



VARIANCE STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearing Date: July 2, 2025

Case No. and Project Name: PZ2025-109, Hector Property

Applicant(s): Jordan Strasberg

Owner(s): Nancy Hector as Trustee of the Nancy T. Hector 2021 Irrevocable Trust

Requested Action: Variance to Land Development Regulations (LDR) Table 3.02.06 to allow for a maximum impervious surface ratio of 16.45% in lieu of the required 10% for the Agriculture "A" zoning district, to allow for the construction of a pool and decking.

Case Manager: Corey DeVogel, Planner I

Subject Property Information

Size: 5.09 +/- gross acres

Location: 30611 Cinnamon Road, in the unincorporated Sorrento area

Alternate Key No.: 3376234

Future Land Use: Mt. Plymouth-Sorrento Neighborhood (Attachment "A")

Current Zoning District: Agriculture "A" (Attachment "B")

Flood Zone(s): Flood Zones ("A") & ("X")

JPA/ISBA: N/A

Overlay/Rural Protection Area: Mt. Plymouth-Sorrento, Wekiva Study Area (Attachment "C")

Adjacent Property Land Use Table

| Direction | Future Land Use | Zoning | Existing Use | Comments |
|-----------|------------------------------------|-----------------|--------------|-------------------------|
| North | Mt. Plymouth-Sorrento Neighborhood | Agriculture "A" | Agriculture | A/G Pasture |
| South | Mt. Plymouth-Sorrento Neighborhood | Agriculture "A" | Residential | Manufactured Home |
| East | Mt. Plymouth-Sorrento Neighborhood | Agriculture "A" | Residential | Single Family Residence |
| West | Mt. Plymouth-Sorrento Neighborhood | Agriculture "A" | Residential | Manufactured Home |

Summary of Request

The subject parcel is identified by Alternate Key Number 3376234 and contains approximately 5.09 gross acres. The subject parcel is zoned as Agriculture "A"; is designated with a Mt. Plymouth-Sorrento Neighborhood Future Land Use Category (FLUC) by the 2030 Comprehensive; and located within the Mt. Plymouth-Sorrento, Wekiva Study Area Overlay Districts. The subject parcel is developed with a single-family dwelling constructed in 1985. The subject parcel is also developed with second single family dwelling that was constructed in 1992, plus an equipment building with a slab for agricultural use, allowed via Non-Residential Waiver. A screen room, family room, breezeway, and bathroom addition were constructed in 2004.

GIS maps indicate that the subject parcel is located within flood zones "X" and "A", and there is no indication that wetlands exist on the site.

The Applicant is requesting a variance to LDR Section Table 3.02.06 to allow for a maximum impervious surface ratio of 16.45% in lieu of the required 10% for the Agriculture "A" zoning, to allow for the construction of a pool and decking.

The Concept Plan (Attachment "D") depicts the addition of a proposed 1,552 square foot in-ground pool, which would bring the ISR from 15.5% to 16.45% .

The subject property is located within the Mt Plymouth-Sorrento Neighborhood Overlay District. The request is consistent with the design standards and impervious surface ratio requirement of 60%, set forth in Lake County Comprehensive Plan Objective I-2.1. The subject property is located within the Wekiva Study Area. The subject property is consistent with Lake County Comprehensive Plan Policy I-3.4.5, as the subject property has already been developed and there are no wetlands identified on the property.

The maximum allowable impervious surface ratio within the Mt. Plymouth-Sorrento Neighborhood Future Land Use category is 60%. The maximum allowable impervious surface ratio within the "A" zoning district is 10%

The Applicant provided a Project Narrative as a justification for the variance request as shown on Attachment "E".

For background purposes, in 2003 the subject property received a Non-Residential Waiver, to allow for a 1,100 square foot equipment building with a slab, for agricultural use. (Attachment "F").

Should the Board of Adjustments approve this variance request, the Applicant will be required to obtain zoning and building permits to comply with Lake County Land Development Regulations.

– 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 3.02.06, is to protect the public health, safety and welfare by limiting the amount of impervious surface in order to reduce flooding and increase water quality. An impervious surface ratio is a measurement of the amount of the base site area that is covered by any material that substantially reduces or prevents the infiltration of stormwater into previously undeveloped land. Impervious surfaces include, but are not limited to roofs and roads, sidewalks and parking lots paved with asphalt, concrete, compacted sand, lime rock or clay. The impervious surface ratios (ISR) in Table 3.02.06 are applicable to both residential and nonresidential development.

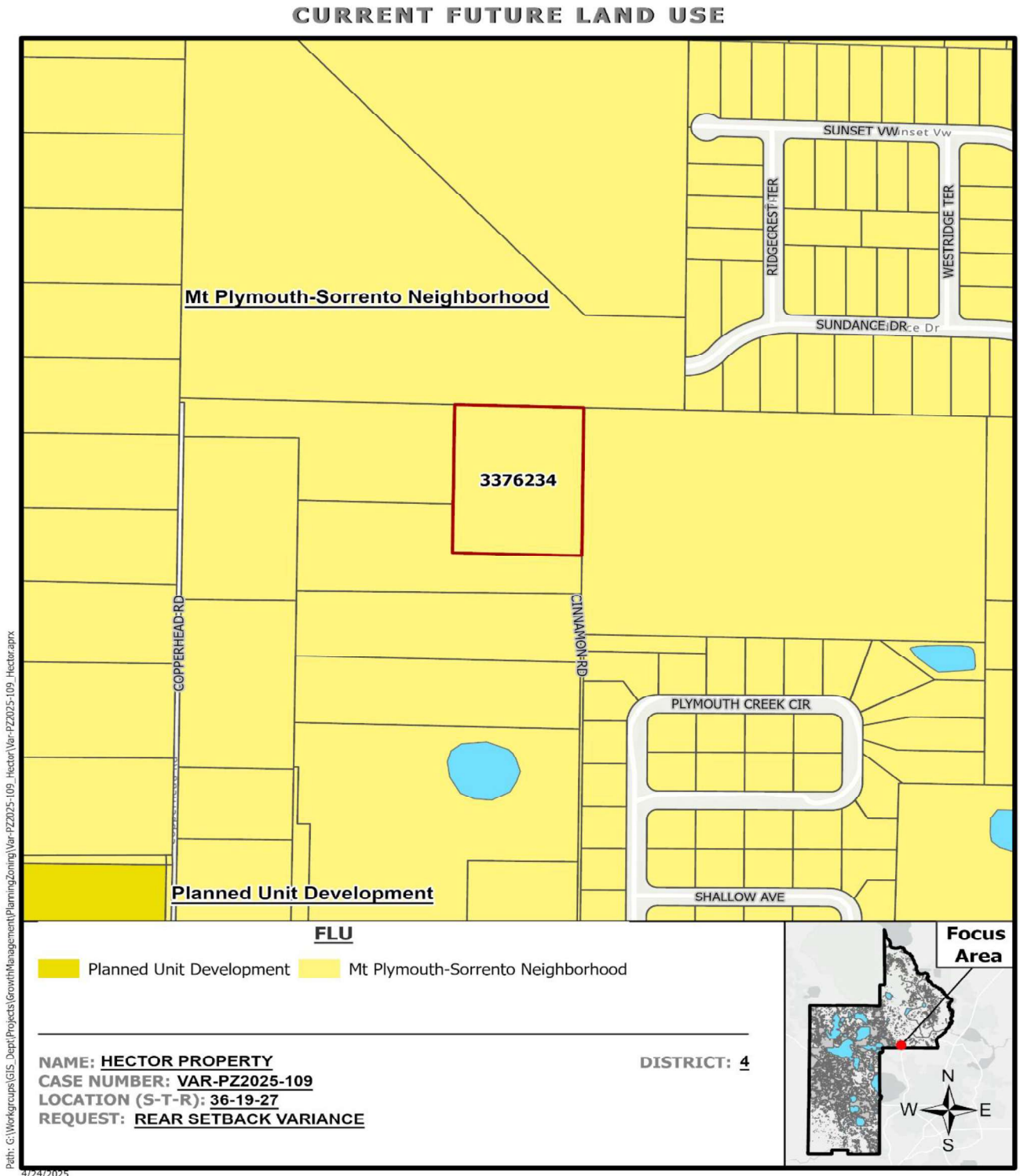
The Applicant provided the following statement as evidence that the intent of the Land Development Regulations will be or has been achieved by other means, *"The project is parallel with the Land Development Regulation in that fact that it will not affect any drainage or neighboring properties in any way. It also will meet all setback codes with it's proposed location. It will be a first class looking addition to the property"*.

The application was provided to Public Works for review and they have no objection to the request. On March 25, 2025, a development application for a pool and deck was rejected by the Office of Planning and Zoning, due to the existing and proposed ISR exceeding the maximum allowable ISR of 10%. Staff has determined that the Impervious Surface Ratio requirement cannot be met by any other means other than removing existing impervious surface area on the subject property.

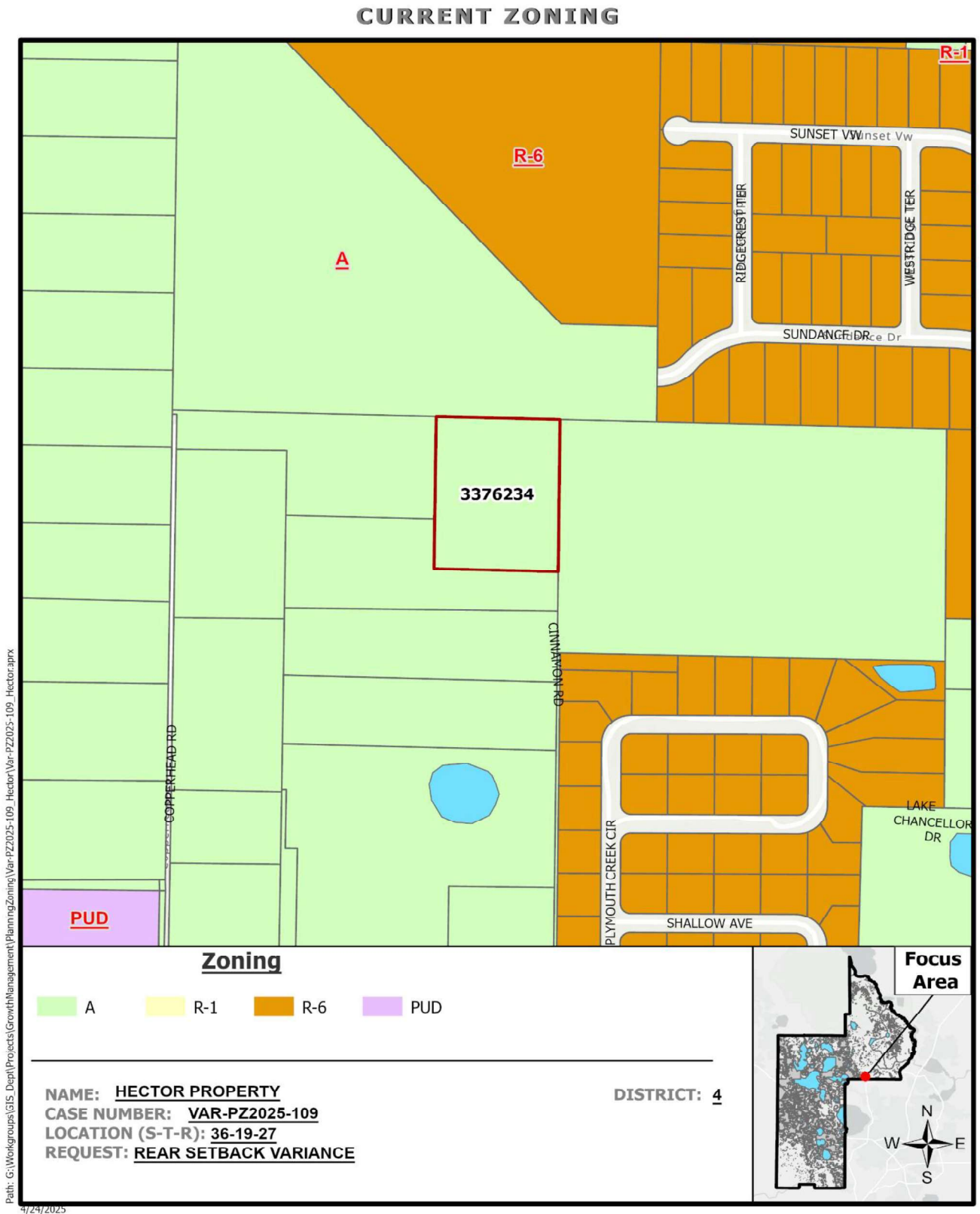
- 2. The application of a Land Development Regulation would create a substantial hardship or would violate principles of fairness. For purposes of this Section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance. 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 Applicant provided the following statement, *"With 10% allowable coverage on this massive lot, it's impossible to put a pool and decking of any size"*.

Attachment "A" – Future Land Use Map

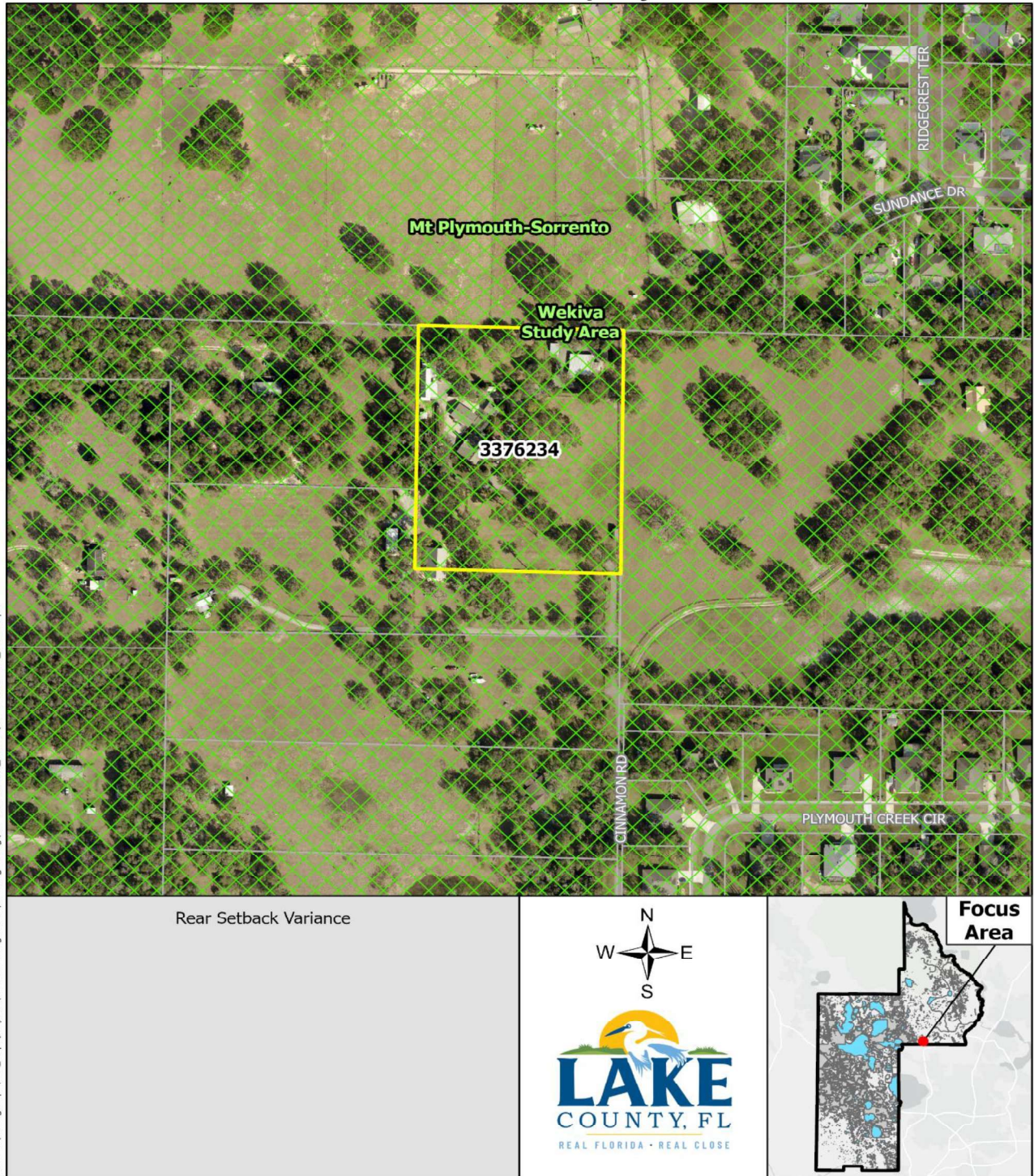


Attachment "B" – Zoning Map



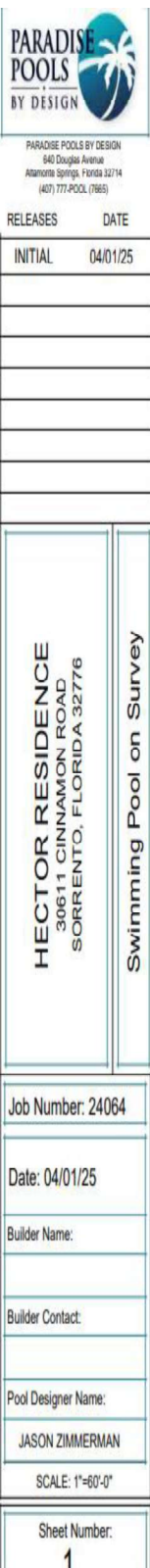
Attachment "C" – Overlay District Map

Var-PZ2025-109 Hector Property

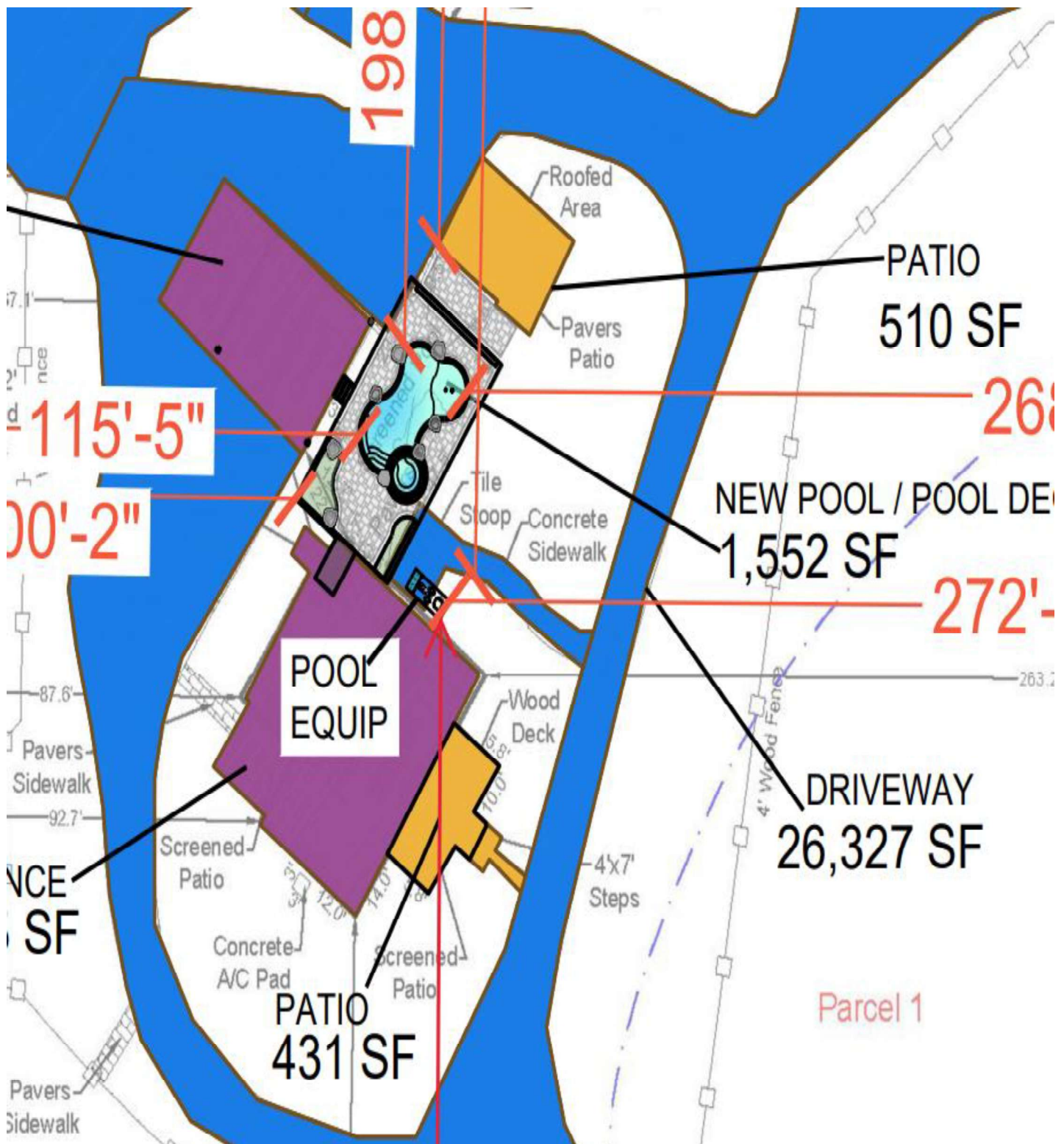


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4/24/2025



Attachment "D" – Concept Plan (2 of 2)



Attachment “E” – Project Narrative



Office of Planning and Zoning

Project Narrative Variance

1. What is the substantial hardship in meeting the specific code requirement?

With 10% lot coverage allowable on this massive lot, it's impossible to put a pool and decking of any size.

2. Describe how the purpose of the Land Development Regulation will be or has been achieved by other means:

The project is parralell with the Land Development Regulation in the fact that it will not affect any drainage or neighboring properties in any way. It also will meet all setback codes with it's proposed location. It will be a first class looking addition to the property.

Attachment "F" – Non-Residential Structure Waiver



Lake County, Florida
Department of Growth Management

Form 35

2003-0048

Non-Residential Structure Waiver Application

Parcel ID # 361927000200004500 AC # 3376234 ADD # 98341
Application Fee - \$25.00

Property Owner James B Granger

Mailing Address P.O. Box 1472

City Eustis State FL Zip Code 32727

Contact Phone Number 352-267-4068 Fax Number None

Legal Description (attach Property Record Card) Section 36 Township 19 Range 27

What farm or agricultural products are being produced on the property? Trees & Cattle

Proposed improvement and/or use of proposed building. Please be specific. Equipment Building
25' X 44' Equipment building with SLAB
FOR Agricultural USE

Directions to property 46 to 457 South to oak #1 lane to Cinnamon Rd
30611 Cinnamon Rd

NOTE: Pursuant to applicable Florida Statutes, residential structures do not fall within the parameters of this waiver. All residential structures must be properly permitted.

Property owner signature James B Granger Date 5/9/03

Division Use Only

Zoning Approval by Kurt Sparks Date 5/9/03

Land Use Designation pot wekiva MPS Zoning District A Green Swamp ACSC —

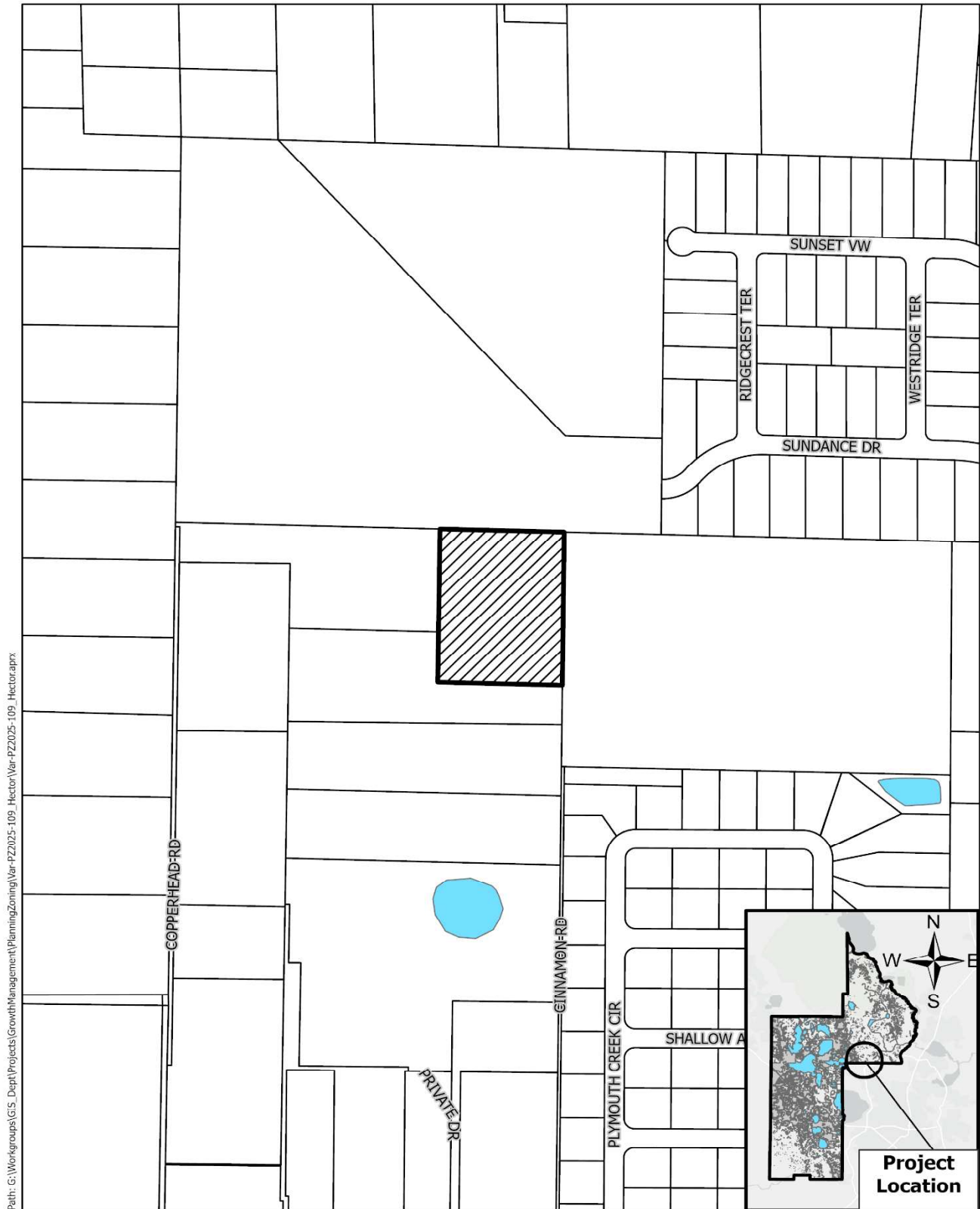
Wekiva RP Area — St. Johns — Wetlands/Water Body —

Setbacks: Front 62'CL 2nd Front — Side 25' Rear 25'

Lot Size 5 ac Impervious Surface: ISR (IS/L) — Max ISR —

LLW 92-50

Map of Subject Property



Aerial Map of Subject Property

**Var-PZ2025-109
Hector Property**



FINAL DEVELOPMENT ORDER

(PZ2025-109 / AR 6006)

WHEREAS, Jordan Strasberg (the “Applicant”) requested a variance on behalf of Nancy Hector as Trustee of the Nancy T. Hector 2021 Irrevocable Trust (the “Owner”), to Land Development Regulations (LDR) Table 3.02.06 to allow for a maximum impervious surface ratio of 16.45% in lieu of the required 10% for the Agriculture “A” zoning, to allow for the construction of a pool and decking; and

WHEREAS, the subject property consists of approximately 5.09 +/- acres located at 30611 Cinnamon Road in the unincorporated Sorrento area in Section 36, Township 19 South, Range 27 East, known as Alternate Key Number 3376234, and more particularly described in **Exhibit “A”**; and

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 August 6, 2025; 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.

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

1. **Variance Granted:** Variance to Land Development Regulations (LDR) Table 3.02.06 to allow for a maximum impervious surface ratio of 16.45% in lieu of the required 10% for the Agriculture “A” zoning district, to allow for the construction of a pool and decking.
2. **Conditions.** The variance granted above is subject to the following requirements/conditions:
 - a. No further structures shall be permitted to be constructed or placed on the property as the maximum ISR has been exceeded as part of this variance approval unless the property is rezoned to a category that allows a higher ISR.
 - b. A separate building and zoning permit will be required before any construction is to begin.

**BOARD OF ADJUSTMENT
LAKE COUNTY, FLORIDA**

Bea Meeks, Chairman

State of Florida

County of Lake

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 2nd day of July 2025, by Bea Meeks, as Chairman of the Lake County Board of Adjustment.

Personally Known OR Produced Identification

Type of Identification Produced _____

(SEAL)

Notary Signature

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.

Exhibit "A" – Legal Description

Parcel 1:

That part of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 19 South, Range 27 East, in Lake County, Florida, bounded and described as follows: From the Northwest corner of said Southeast 1/4 of the Northwest 1/4 run East along the North line thereof to a point on the East line of the West 886 feet of said Southeast 1/4 of the Northwest 1/4, said point being the Point of Beginning of this description; from said Point of Beginning continue East along said North line 406.85 feet, more or less, to the Northeast corner of said Southeast 1/4 of the Northwest 1/4; thence South along the East line of said Southeast 1/4 of the Northwest 1/4 a distance of 532.7 feet to a point hereby designated as Point "A"; begin again at the Point of Beginning and run thence South parallel with the West line of said Southeast 1/4 of the Northwest 1/4 a distance of 532.57 feet; thence Easterly in a straight line to the above-designated point "A".

Together with a non-exclusive easement for ingress and egress and utilities over the East 25 feet of that part of the Northeast 1/4 of the Southwest 1/4 of said Section 36 lying North of the Right-of-Way of Oak Lane, and over the East 25 feet of that part of the Southeast 1/4 of the Northwest 1/4 of said Section 36 lying South of the above-described parcel of land, and over the following described parcel of land: From the intersection of the South line of the North 358.25 feet of the Southeast 1/4 of the Northwest 1/4 of said Section 36 with the East line of the West 386 feet of said Southeast 1/4 of the Northwest 1/4, run South parallel with the West line of said Southeast 1/4 of the Northwest 1/4 a distance of 324 feet; thence Easterly, along a straight line which, if extended, would intersect the East line of said Southeast 1/4 of the Northwest 1/4 at a point 669.74 feet South of the Northeast corner thereof, to a point on the West line of the East 50 feet of said Southeast 1/4 of the Northwest 1/4, said point being the Point of Beginning of this description; from said Point of Beginning continue Easterly along the above-described line 25 feet; thence North parallel with the East line of said Southeast 1/4 of the Northwest 1/4 a distance of 25 feet; thence Westerly parallel with the South line of this description 25 feet; thence South to the point of beginning.

Parcel 2:

Part 1:

From the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 19 South, Range 27 East, Lake County, Florida; run thence S 88°29'35" E along the North line of said Southeast 1/4 of the Northwest 1/4 of said Section 36 a distance of 886.00 feet; thence S 00°49'44" W, 358.18 feet to a concrete monument and the Point of Beginning; thence continue S 00°49'44" W, 174.39 feet; thence S 88°28'44" E, 411.67 feet to the generally accepted East line of aforementioned Southeast 1/4 of the Northwest 1/4; thence S 00°18'36" W along said East line 137.04 feet; thence N 89°16'32" W, 912.48 feet to a point on a line, said line being 386.0 feet East of and parallel with the West line of aforesaid Southeast 1/4 of the Northwest 1/4; thence N 00°48'55" E along said parallel line 324.00 feet to a concrete monument; thence S 88°29'35" E parallel to the North line of said Southeast 1/4 of Northwest 1/4, 500.00 feet to the Point of Beginning.

LESS AND EXCEPT the Following:

From the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 19 South, Range 27 East, Lake County, Florida; run thence S 88°29'35" E along the North line of said Southeast 1/4 of the Northwest 1/4 of said Section 36, a distance of 886.00 feet; thence S 00°49'44" W, 358.18 feet to a concrete monument and the Point of Beginning; thence continue S 00°49'44" W, 174.39 feet; thence N 88°28'44" W, 499.69 feet; thence N 00°48'55" E, 174.27 feet to a concrete monument; thence S 88°29'35" E, 499.83 feet to the Point of Beginning.

AND

Part 2:

From the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 19 South, Range 27 East, Lake County, Florida; run thence S 88°29'35" E along the North line of said Southeast 1/4 of the Northwest 1/4 of said Section 36, a distance of 886.00 feet; thence S 00°49'44" W, 358.18 feet to a concrete monument and the Point of Beginning; thence continue S 00°49'44" W, 174.39 feet; thence N 88°28'44" W, 499.69 feet; thence N 00°48'55" E, 174.27 feet to a concrete monument; thence S 88°29'35" E, 499.83 feet to the Point of Beginning.

Together with the 1978 STAT Single Wide Mobile Home bearing Vehicle Identification No. GDWSGA28782588 and Title No. 16227882.

Parcel Identification Number: 3619270002-000-04500

Parcel Identification Number: 3619270002-000-04600

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

