2017-02](#)

5440 Endicott Place - Request for a rear yard setback variance from twenty (20) feet to ten (10) feet for a covered screen room in the R-1BB (Single Family Dwelling) district for a property located on the north side of Endicott Lane, approximately 230 feet east of Belmont Terrace, and more particularly known as 5440 Endicott Place; BV2017-02 (Robert H. Wood & Taylor C. Simpson, Applicants) District1 - Dallari (Angi Kealhofer, Project Manager)

Angi Kealhofer, Planner, presented this item and stated that this request is for a rear yard setback Variance from 20' to 10' for a covered screen room. The subject property is located in the Lakes of Aloma Subdivision and is within the R-1BB Single Family Dwelling district. The proposed covered screen room will be approximately 210 square feet and will encroach 10' into the required rear yard setback. The Lakes of Aloma HOA has approved the proposed covered screen room addition.

Robert Wood, the applicant, stated that the patio room is taking the place of the existing screen room that is already there and nothing more. He further stated that the room will not project beyond the side of the house and will end exactly where the screen room ends.

Carissa Lawhun asked why the screen room needs to be replaced and Mr. Wood responded that it doesn't need to be and what is there right now is a screen enclosure, but what they are putting in is a patio room. He further stated that from the existing slanted roof there would be an aluminum roof that would come out about 12', which could be screened or glassed in and coverage from the rain.

Ms. Lawhun stated that he was here a couple of months ago with a Variance request for a fence and the neighbors to the rear were concerned about their view to the lake and Mr. Wood said yes. She further asked if adding the room would impact their view and did he speak with them. Mr. Wood responded as follows:

- * He doesn't know them as they are in a different neighborhood behind his subdivision.*
- * The person that spoke was a renter who appeared on behalf of the owner.*
- * They live in either 29, 28, or 27 behind him.*
- * The fence variance is going along that property.*
- * What he is proposing tonight will not interfere with their sight lines whatsoever.*

Ms. Lawhun stated that she understands it is a different neighborhood, but they are all

owners with property rights if they have any objections.

Ms. Lawhun asked if he purchased the property 8 months ago and was it only recently that this variance would be needed and Mr. Wood responded yes, and at the previous meeting he appeared at, they were only talking about doing a fence and had not planned on doing the patio room at that time.

Mr. Wood stated that he is pouring money into this property because they love living there.

Chairman Mike Hattaway stated that what they currently have they don't need a variance for, since it is an open screen area. However, if you put a roof on it, as they are proposing, then a variance is required because it then becomes a building.

Mr. Wood stated that they are not going beyond the footprint that is currently there and they are only replacing the screen with a patio room.

Ms. Lawhun stated that she understands that, but it is the sight line that the property owners were concerned about a couple of months ago, so adding the roof almost seems to infringe on that more and why she was wondering if he had spoken with them.

Mr. Wood said that their view is not in the sight line and will not interfere with their view.

No one from the audience spoke in favor or in opposition to this request.

A motion was made by Stephen Coover, seconded by Vice Chairman Bernard Johns, that this Variance request be Approved. The motion CARRIED by the following vote:

Aye: 5 - Chairman Mike Hattaway, Vice Chairman Bernard Johns, Carissa Lawhun, Stephen Coover, and Heather Stark

Excused: 1 - Jennie Hayes - Alternate

3 [BV2017-03](#)

576 Silvergate Loop - Request for a rear yard setback variance from fifteen (15) feet to seven (7) feet for a two story addition in the PD (Planned Development) district for a property located on the north side of Silvergate Loop, approximately 360 feet east of N. Sundance Loop, and more particularly known as 576 Silvergate Loop; BV2017-03 (Shawn P. and Jodi M. Riker, Applicant) District4 - Henley (Angi Kealhofer, Project Manager)

Angi Kealhofer, Planner, presented this item and stated that this request is for a rear yard setback Variance from 15' to 7' for a 2-story addition. The subject property is located in the Lakewood at the Crossings Unit 2 Subdivision and is within the Greenwood Lakes PD. The proposed 2-story addition will be approximately 938 square feet and will encroach 8' into the required rear yard setback. Letters of support were submitted from all of the surrounding property owners as shown on the map, labeled letters of support, and included in the Board's packet. The Lakewood at the Crossings HOA has also approved the proposed 2-story addition.

Shawn Riker, the applicant, stated that they own the property and his children are the primary reason for the addition. He further stated that they consulted with the surrounding neighbors and one of the neighbors is in the audience in support of the

addition. He commented that the addition is to allow for his expanding family and to keep him close to an office. He loves Seminole County and thinks this is the best place to raise a family in the country and he never wants to move.

Carissa Lawhun asked if other similar variances were granted in the neighborhood or are other lots much larger or deeper than this one and Ms. Kealhofer responded that all of the lots in the neighborhood are very similar in size. She further stated that this is the only similar variance in the adjacent area.

Stephen Coover asked if the side yard setbacks are 5' and Ms. Kealhofer responded that in the PD, the minimum requirement is 7' between structures. So, if he has 5' then the adjacent neighbor should have at least 2', but they probably have 3'.

Mr. Riker stated that his adjacent neighbor, on the side they're doing the addition, bought his house in 1986 and paid for a bigger lot. He further stated that they basically took his space out of his lot and there is a bit more space on his neighbor's side of the fence.

Dr. Maggie Bingham, for the applicant, stated that she is the next-door neighbor to the right of the applicant. She further stated that she enjoys the Riker's as her neighbors. She would hate to see them go as they are such good neighbors.

Ms. Lawhun asked if she was on Lot 85 and Ms. Bingham responded that she is at 572 Silvergate Loop next door, or to the right of the Riker's.

No one from the audience spoke in opposition to this request.

A motion was made by Carissa Lawhun, seconded by Heather Stark, that this Variance request be Approved. The motion CARRIED by the following vote:

Aye: 5 - Chairman Mike Hattaway, Vice Chairman Bernard Johns, Carissa Lawhun, Stephen Coover, and Heather Stark

Excused: 1 - Jennie Hayes - Alternate

4 [BV2017-01](#)

102 Elizabeth Avenue - Request for: (1) a rear yard setback variance from ten (10) feet to two (2) feet and; (2) a side yard (south) setback variance from ten (10) feet to two (2) feet for a shed in the R-1 AA (Single Family Dwelling) district for property located on the west side of Elizabeth Ave, approximately 135 feet south of North Street, and more particularly known as 102 Elizabeth Avenue; BV2017-01 (Joseph Isom, Applicant) District4 - Henley (Denny Gibbs, Project Manager)

Kathy Hammel, Principal Planner, presented this item and stated that this request is for 1) a rear yard setback Variance from 10' to 2', and 2) a side yard setback Variance from 10' to 2' for an existing 12' x 12' shed in the R-1AA Zoning Classification. The applicant's subdivision is the Sanlando Argyle Subdivision. The existing shed was cited as a Code Enforcement violation and it encroaches approximately 8' in both the rear yard and south side yard setbacks. It also encroaches within an easement and they will be required to have an Estoppel letter at the time of building permit processing. They have received a letter of approval, included in the Board's packet, from the homeowner located to the east, which is his rear yard setback for the shed.

Carissa Lawhun asked if the property most affected is 1403 Allison and Ms. Hammel responded that is correct.

Joseph Isom, the applicant, stated that they currently have a privacy fence across the middle of the property, so you can't see the shed. He further stated the following:

- * He has approval letters from both side neighbors.
- * Diagonally in the back yard to the left, the neighbor has vacated the property and he wasn't able to get an approval letter from them.
- * Every other bordering neighbor is in favor of the shed placement.

Heather Stark asked how long the shed has been in its location and Mr. Isom responded almost 13 years.

Vice Chairman Bernard Johns asked if they placed it there to avoid a slope in the yard and Mr. Isom responded yes. He further said they have a pool behind the house that is not visible, which is about 5' above grade and the yard slopes pretty hard toward the shed. He stated that if he uses the 10' setbacks then he would have to have the shed 4' in the air in one corner.

No one from the audience spoke in favor or in opposition to this request.

A motion was made by Vice Chairman Bernard Johns, seconded by Carissa Lawhun, that this Variance request be Approved. The motion CARRIED by the following vote:

Aye: 5 - Chairman Mike Hattaway, Vice Chairman Bernard Johns, Carissa Lawhun, Stephen Coover, and Heather Stark

Excused: 1 - Jennie Hayes - Alternate

5 [BV2017-04](#)

1184 Laura Street - Request for a rear yard setback variance from thirty (30) feet to twenty-five (25) feet for an addition in the R-1A (Single Family Dwelling) district for property located on the south side of Laura Street, approximately 1,400 feet east of Lake Kathryn Circle, and more particularly known as 1184 Laura Street; BV2017-04 (Rashid Jamalabad, Applicant) District2 - Horan (Denny Gibbs, Project Manager)

Matt Davidson, Senior Planner, presented this item and stated that the applicant is seeking a rear yard setback Variance from 30' to 25' for an addition. The subject property is located in the Seminole Heights Subdivision and within the R-1 A Single Family Dwelling district. The applicant proposes to convert an existing garage into a mother-in-law suite and attach the structure to the existing house as an addition with a covered walkway. The garage was constructed in 1992 by the previous owners and is approximately 24' x 32' with an existing setback of 25.3' from the rear property line, which is a 4.7' encroachment into that setback. The house will remain a single family dwelling unit and no cooking facilities will be allowed in the addition. The applicant has submitted building permits for the interior renovation related to the proposed addition.

Carissa Lawhun stated that there was a lot of information in the Staff report about whether or not cooking facilities would be present or not and it seemed that it was a matter of importance and Mr. Davidson stated yes. Ms. Lawhun asked why the additional cooking facility is not allowed and Mr. Davidson responded that the zoning they are in is a single family zoning district, which only allows for one cooking facility. He further stated that when they requested permits, it may have been flagged for an additional cooking facility, which, is not permitted in this zoning district. Ms. Lawhun asked if they attach the mother-in-law suite to the main structure, would they be able

to have some type of cooking facility in the mother-in-law suite and Mr. Davidson responded that a dwelling unit only consists of one cooking facility or one kitchen. He further stated that they can do a 110 outlet to run a microwave, but a 220 outlet would be flagged and not permitted for an additional cooking facility.

Ms. Lawhun stated that her concern was whether or not something would be approved that could not have a cooking facility, but that is addressed at the permitting stage.

Rashid Jamalabad, for the applicant, stated that on behalf of the property owner he is available to answer any questions.

No one from the audience spoke in favor or in opposition to this request.

A motion was made by Stephen Coover, seconded by Vice Chairman Bernard Johns, that this Variance request be Approved. The motion CARRIED by the following vote:

Aye: 5 - Chairman Mike Hattaway, Vice Chairman Bernard Johns, Carissa Lawhun, Stephen Coover, and Heather Stark

Excused: 1 - Jennie Hayes - Alternate

6 [BV2017-05](#)

2170 Sipes Avenue - Request for a rear yard setback variance from thirty (30) feet to ten and one-half (10.5) feet for a single family home in the R-1 (Single Family Dwelling) district for property located on the west side of Sipes Avenue, approximately 240 feet south of Main Street, and more particularly known as 2170 Sipes Avenue; BV2017-05 (Joe Sandley, Applicant) District1 - Dallari (Darren Ebersole, Planner)

Darren Ebersole, Planner, presented this item and stated that the applicant is requesting a rear yard setback Variance from 30' to 10.5' for a new single family home in the R-1 Single Family Dwelling district. The property is located in a target area known as Midway. The existing home is being demolished and replaced as part of a HUD affordable housing program.

Stephen Coover asked about the Aquifer Recharge Overlay and how does that effect the Board's decision. Mr. Ebersole responded that the property is located in the Aquifer Recharge Overlay.

Kathy Hammel, Principal Planner, stated that it concerns the amount of impervious material that can be on the site and in looking at the size of the home in proximity to the square footage of the lot, it would be consistent with the overlay district. She further commented that in the future, they will clarify why the overlay is important.

Mr. Coover stated that it says that the proposed house could be designed to not require a rear yard setback, then asked if that meant it would be smaller. Ms. Hammel responded that it is pertaining more to the six criteria. She further stated that the lot they are proposing has substantial side yard setbacks and a similar size house could be constructed without encroaching into the rear. However, the product that they use is typically an affordable housing layout, which limits the opportunity from a cost perspective, to customize a house to the lot's setbacks.

Carissa Lawhun asked if the existing property is 896 square feet, was it being replaced with a house that is approximately 1,000 square feet, and how old was the house. Ms. Hammel responded that they would defer to the applicant as to why they are replacing

the structure.

Joe Sandley, for the applicant, stated that he works for Seminole County Community Services Department and he is the construction manager for Seminole County. He further stated the following:

- * The floors are rotted out.
- * The house has termites throughout the house.
- * There has been a lot of water damage in it.
- * It is an inconsistent build going from one room to another.
- * These are reasons to tear it down for someone who qualifies for their program.
- * They will try to get the new house to the same size, which will be about 900 to 1,000 square feet.
- * In order to put on a carport and other things, they need the Variance to be approved.

Ms. Lawhun stated that she saw the house was purchased in 2003, but was built in 1972.

No one from the audience spoke in favor or in opposition to this request.

A motion was made by Vice Chairman Bernard Johns, seconded by Heather Stark, that this Variance request be Approved. The motion CARRIED by the following vote:

Aye: 5 - Chairman Mike Hattaway, Vice Chairman Bernard Johns, Carissa Lawhun, Stephen Coover, and Heather Stark

Excused: 1 - Jennie Hayes - Alternate

Special Exceptions:

- 7 [BS2017-01](#) **9590 S. U.S. HWY 17-92 - Autonation Porsche of Orlando - Request** to amend a Special Exception to add four (4) additional auto service bays in the C-2 (Retail Commercial) district for a property located on the west side of S. U.S. HWY 17-92, approximately 1,000 feet north of North Avenue, and more particularly known as 9590 S. U.S. HWY 17-92; BS2017-01 (Edward McDonald, Applicant) District4 - Henley (Angi Kealhofer, Project Manager)

Angi Kealhofer, Planner, presented this item and stated that this request is to amend a Special Exception for Autonation Porsche of Orlando. On June 25, 2001, the Board of Adjustment approved a Special Exception to allow an auto service facility in conjunction with new car sales. Today, Autonation Porsche of Orlando is asking for a Special Exception to expand their approved auto repair use from 10 service bays to 14 service bays that will add approximately 4,332 square feet. Autonation Porsche of Orlando is located on south U.S. Highway 17-92 and within the surrounding area there is intense commercial uses, including auto related businesses and auto dealerships. Therefore, the request to amend this Special Exception from 10 bays to 14 bays is within the trend of development in the area. Staff recommends approval of the subject request based on the conditions listed in the Staff report and associated Development Orders.

Edward McDonald, for the applicant, stated that he is with Thomas Engineering, Civil Engineers, representing Autonation Porsche of Orlando and had nothing further to add

to Staff's presentation.

Vice Chairman Bernard Johns asked if the new added bays will sacrifice about 16 parking places and will they attach it to the side of the existing building. Mr. McDonald said yes, and on the south side of the building there are tandem parking spaces of about 16, which the building addition would fit on top of that. He further stated that they would have to submit for the site plan approval as well as the Special Exception request. Vice Chairman Johns asked if that will leave enough parking for the business and Mr. McDonald responded yes.

No one from the audience spoke in favor or in opposition to this request.

A motion was made by Stephen Coover, seconded by Vice Chairman Bernard Johns, that this Special Exception be Approved, based on Staff's recommendations. The motion CARRIED by the following vote:

Aye: 5 - Chairman Mike Hattaway, Vice Chairman Bernard Johns, Carissa Lawhun, Stephen Coover, and Heather Stark

Excused: 1 - Jennie Hayes - Alternate

8 [BS2017-02](#)

7255 Estapona Circle - Request for a Special Exception for an assisted living and memory care facility with eighty (80) beds in the C-2 (Retail Commercial) district, for property located on the southeast side of South US Highway 17/92, approximately 2,000 feet south of Fernwood Boulevard, and more particularly known as 7255 Estapona Circle; BS2017-02 (Estapona Senior Living, LLC, Applicant) District4 - Henley (Matt Davidson, Project Manager)

Matt Davidson, Senior Planner, presented this item and stated that the applicant is seeking a Special Exception to establish an 80-bed assisted living and memory care facility on approximately 4 acres located on the southeast side of south U.S. Highway 17-92 approximately 2,000' south of Fernwood Boulevard and more particularly known as 7255 Estapona Circle. The proposed facility will be comprised of 6 existing buildings that were previously utilized as a technical college and a building addition that will be used for the lobby, kitchen, and laundry facility. The total area for all buildings is approximately 67,275 square feet. The facility will have a total of 70 units and the memory care unit will have 42 beds. The assisted living units will have 38 beds. Assisted living facility residents are permitted to drive, however the memory care residents are not. The applicant has stated that only 10% of the assisted living facility residents are likely to still be driving. The largest shift will not exceed 25 employees and there will be a total of 80 parking spaces provided for the assisted living facility residents, staff, and visitors. As provided for in Section 30.43(b)(2) of the Land Development Code of Seminole County, the Board of Adjustment has the power to hear and decide Special Exceptions and specifically authorized to approve under the terms of the Land Development Code upon determination that the use requested satisfies the criteria listed in the Staff report. Staff recommends approval of the subject request based on the conditions listed in the Staff report and associated Development Order.

Trey Vick, for the applicant, stated that was a great summary of what they're trying to do and they are excited about the project. He further stated that he thinks the project will bring life into those buildings that have been sitting empty for about a year.

Vice Chairman Bernard Johns asked if this is the property just south of Lowe's and Mr.

Vick responded yes. Vice Chairman Johns asked if it was formerly the Sheriff's Office substation in front and Mr. Vick said yes.

Carissa Lawhun asked if there are more parking spots than they need and Mr. Vick responded that was correct. Ms. Lawhun further asked if that would have an effect on visitors with the traffic patterns. Mr. Vick responded as follows:

** In looking at parking on the overhead screen, they are losing spaces to the north to allow for the addition.*

** In re-developing the property and by giving it a stand-alone kitchen, they are able to create it with exactly what the residents need.*

** When they looked at staffing and residents, 10% is probably an aggressive number of who is really driving.*

** When they looked at shift changes, and even with double shifts, they would still end up with sufficient visitor parking.*

** They are comfortable with it and they don't feel it will inhibit their ability to market or lease out the property.*

No one from the audience spoke in favor or in opposition to this request.

A motion was made by Carissa Lawhun, seconded by Vice Chairman Bernard Johns, that this Special Exception be Approved, with Staff's conditions. The motion CARRIED by the following vote:

Aye: 5 - Chairman Mike Hattaway, Vice Chairman Bernard Johns, Carissa Lawhun, Stephen Coover, and Heather Stark

Excused: 1 - Jennie Hayes - Alternate

9 [BS2017-03](#)

820 Balmy Beach Drive - Request for a Special Exception to allow gas pumps as an accessory use within the C-1 (Retail Commercial) zoning district for property located on the southwest corner of State Road 436 and Balmy Beach Drive, BS2017-03 (Taurus LP, Applicant) District3 - Constantine (Kathy Hammel, Project Manager)

Kathy Hammel, Principal Planner, stated that this request is for a Special Exception to establish gas pumps as an accessory use to a convenience store on property that is located on the southwest corner of S.R. 436 and Balmy Beach Drive. Gas pumps are an accessory use to a convenience store, which is a permitted use. The 8 gas pumps are being established with 16 service stations, which requires this Special Exception. They are here before the Board tonight for this request and stated the following:

** The gas pumps will be oriented toward and adjacent to S.R. 436 on the north side of the property.*

** The property is 14.5 acres.*

** Currently, on the south side of the property a neighborhood commercial grocery store is being developed.*

** Along S.R. 436 is the proposed convenience store with 8 gas pumps.*

** There will also be one additional retail commercial out parcel.*

** Gas pumps with a convenience store and other retail commercial is a trend of development along S.R. 436.*

** Staff believes it fits within the trend of development on S.R. 436.*

** Gas pumps, within themselves, are not intense traffic generators and are considered pass-through traffic.*

** People don't go to gas pumps as a destination.*

** This does not create additional trips, as the people that are currently on the road will then utilize the convenience of the gas pumps.*

** Staff recommends approval of this Special Exception to establish the accessory use of gas pumps to a convenience store at this location and per the conditions in the Development Order.*

Jason Mahoney, for the applicant, stated that he is with Lochrane Engineering and is representing the applicant, Taurus Development. He further stated that they have read Staff's memorandum and they agree with their recommendations.

No one from the audience spoke in favor or in opposition to this request.

A motion was made by Stephen Coover, seconded by Vice Chairman Bernard Johns, that this Special Exception be Approved, based on Staff's recommendations. The motion CARRIED by the following vote:

Aye: 5 - Chairman Mike Hattaway, Vice Chairman Bernard Johns, Carissa Lawhun, Stephen Coover, and Heather Stark

Excused: 1 - Jennie Hayes - Alternate

Election of Chair and Vice Chair

The meeting was turned over to the Clerk for elections of Chair and Vice Chair. Tammy Brushwood, Clerk to the Board of Adjustment, opened the floor for nominations for Chair.

Vice Chairman Bernard Johns nominated Chairman Mike Hattaway for Chair. The Clerk acknowledged this nomination and asked for additional nominations. Hearing none, the Clerk closed nominations and the vote was conducted. The motion passed unanimously electing Chairman Mike Hattaway as Chair to the Board of Adjustment for 2017.

The Clerk asked the Chairman to open the floor for nominations for Vice Chair.

Carissa Lawhun asked, generally, when should the Board discuss elections and possible nominations.

Paul Chipok, Assistant County Attorney, stated that the public records law and the Sunshine Law states that the Board is not supposed to speak in outside discussions to one another about items of business that comes before the Board, which includes the election of Officers. He further stated the following:

** This is the forum, in an open public meeting, to discuss that.*

** Historically, he is unsure of the order of progression with regard to Vice Chair and whether they are rotated or elected based on nominations.*

** If anyone has interest in doing it this year or in the future, now is the time to discuss it in an open discussion.*

Stephen Coover stated that if anyone is interested in serving they should say so. He further said that he doesn't need to do it, but he would be happy to do it.

Carissa Lawhun stated that Mr. Johns has done a fine job as Vice Chair. Ms. Lawhun nominated Stephen Coover for Vice Chair.

Vice Chairman Bernard Johns stated that he feels the same way as Mr. Coover and he

doesn't mind doing it, but it is the pleasure of the Board.

Board discussion ensued regarding Board nominations and elected officers.

Ms. Lawhun re-stated her nomination for Stephen Coover for Vice Chair.

The Chairman asked for any additional nominations and hearing none, the Chairman closed nominations and the vote was conducted. The motion passed unanimously electing Stephen Coover as the Vice Chair to the Board of Adjustment for 2017.

Approval of Minutes

Carissa Lawhun stated that she found an error in the December 7, 2016 minutes with the name of the subdivision on the Endicott property. The subdivision name reflected it to be the Aloma Bend Subdivision, but it should be corrected to reflect the Lakes of Aloma Subdivision.

Paul Chipok, Assistant County Attorney, stated that a motion to correct the Scrivener's Error in the December 7, 2016 minutes could be done by the Board. The Chairman agreed that seemed to be the best way to handle it.

A motion was made by Bernard Johns, seconded by Vice Chairman Stephen Coover to approve the correction of the Scrivener's error in the December 7, 2016 minutes.

A motion was made by Stephen Coover, seconded by Vice Chairman Bernard Johns, that the January 23, 2017 Minutes be Approved, as submitted. The motion CARRIED by the following vote:

Aye: 5 - Chairman Mike Hattaway, Vice Chairman Bernard Johns, Carissa Lawhun, Stephen Coover, and Heather Stark

Excused: 1 - Jennie Hayes - Alternate

ADJOURNMENT

There being no further business, the meeting adjourned at 6:55 p.m.