



VARIANCE STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 1

Public Hearing Date: May 3, 2023

Case No. and Project Name: VAR-23-02-4 Vieira Property

Owners: Kenneth and Elea Vieira

Applicant: Elea Vieira

Requested Action: Variance to Lake County Land Development Regulations (LDR) Section 3.01.02.A.1.b to allow a single-family dwelling unit with a roof pitch of less than one (1) foot rise for each four (4) feet of horizontal run.

Case Manager: Bernice Gonzalez, MDUR, CMP, AICP, MCIP-I, Senior Planner

Subject Property Information

Size: 4.01 +/- acres

Location: 30050 Cinnamon Avenue, in the unincorporated Eustis area.

Alternate Key No.: 3828764

Future Land Use: Rural

Current Zoning District: Rural Residential (R-1)

Flood Zones: "X" and "A"

Overlay Districts: Wekiva - Ocala Rural Protection Area

Adjacent Property Land Use Table

| Direction | Future Land Use | Zoning | Existing Use | Comments |
|-----------|------------------------|-------------------------|--------------|---|
| North | Conservation | Rural Residential (R-1) | Vacant | Vacant Conservation Area with Wetlands, adjacent to Cinnamon Avenue |
| South | Rural | Rural Residential (R-1) | Residential | Single Family Dwelling Units |
| East | Rural | Rural Residential (R-1) | Residential | Single Family Dwelling Units |
| West | Rural and Conservation | Rural Residential (R-1) | Vacant | Vacant Residential lots with Wetlands, adjacent to undeveloped Right-of-Way |

Summary of Request.

The subject property, identified by Alternate Key Number 3828764 contains 4.01 +/- acres, is zoned Rural Residential District (R-1), and is designated with a Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. Generally, the subject property is located southeast of Cinnamon Avenue, in the Eustis area of unincorporated Lake County. Specifically, the property is located at 30050 Cinnamon Avenue. The subject property is also located within Wekiva-Ocala Rural Protection Area. The uses on the property are consistent with the Rural Future Land Use, the R-1 zoning classification and with the Wekiva-Ocala Rural Protection Area. GIS aerial maps indicate that the subject property is located within the "A" and "X" Flood Zones.

On November 22, 2022, the Office of Planning and Zoning issued a zoning clearance for a new Single-Family Dwelling Unit (SFDU) on the property. The applicant signed the zoning clearance (Attachment "A") understanding that the proposed replacement dwelling would meet the requirements for a Single-Family Dwelling Unit as established by LDR Section 3.01.02(A)(1). On December 19, 2022, the applicant applied for a building permit for the proposed SFDU (Permit No. 2022120767). Upon review of the construction plans, the Office of Building Services identified that the proposed roof design was inconsistent with LDR Section 3.01.02(A)(1)(b), which requires that the pitch of the main roof of a SFDU shall not be less than one (1) foot of rise for each four (4) feet of horizontal run. The proposed roof design was provided by the applicant and is depicted in Attachment "B". The applicant provided examples of similar roof designs within the county and are shown in Attachment "C".

The variance application was provided to the Lake County Public Works Department and Lake County Chief Fire Inspector for review. The Public Works Department provided the following comments: *"This one has an active permit and the construction within the floodplain has been noted on the permit with elevation certificate required. I have comment on the roof pitch."* The Lake County Chief Fire Inspector provided one comment: *"Fire has no objection to the variance request."*

The applicant cannot be issued a building permit for the SFDU as currently designed because it does not meet the roof pitch requirements established by LDR Section 3.01.02(A)(1).

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 3.01.01, is to describe the specific uses and restrictions that apply to the zoning districts established in these regulations. These regulations are intended to allow Development and use of property only in compliance with the goals, objectives and policies of Lake County as expressed in the Lake County Comprehensive Plan.

To show that the intent of the code will be or has been achieved by other means, the applicant's architect provided the following statement, *"The applicant has demonstrated that there are several other homes in the region (Lake County) that are designed with low slope roof systems. The low-slope roof design has been a standard of home design in the State of Florida for decades and is enjoying a resurgence in popularity. This applicant's home design has the low slope roof with a modernized exterior appearance. A denial of the code reference variance for this applicant's home design seems unfair as the county has allowed similar home/roof designs to be permitted. Mitch Powers, Sr. VP/JWB Architects."* Applicant architect's statement is included in Attachment "D".

The applicant added that, *"1/12 pitch or 1 % grade is more than enough pitch to shed water even in a torrential downpour. We are going with a galv-alum standing seam roof which is a tried and proven roofing method."* Applicant's statement is included in Attachment "E".

The applicant's architect provided additional information (Attachment "B") regarding the roof design, "*Regarding the roof system design of the home, we are pleased to offer the following facts.*

- a. *The roof slope is 1:12 and although this is considered a low slope, it has positive drainage and does not present any issues for drainage, and has a higher resistance to wind.*
- b. *The roof membrane system being used is called Modified Bitumen Membrane. This membrane system is Florida Building Code compliant and has been widely used for decades in many counties as the most common roof system for schools.*

Pursuant to LDR Section 1.01.00 entitled *Authority and Applicability*, the Land Development Regulations are enacted pursuant to the requirements and authority of Section 163.3202, Florida Statutes, and the general powers in Chapter 125, Florida Statutes. On October 7, 2003, the Board of County Commissioners (BCC) adopted requirements for single family dwellings, including but not limited to minimum width, roof pitch, foundation, and skirting. The BCC amended Chapter III, LDRs, to ensure compliance with applicable Florida law regarding discrimination against mobile homes and modular homes, and to impose aesthetic and other requirements on all single-family dwelling units to be placed in Lake County, Florida

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.**

To show substantial hardship, the applicant's architect provided the following statement, "*The licensed design professional has provided a home design that is in compliance with the Florida Building Code and illustrates a popular design trend in modern homes in and around Lake County. Other than the design fees, there are no economic hardships. The design is similar to many homes in the County and for this reason, we believe denial violates the principle of fairness to the owner. Mitch Powers, Sr. VP/JWB Architects.*" Applicant architect's statement is included in Attachment "D".


Attachment "A" – Zoning Clearance (Page 2 of 2)


Understand that I shall meet all Single-Family Dwelling Unit requirements as established by Land Development regulations, Section 3.01.02 Residential Uses which defines a single-family dwelling unit as:

- a) Single-Family Dwelling Units Shall have a minimum width of twenty-three (23) feet four (4) inches at the narrowest point, excluding any attached screened room, architectural design features, garages, Carports or utility area. Prior to the issuance of any Building or use Permits, site plans set forth under the general provision section Shall be submitted to the County Manager or designee for his approval.
- b) 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. Installed gutter may be counted as part of the six (6) inch overhang.
- c) A solid foundation or Permanent skirting Shall be required around the perimeter of the unit.
- d) Any wheels, tongue or any transportation apparatus must be removed or enclosed.

Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

No grass (except Bahia grass) can cover more than 60% of the pervious landscape area and all grass must be irrigated separately. Any new irrigation system shall be installed in accordance with LDR Sections 9.01.04 and 9.01.05.E.2. The system shall be designed to provide the minimum irrigation necessary to ensure the survival of the plant material, and shall be designed to avoid runoff and promote optimal percolation.

 11/22/2022
Signature & Date


Printed Name

47141

Zoning Permit No.

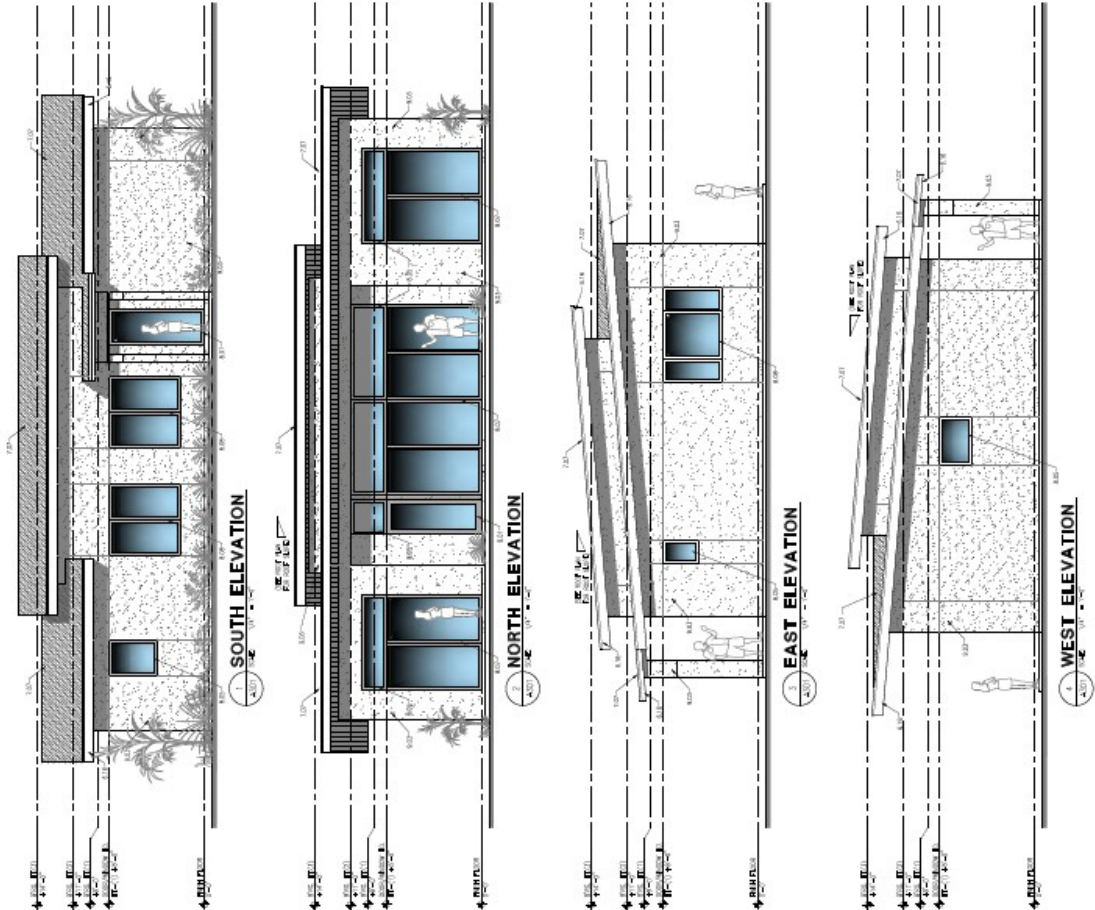
THIS ZONING PERMIT IS NOT VALID UNTIL IT IS SIGNED BY THE APPLICANT

Attachment "B" – Roof Design Details (Page 1 of 4)



| | | | |
|--|---------------------------|---|------------------|
|  <p>JWB ARCHITECTS 1011 W. BROADWAY, SUITE 100 DALLAS, TEXAS 75203 TEL: 214.782.2000</p> | Kenneth and Esa Vieira | VEIRA RESIDENCE 1011 W. BROADWAY, SUITE 100 | |
| | | EXTERIOR ELEVATIONS | |
| DATE: 08/20/2023 | | SCALE: AS SHOWN | PROJECT NO: A301 |
| DRAWN BY: [Name] | | CHECKED BY: [Name] | DATE: 08/20/2023 |

KEYNOTES

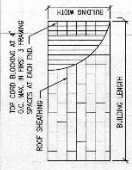
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. FINISHES ARE AS NOTED OR SEE SPECIFICATIONS.
- 3. MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 6. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.
- 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- 9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
- 12. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
- 15. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
- 18. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
- 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.



Attachment "B" – Roof Design Details (Page 2 of 4)

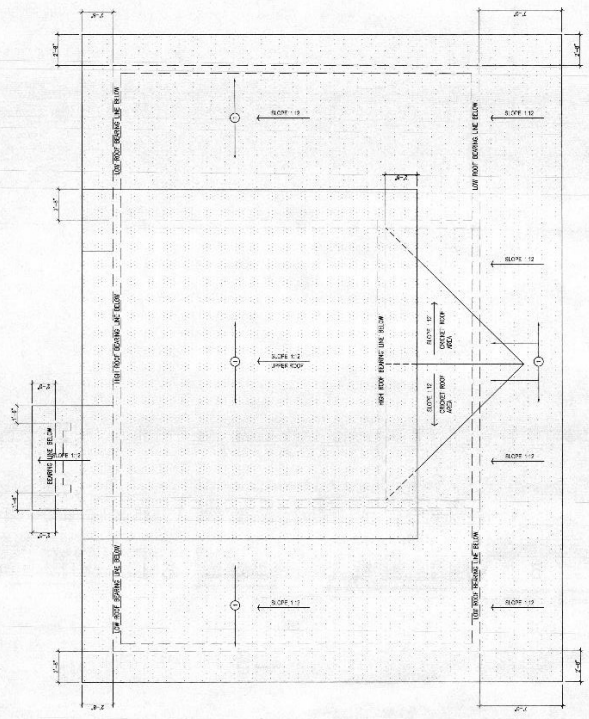
| | | | | |
|---|-----------------------------------|---|---|---|
|  | Kenneth and Elena Vieira Owner | VIERA RESIDENCE ROYAL TRAILS, UNIT #1 EUSTON, FLORIDA 32726 |  JMB ARCHITECTS 1000 W. BAY STREET SUITE 100 TAMPA, FL 33606 | A202 Project No. Date Rev. No. Rev. Description |
|---|-----------------------------------|---|---|---|

ROOF SHEATHING LAYOUT WITH BLOCKING DIAGRAM



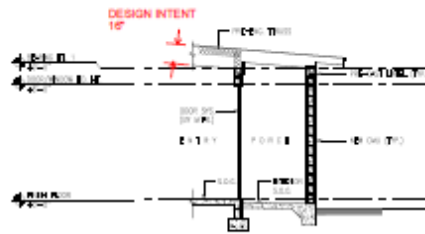
- GENERAL ROOF NOTES:**
- A. REFER TO THE GENERAL NOTES SPECIFIC TO SHEATHING.
 - B. ALL SHEATHING SHALL BE INSTALLED OVER A 1/2\"/>

- ROOF PLAN NOTES:**
1. ALL ROOFING SHALL BE INSTALLED OVER THE EXISTING ROOF.
 2. ALL ROOFING SHALL BE INSTALLED OVER THE EXISTING ROOF.
 3. ALL ROOFING SHALL BE INSTALLED OVER THE EXISTING ROOF.

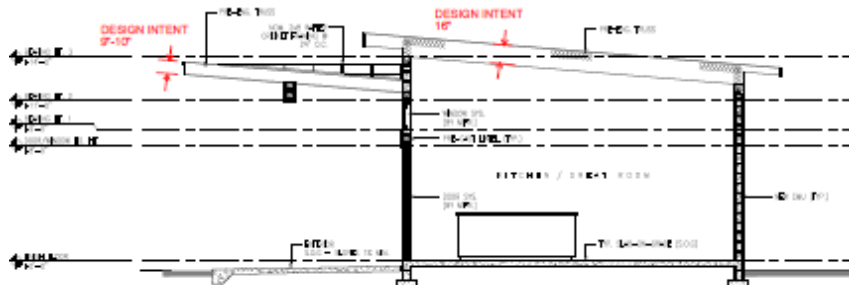



ROOF PLAN
 SCALE: 1/4" = 1'-0"

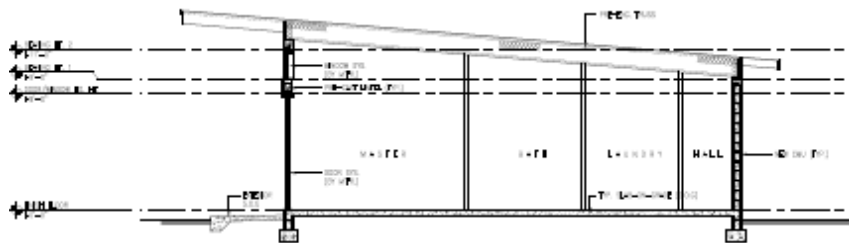
Attachment "B" – Roof Design Details (Page 3 of 4)



3 BUILDING SECTION



2 BUILDING SECTION



1 BUILDING SECTION



WJB ARCHITECTS
1000 A. QUINN-DAWSON RD
 SUITE 200, PALM BEACH, FLORIDA 33480
 TEL: 561.833.4337

Kenneth and
Elea Vieira

BUILDING SECTIONS + DETAILS

VEIRA RESIDENCE
1000 A. QUINN-DAWSON RD
 SUITE 200, PALM BEACH, FLORIDA

Architect

Owner

| Date | Drawn by | Checked by | In-charge |
|------|----------|------------|-----------|
| | | | |

Sheet

A404

Attachment "B" – Roof Design Details (Page 4 of 4)

From: mpowers@jwb-arch.com
To: [Gonzalez, Bernice](#)
Cc: [Elea Vieira](#)
Subject: Regarding the Vieira Residence roof design
Date: Monday, April 17, 2023 9:12:17 AM
Attachments: Outlook-fa2yfwsl.png

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Bernice,

Thank you again for your assistance with this project.

Regarding the roof system design of the home, we are pleased to offer the following facts.

- a. The roof slope is 1:12 and although this is considered a low slope, it has positive drainage and does not present any issues for drainage, and has a higher resistance to wind.
- b. The roof membrane system being used is called Modified Bitumen Membrane. This membrane system is Florida Building Code compliant and has been widely used for decades in many counties as the most common roof system for schools.

Please feel free to reach out to us with any additional questions you may have. We are happy to help.

To your Success!

Mitchell Powers

Sr. Vice President/Orlando Design Studio



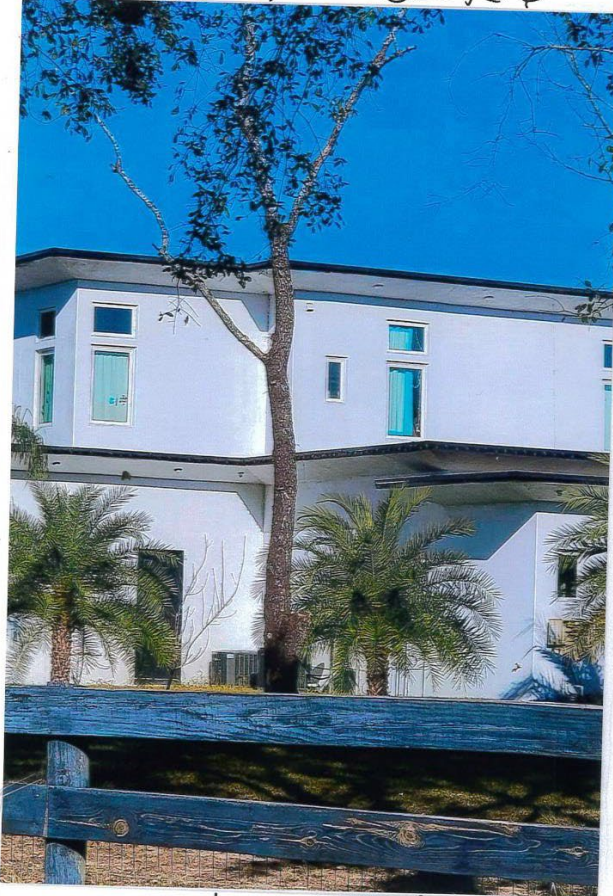
JWB Architects

Main: 2295 South Hiawassee Road | Suite 304 | Orlando, FL | 32835
C:407-408-6481 | mpowers@jwb-arch.com | www.jwb-arch.com

Offices: Brandon | Orlando | Pompano Beach

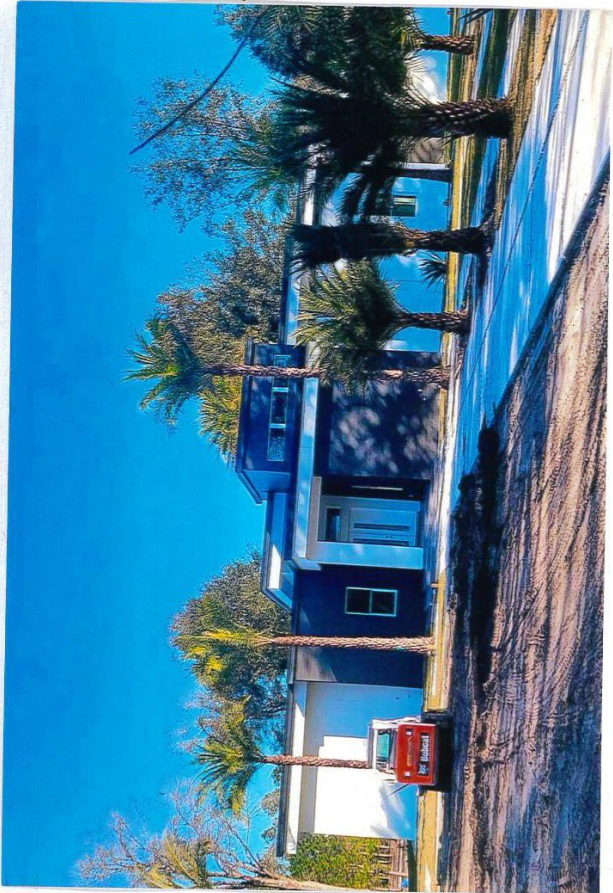
Attachment "C" – Similar Roofs (Page 10 of

34500 Tree Frog Rd.
Eustis, FL 32736



Home # 1 ↗

22031 STRD 44
Eustis, FL. 32736



Home # 2 ↗

* Home # 1 & 2 that are also in Lake County has the same roof pitch that are in our plan.



The Vieira Home
Permit # 2022120767
Alt Key #3828764

← This is the style of our home, has the same roof that we're applying for the variance.

Attachment "C" – Similar Roofs (Page 2 of 2)



Attachment “D” – Applicant Architect’s Statement (Page 1 of 4)



March 1, 2023

Elea Vieira
30050 Cinnamon Avenue
Eustis, FL 32736
Email: eleavieira65@yahoo.com

Re: **Staff Comments letter for Variance** - Vieira Property (VAR-23-02-4).
Project No. 2023010003, Application Request No. 5134.
Alternate Key No. 2703300.

Dear Ms. Vieira:

The Lake County Development Review Staff (DRS) reviewed your application for a variance request to LDR Section 3.01.02.A.1.b to allow a single-family dwelling unit with a roof pitch of less than one (1) foot rise for each four (4) feet of horizontal run.

Please address these comments at your earliest convenience and resubmit the plans for review with a written response to all comments. To increase efficiency, please provide a digital copy of your revised site on CD-ROM, PDF, or flash drive. Ensure that the revision dates are noted in the title block and indicated on the plan with revision clouds on the effected plan sheets.

The Development Review Staff will review the additional information for compliance with the Comprehensive Plan, Land Development Regulations and other County and State Codes. The County provides the opportunity for the Applicant to meet with the Development Review Staff to discuss the proposed project and any aspect of the review comments provided below.

The County provides the opportunity for the Applicant to meet with the Development Review Staff (DRS) to discuss the proposed project. The DRS meetings are typically conducted on the first (1st) Thursday morning, one week after transmitting the comment letter. A virtual meeting may be an option for the DRS meeting. If you desire to schedule a meeting, contact Rebeca Nettesheim at Rebeca.Nettesheim@lakecountyfl.gov and she will coordinate the meeting.

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PLANNING AND ZONING DIVISION | A division of the Department of Growth Management
P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343.9641 • F 352.343.9767
Board of County Commissioners • www.lakecountyfl.gov

TIMOTHY I. SULLIVAN
District 1

SEAN M. PARKS, AICP, QEP
District 2

WENDY R. BREEDEN
District 3

LESLIE CAMPIONE
District 4

JOSH BLAKE
District 5

Attachment “D” – Applicant Architect’s Statement (Page 13 of

Staff Comments letter for Variance - Vieira Property (VAR-23-02-4).
Project No. 2023010003, Application Request No. 5134.
Alternate Key No. 2703300.

Review Comments

Office of Planning and Zoning

Reviewed by Bernice Gonzalez, Bernice.Gonzalez@lakecountyfl.gov

1. Please provide a statement for each of the review requirements below.

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 3.01.01, is to describe the specific uses and restrictions that apply to the zoning districts established in these regulations. These regulations are intended to allow Development and use of property only in compliance with the goals, objectives and policies of Lake County as expressed in the Lake County Comprehensive Plan.

To show that the intent of the code will be or has been achieved by other means, the applicant provided the following statement: *The applicant has demonstrated that there are several other homes in the region (Lake County) that are designed with low slope roof systems. The low-slope roof design has been a standard of home design in the State of Florida for decades and is enjoying a resurgence in popularity. This applicant's home design has the low slope roof with a modernized exterior appearance. A denial of the code reference variance for this applicant's home design seems unfair as the county has allowed similar home/roof designs to be permitted.* Mitch Powers, Sr. VP/JWB Architects

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.

LDR Section 14.15.04 states that for the purposes of this section "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance.

To show substantial hardship, the applicant provided the following statement: *The licensed design professional has provided a home design that is in compliance with the Florida Building Code and illustrates a popular design trend in modern homes in and around Lake County. Other than the design fees, there are no economic hardships. The design is similar to many homes in the County and for this reason, we believe denial violates the principle of fairness to the owner.* Mitch Powers, Sr. VP/JWB Architects

Informational Comments

The Offices or Departments of the County involved with the review process have provided information comments to inform you of Code Requirements and/or processes that will be required as you move forward with the development process. The information comments are listed below.

Office of Planning and Zoning

Reviewed by Bernice Gonzalez, Bernice.Gonzalez@lakecountyfl.gov

1. The subject property is zoned Rural Residential (R-1) and is designated with a Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan.
2. You will receive notification of when the sign advertising the variance is ready and available for pick up at the Office of Planning & Zoning, the sign will need to be posted on the property prior to the hearing date and shall be posted on the

Attachment “D” – Applicant Architect’s Statement (Page 14 of

Staff Comments letter for Variance - Vieira Property (VAR-23-02-4).
Project No. 2023010003, Application Request No. 5134.
Alternate Key No. 2703300.

public access roads and county road(s) closest to the property subject to the application. In addition, proof of posting will need to be submitted to our office as soon as the property sign is posted.

3. A copy of the staff report will be available a minimum of five (5) working days prior to the hearing.
4. A request for legal advertisement, public notification, and recording fees will be forthcoming.

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Attachment “D” – Applicant Architect’s Statement (Page 4 of 4)

Staff Comments letter for Variance - Vieira Property (VAR-23-02-4).
Project No. 2023010003, Application Request No. 5134.
Alternate Key No. 2703300.

Office of Building Services – Fire Safety

Fire has no objection to the variance request.

If you have any questions, please call me 352-343-9641 or email me at Bernice.Gonzalez@lakecountyfl.gov.

Sincerely,

Bernice Gonzalez, MDUR, CMP, AICP, MCIP-I
Senior Planner

cc: Janie Barrón, Chief Planner, Office of Planning and Zoning
File

Attachment “E” – Applicant’s Statement

From: [Kenneth Vieira](#)
To: [Gonzalez, Bernice](#)
Subject: Vieira (VAR-23-02-4) Reply to Staff Comments
Date: Wednesday, March 1, 2023 5:57:39 PM

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

We are hoping that we can resolve this issue with planning and zoning. Your consideration on this matter would be greatly appreciated.

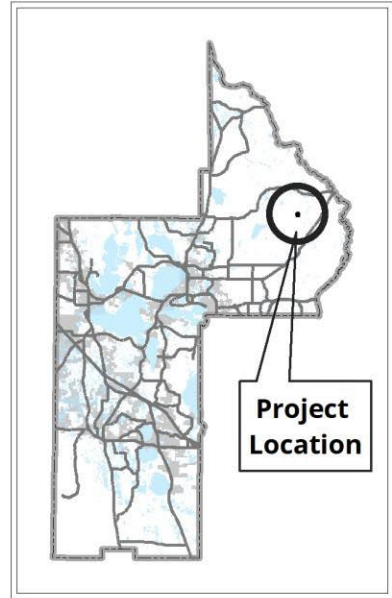
We are responding to your #1 comment on our variance

- 1/12 pitch or 1 % grade is more than enough pitch to shed water even in a torrential downpour.

- We are going with a galv-alum standing seam roof which is a tried and proven roofing method.

Sincerely,
Kenneth and Elea Vieira

Map of Subject Property



Aerial Map of Subject Property



VAR-23-02-4
Vieira Property



Roof Pitch Adjustment

Legend

 Wekiva - Ocala RPA

**Final Development Order
VAR-23-02-4
Vieira Property**

WHEREAS, Elea Vieira (the "Applicant"), on behalf of Kenneth and Elea Vieira (the "Owners"), requested a Variance to Land Development Regulations (LDR) Section 3.01.02(A)(1)(b) to allow a single-family dwelling unit with a roof pitch of one (1) foot rise for each twelve (12) feet of run in lieu of the required one (1) foot rise for each four (4) feet of horizontal run; and

WHEREAS, the subject property consists of 4.01 +/- acres and is located at 30050 Cinnamon Avenue, in the unincorporated Eustis area of Lake County, in Section 36, Township 17, Range 28, having Alternate Key Number 3828764 and more particularly described below;

Royal Trails Unit No 1 Subdivision Lots 1, 2, 3, 4 Block 143, according to the plat thereof as recorded in Plat Book 19, Pages 1 through 59, inclusive of the public records of Lake County, Florida.

WHEREAS, after giving notice of a hearing on a petition for a Variance to the Lake County Land Development Regulations, including notice that the request for a variance would be presented to the Board of Adjustment of Lake County, Florida, on May 3, 2023; 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 May 3, 2023, the Lake County Board of Adjustment approved the variance for the above property.

DONE AND ORDERED by the Board of Adjustment of Lake County, Florida, that:

Variance Granted: A variance to Section 3.01.02(A)(1)(b), Land Development Regulations, to allow a single-family dwelling unit with a roof pitch of one (1) foot rise for each twelve (12) feet of run in lieu of the required one (1) foot rise for each four (4) feet of horizontal run is hereby **granted**.

**BOARD OF ADJUSTMENT
LAKE COUNTY, FLORIDA**

Addie Owens, Chairman

State of Florida

County of Lake

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 3rd day of May 2023, by Addie Owens, as Chairman of the Lake County Board of Adjustment.

Personally Known OR Produced Identification

Type of Identification Produced _____

Notary Signature

(SEAL)

Pursuant to Section 286.0105, Florida Statutes, if any person desires to appeal any decision with respect to a matter considered at a public meeting or hearing of the Board of Adjustment, such person will need a record of the proceedings, and such person may need to ensure that a verbatim record for such purpose is made, which record includes the testimony and evidence upon which the appeal is based.

A final administrative order of the Board of Adjustment may be appealed to the Circuit Court in Lake County, Florida. Such an appeal shall be filed within thirty (30) days of the execution of this Order. Those filing an appeal of an administrative order must comply with all applicable Florida Rules of Appellate Procedure.