



VARIANCE STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 7

Public Hearing Date: November 12, 2020

Case No. and Project Name: VAR-20-53-3, Roquemore Property

Owner: Laura Roquemore

Applicant: Randy Bumbalough

Requested Action: Variance to Lake County Land Development Regulations Section 3.01.02.A.1.b to allow a single family dwelling unit with a roof pitch of 1/2:12 or two (2) inches of rise for each four (4) feet of run with no overhang in lieu of the requirement that the pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run and a minimal overhang of six (6) inches.

Case Manager: Heather N. Croney, Planner

Subject Property Information

Size: 1.16 +/- acres

Location: 17551 East Lake Jem Road, in the Mount Dora area

Alternate Key No.: 1027420

Future Land Use: Rural

Current Zoning District: Rural Residential (R-1)

Flood Zone: "X"

Joint Planning Area/ ISBA: None

Overlay Districts: None

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Not Applicable	Not Applicable	Wetlands and open water body	Horseshoe Lake
South	Rural	Agriculture (A)	Street	East Lake Jem Rd, Adjoined by Single-Family Dwelling Units
East	Rural	Agriculture (A)	Vacant, Wetlands	Vacant, Wetlands
West	Rural	Rural Residential (R-1)	Residential	Single Family Dwelling Unit

Summary of Request.

The subject 1.16 +/- acre parcel is identified by Alternate Key Number 1027420. The parcel is zoned Rural Residential (R-1) and is part of the Rural Residential (R-1) Future Land Use Category (FLUC). The subject parcel is currently vacant. The parcel is generally located along the North side of East Lake Jem Road, in the Mount Dora area.

The Applicant is seeking to construct a new single family dwelling unit with a roof pitch of 1/2:12 or (2) inches of rise for each (4) feet of run. Lake County Land Development Regulations (LDR) Section 3.01.02.A.1.b requires that the pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run and a minimal overhang of six (6) inches. The applicant states that the building code minimum for built up roof membranes is one-fourth unit vertical in 12 units horizontal (2-percent slope) and that they are exceeding code minimums by 100%. Attachment A shows the roof and façade design plan. As such, the Applicant is seeking a variance to Lake County Land Development Regulations Section 3.01.02.A.1.b to allow a single family dwelling unit with a roof pitch of 1/2:12 or two (2) inches of rise for each four (4) feet of run with no overhang in lieu of the requirement that the pitch of the main roof Shall not be less than one (1) foot of rise for each four (4) feet of horizontal run and a minimal overhang of six (6) inches.

The variance application was sent to the Public Works Department for review. The Public Works Department has no objections to the request.

Staff Analysis.

LDR Section 14.15.02 states that variances will be granted when the person subject to a Land Development Regulation demonstrates that the purpose of the Land Development Regulation will be or has been achieved by other means, and when application of a Land Development Regulation would create a substantial hardship or would violate principles of fairness.

1. The purpose of the Land Development Regulation will be or has been achieved by other means.

The **intent of the Code**, LDR Section 3.02.05, *Setbacks*, is to promote a logical development pattern, provide for safe setbacks between structures, and encourage a visually pleasing environment.

"The requirement for a 1:4 roof slope runs contrary to the purpose of this homes low slope design and the owner's intention to build a contemporarily styled and efficient home. Furthermore, the 6" roof overhand is not in keeping with the style and function of this homes design concept.

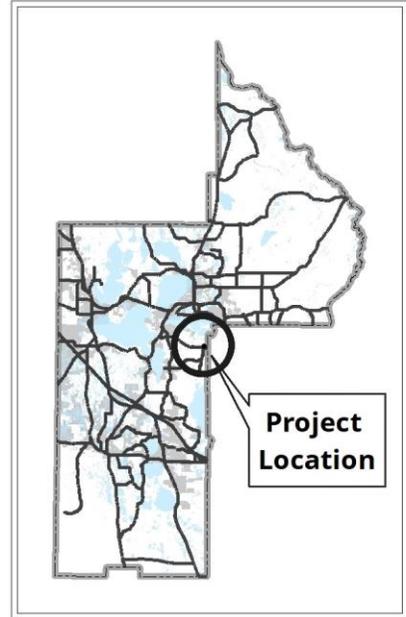
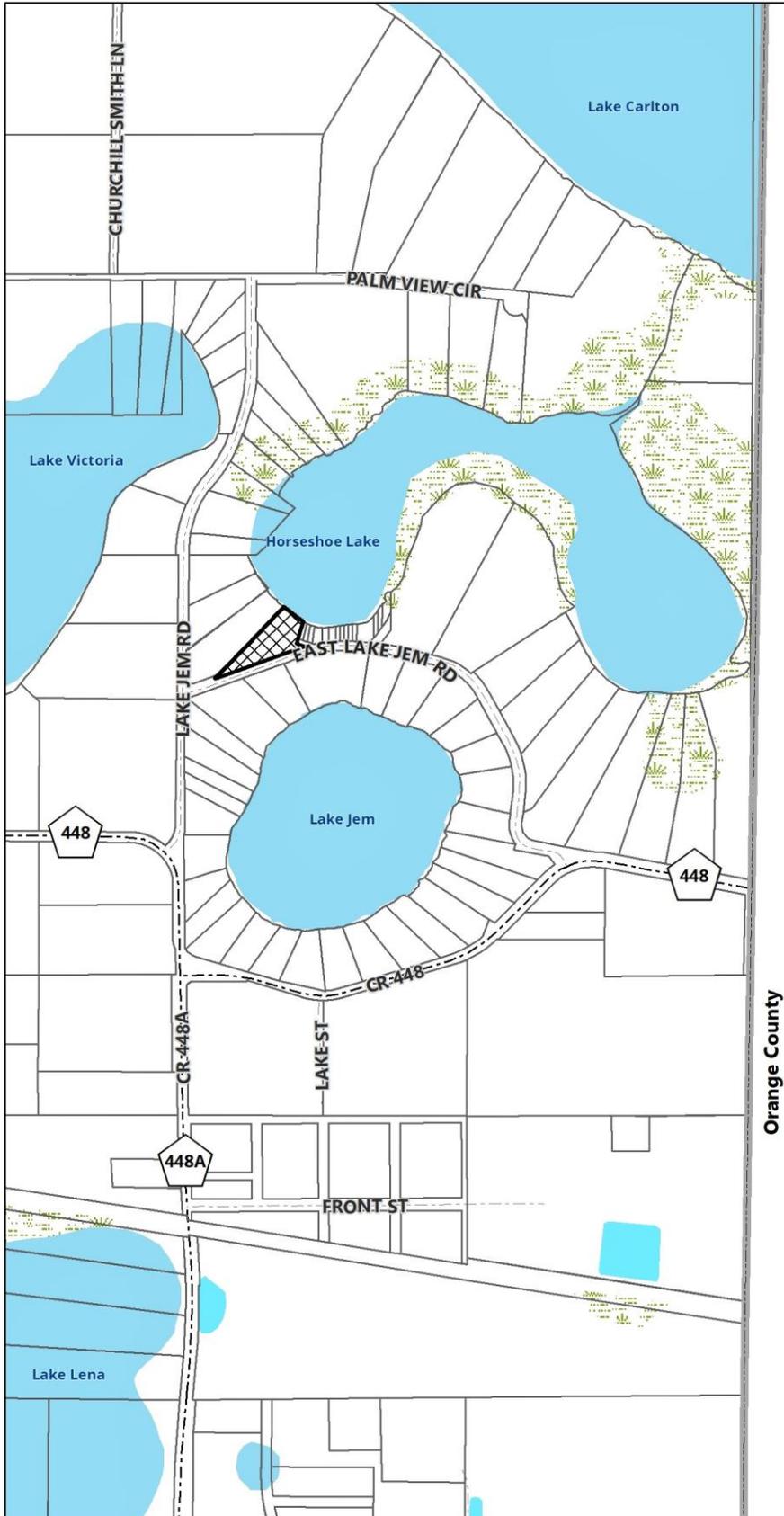
This house design seeks to enclose space in a simplistic, minimalist manner using common building materials in a contemporary way. The house is designed with a flat, unseen roof. Sunlight is reflected off the cool white roof plane into the sky. Rain falling on the roof is directed toward the roof edges due to the minimal pitch as to not rush the flow of stormwater and overwhelm gutters and leaders. The roof eave has an extended metal drip edge allowing the water to cascade to grade where the surrounding three feet directly adjacent the house contain a bed of gravel to catch the sheet flow and diver the water from the house. Landscape begins beyond the gravel skirt surrounding the home pulling plants material away from the façade."

2. The application of a Land Development Regulation would create a substantial hardship or would violate principles of fairness. For purposes of this Section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance. For purposes of this Section, "principles of fairness" are violated when the literal application of a Land Development Regulation affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the Land Development Regulation.

"The façade of the home is layered with an insulated waterproof structural core and a rainscreen consisting of bands of ceramic panels set off from the house that shield the core boundary from direct sun while allowing air to infiltrate the outer façade and remove heat from the ceramic bands. With regard to the 6" overhang, the façade of this home is accentuated by long 'eyebrow' secondary roof overhands (3 feet in depth) that shield doors and windows from sun and weather, shade

the façade and create shadows to break up the box like shape of the house. The building code minimum for built up roof membranes is one-fourth unit vertical in 12 units horizontal (2-percent slope); we are exceeding code minimums by 100%.”

Map of Subject Property

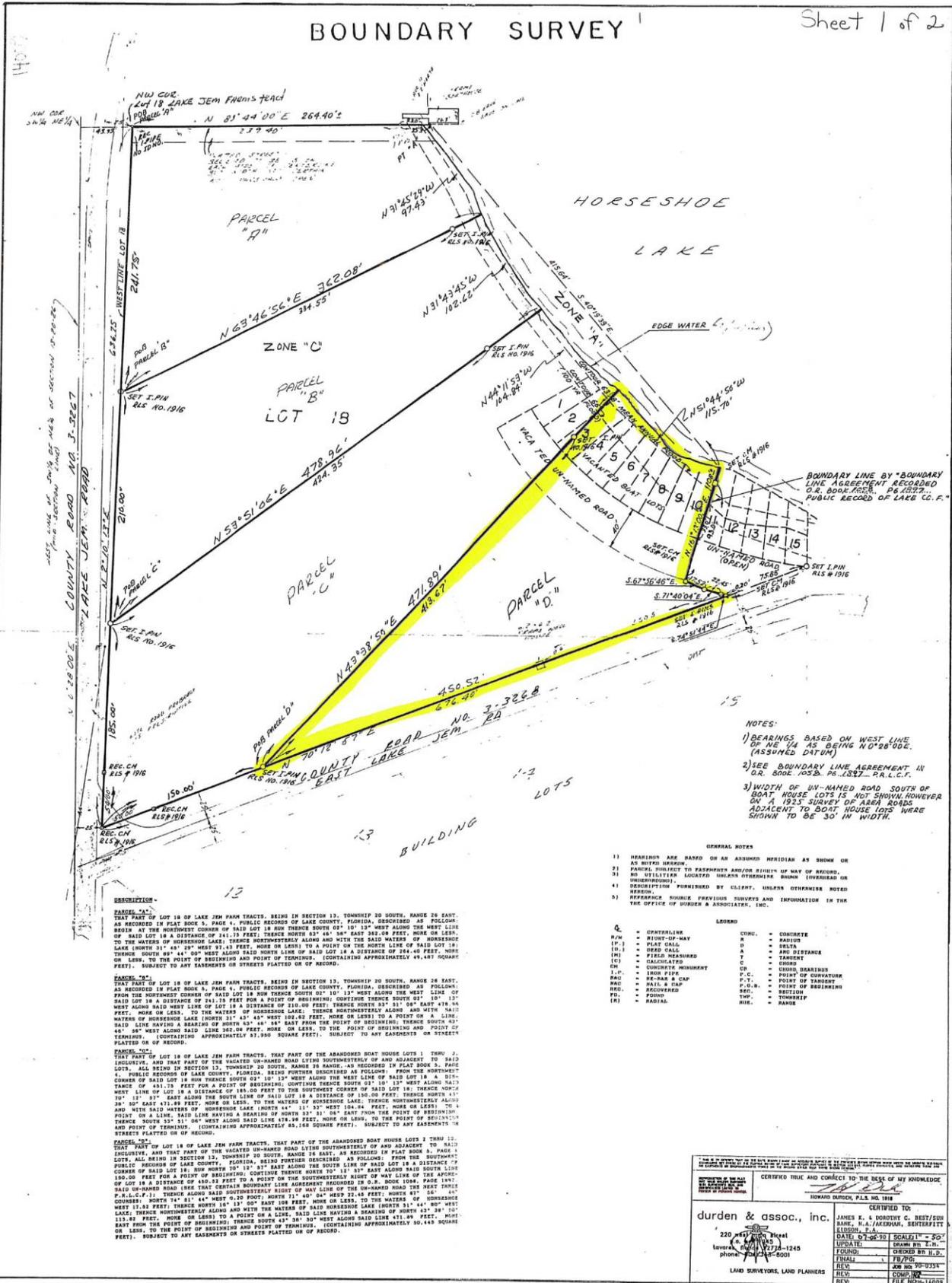


Attachment A. Design Plan.



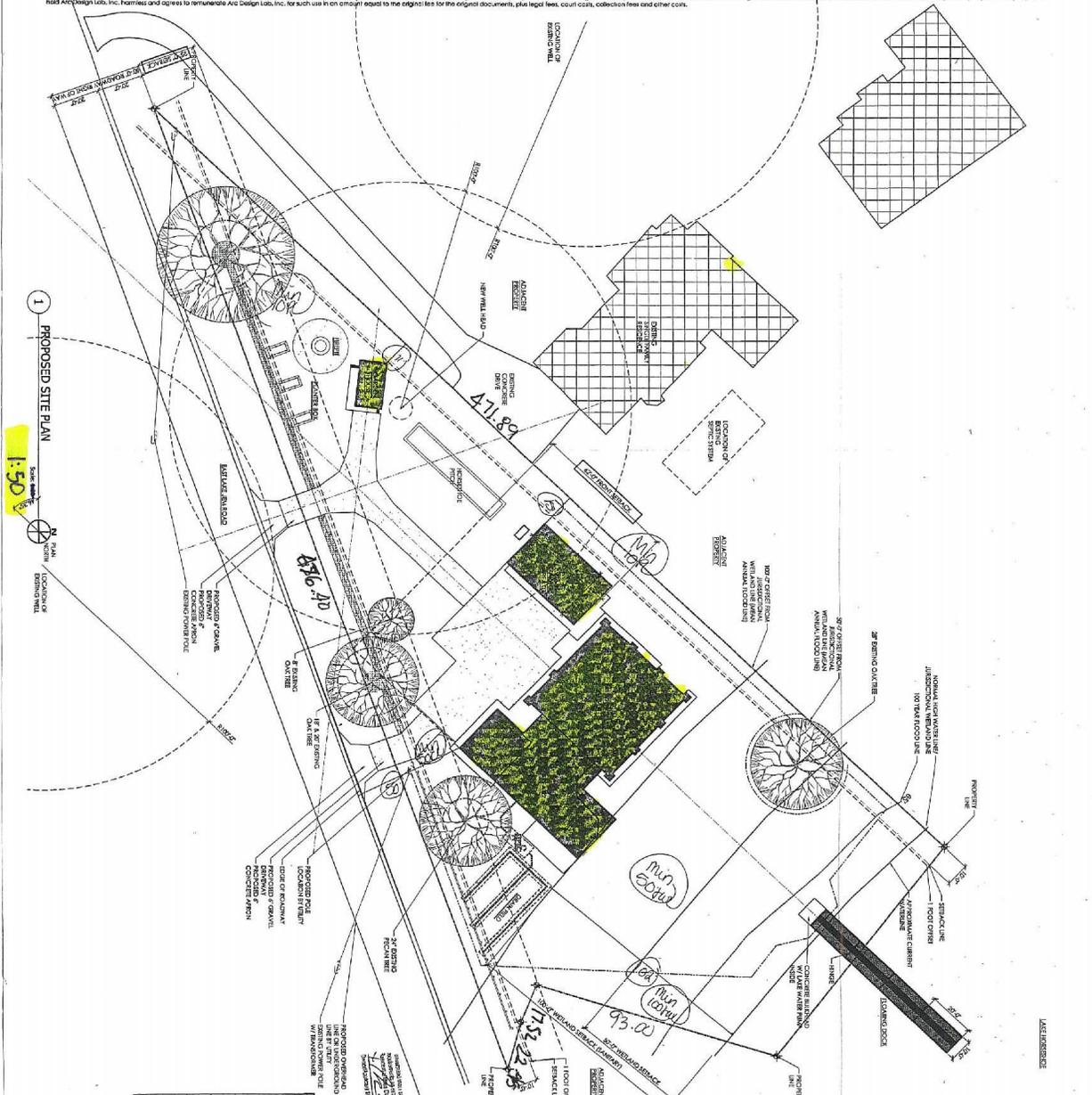
17551 EAST LAKE JEM ROAD, MOUNT DORA, FLORIDA 32757

Attachment B. Boundary Survey.



Attachment C. Concept Plan (2 Pages).

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions, coordination and conditions on the job. AEC Design Lab, Inc. must be notified immediately in writing of any violation from the dimensions and conditions shown on these drawings. Field verify all conditions prior to laying out or fabricating excavated work. Bring to the architect's attention any deviations from designed conditions and test conditions prior to ordering materials and issuing work, and cooperate with architect to modify such conditions at no additional cost to the owner, architect or architect's consultants. Shop details must be submitted to the architect's office and reviewed by the architect prior to ordering materials, fabrication and delivery to the job site. All work shall be done in accordance with the specific contractual agreement between the contractor and client. AEC Design Lab, Inc. expressly reserves the right to correct, modify, delete, alter, amend, supplement, change, or delete any part of these documents. These documents are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and written consent of AEC Design Lab, Inc. In the event of unauthorized use of these documents by a third party, the third party and not AEC Design Lab, Inc. is liable and agrees to indemnify AEC Design Lab, Inc. for such use in an amount equal to the original fee for the original documents, plus legal fees, court costs, collection fees and other costs.



PLAN NOTES

1. DIMENSIONS INDICATED WITH A LEADER LINE ARE REFERENCED TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE.
2. DIMENSIONS INDICATED WITH A LEADER LINE ARE REFERENCED TO CENTERLINE UNLESS NOTED OTHERWISE.
3. DIMENSIONS INDICATED WITH A LEADER LINE ARE REFERENCED TO OUTLINE UNLESS NOTED OTHERWISE.
4. DIMENSIONS INDICATED WITH A LEADER LINE ARE REFERENCED TO CENTERLINE UNLESS NOTED OTHERWISE.
5. DIMENSIONS INDICATED WITH A LEADER LINE ARE REFERENCED TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE.

PLANNING/ZONING

PROPERTY ZONING: R1 (RESIDENTIAL SINGLE-FAMILY)

PERMITTED USES: SINGLE-FAMILY RESIDENTIAL

IMPERVIOUS AREA CALC

ITEM	AREA (SQ FT)	PERCENT IMPERVIOUS
ROOF	1,200	100%
DRIVEWAY	1,000	100%
PORCH	500	100%
WALKWAYS	200	100%
LANDSCAPING	1,000	0%
TOTAL IMPERVIOUS AREA	3,900	39%

UTILITIES

WATER: 1.5" DIA. WATER MAIN, 10' DEPTH

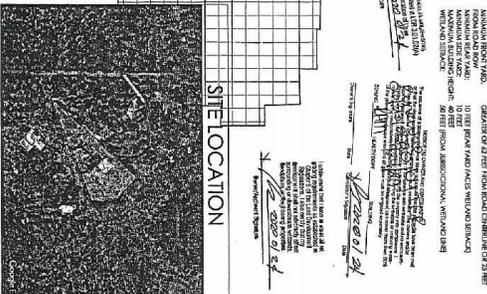
SEWER: 12" DIA. SEWER MAIN, 10' DEPTH

ELECTRIC: 4" DIA. ELECTRIC MAIN, 10' DEPTH

TELEPHONE: 2" DIA. TELEPHONE MAIN, 10' DEPTH

SITE & BUILDING REQUIREMENTS

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
- 2. THE PROPOSED HOUSE SHALL BE CONSTRUCTED ON A CONCRETE SLAB ON GRADE.
- 3. THE PROPOSED HOUSE SHALL BE CONSTRUCTED ON A 4" THICK CONCRETE SLAB ON GRADE.
- 4. THE PROPOSED HOUSE SHALL BE CONSTRUCTED ON A 4" THICK CONCRETE SLAB ON GRADE.
- 5. THE PROPOSED HOUSE SHALL BE CONSTRUCTED ON A 4" THICK CONCRETE SLAB ON GRADE.



NO.	DATE	DESCRIPTION
1	08/22/22	ISSUED FOR PERMIT
2	09/01/22	REVISIONS
3	09/01/22	REVISIONS
4	09/01/22	REVISIONS
5	09/01/22	REVISIONS
6	09/01/22	REVISIONS
7	09/01/22	REVISIONS
8	09/01/22	REVISIONS
9	09/01/22	REVISIONS
10	09/01/22	REVISIONS

PROJECT NUMBER: 2022-09-01

PROJECT NAME: NEW SINGLE FAMILY HOME

OWNER: [Name Redacted]

DESIGNER: [Name Redacted]

DATE: 08/22/22

SCALE: 1:50

C100

NEW SINGLE FAMILY HOME

overlooking at Lake Horseshoe

EAST LAKE GEM ROAD, MOUNT DORA, FLORIDA 32757

**Final Development Order
VAR-20-53-3
Roquemore Property**

A VARIANCE OF THE LAKE COUNTY BOARD OF ADJUSTMENT AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Randy Bumbalough (the "Applicant"), on behalf of Laura Roquemore (the "Owner"), requested a variance to Lake County Land Development Regulations Section 3.01.02.A.1.b to allow a single family dwelling unit with a roof pitch of 1/2:12 or two (2) inches of rise for each four (4) feet of run with no overhang in lieu of the requirement that the pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run and a minimal overhang of six (6) inches; and

WHEREAS, the subject property consists of 1.16 +/- acres, is located at 17551 East Lake Jem Road, in the unincorporated Mount Dora area of Lake County, Florida, in Section 11, Township 20, Range 26, having Alternate Key Number 1027420, and more particularly described below:

THAT PART OF LOT 18 OF LAKE JEM FARM TRACTS, THAT PART OF THE ABANDONED BOAT HOUSE LOTS 2 THROUGH 10, INCLUSIVE, AND THAT PART OF THE VACATED UNNAMED ROAD LYING SOUTHWESTERLY OF AND ADJACENT TO SAID LOTS, ALL BEING IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 4, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID LOT 18, RUN NORTH 70°12'57" EAST ALONG THE SOUTH LINE OF SAID LOT 18 A DISTANCE OF 150.00 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE NORTH 70°12'57" EAST ALONG SAID SOUTH LINE OF LOT 18 A DISTANCE OF 450.52 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE AFORESAID UNNAMED ROAD (SEE THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1058, PAGE 1897, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA); THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNNAMED ROAD THE NEXT THREE COURSES; NORTH 74°51'44" WEST 0.20 FEET; NORTH 71°40'04" WEST 22.45 FEET; NORTH 67°56'46" WEST 17.52 FEET; THENCE NORTH 16°13'00" EAST 108 FEET, MORE OR LESS, TO THE WATER OF HORSESHOE LAKE; THENCE NORTHWESTERLY ALONG AND WITH THE WATERS OF SAID HORSESHOE LAKE (NORTH 51°44'80" WEST 115.82 FEET, MORE OR LESS) TO A POINT ON A LINE. SAID LINE HAVING A BEARING OF NORTH 43°38'50" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 43°38'50" WEST ALONG SAID LINE 471.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND POINT OF TERMINUS.

WHEREAS, after giving notice of the hearing on the petition for a variance to the Lake County Land Development Regulations, including notice that the variance would be presented to the Board of Adjustment of Lake County, Florida, on November 12, 2020; and

WHEREAS, the Board of Adjustment reviewed the petition, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised; and

WHEREAS, on November 12, 2020, the Lake County Board of Adjustment approved the variance for the above property.

NOW THEREFORE, BE IT ORDAINED by the Board of Adjustment of Lake County, Florida, that:

Section 1. Terms: The County Manager or designee shall amend the Official Zoning Map to reflect the approval of VAR-20-53-3 to allow a single family dwelling unit with a roof pitch of 1/2:12 or two (2) inches of rise for each four (4) feet of run in lieu of the requirement that the pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run and a minimal overhang of six (6) inches and that the installed gutter may be counted as part of the six (6) inch overhang.

Section 2. Severability: If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 3. Effective Date. This Ordinance will become effective as provided by law.

ENACTED this 12th day of November, 2020.

EFFECTIVE November 12, 2020.

**BOARD OF ADJUSTMENT
LAKE COUNTY, FLORIDA**

James Argento, Chairman

State of Florida

County of Lake

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 12th day of November, 2020, by James Argento, as Chairman of the Lake County Board of Adjustment.

Personally Known OR Produced Identification

Type of Identification Produced _____

**Notary Signature
(SEAL)**