



VARIANCE STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 5

Public Hearing Date: August 6, 2025

Case No. and Project Name: PZ2025-43, Dale Williams Property

Commissioner District: District 3 – Kirby Smith

Applicant(s): Dale Williams

Owner(s): Dale Fletcher Williams and Harold K. Smith, J.

Requested Action: Variance to Land Development Regulations (LDR) Section 10.01.01(D) to allow the combined square footage of accessory structures to be greater than eighty (80) percent on a lot less than one (1) acre in size, and instead be limited to the allowed maximum Impervious Surface Ratio of fifty-five (55) percent.

Case Manager: James Frye, Planner II

Subject Property Information

Size: +/- 0.92 acres

Location: 11530 Layton Street, in the unincorporated Leesburg area

Alternate Key No.: 1178983

Future Land Use: Urban Medium Density (Attachment “A”)

Current Zoning District: Urban Residential District (R-6) (Attachment “B”)

Flood Zone(s): X

JPA/ISBA: Leesburg Interlocal Service Boundary Agreement

Overlay/Rural Protection Area: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Medium Density	Urban Residential District (R-6)	Single Family Dwellings and Right-of-Way	Single Family Dwellings separated by Layton Street
South	Urban Medium Density	Mixed Residential District (R-7)	Single Family Dwellings	Single Family Dwellings
East	Urban Medium Density	Urban Residential District (R-6)	Single Family Dwelling	Single Family Dwelling
West	Urban Medium Density	Urban Residential District (R-6)	Single Family Dwelling	Single Family Dwelling

Summary of Request

The subject parcel is identified by Alternate Key Number 1178983 and contains approximately 0.92 acres. The parcel is zoned Urban Residential District (R-6) and designated with an Urban Medium Density Future Land Use Category (FLUC) by the 2030 Comprehensive (Comp) Plan. The subject parcel is developed with a dwelling unit, attached pool and patio, a five-hundred and twenty-one (521) square foot shed and a four-hundred and eighty (480) square foot detached carport. GIS maps indicate that the subject parcel is located within flood zones "X" and there is no indication that wetlands exist on the site.

The Applicant is requesting a variance to LDR Section 10.01.01(D) to allow the combined square footage of accessory structures to be greater than eighty (80) percent on a lot less than one (1) acre in size, and instead be limited to the allowed maximum Impervious Surface Ratio of fifty-five (55) percent.

Per LDR Table 3.02.06 the maximum allowed Impervious Surface Ratio for the Urban Residential District (R-6) is fifty-five (55) percent. A Zoning Permit will be required prior to the issuance of a Building Permit. The Applicant will be required to provide documentation showing the proposed structure will remain within the allowed maximum fifty-five (55) percent Impervious Surface Ratio. The Applicant is currently working with a surveyor and will be required to provide a signed and sealed survey with the Impervious Surface Ratio calculations prior to the issuance of a zoning permit. The survey will include a site data table containing all existing impervious development and the proposed impervious development.

The Concept Plan depicts the existing dwelling unit, pool, accessory structures, and includes the proposed forty-two (42) feet by thirty-six (36) feet detached garage. The detached garage would add an additional one-thousand five-hundred and twelve (1,512) square feet.

The subject parcel is located within the Leesburg Interlocal Service Boundary Agreement (ISBA) and the application was provided to the City of Leesburg for review and comment on March 3, 2025. The City of Leesburg has no objection to the variance request.

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.

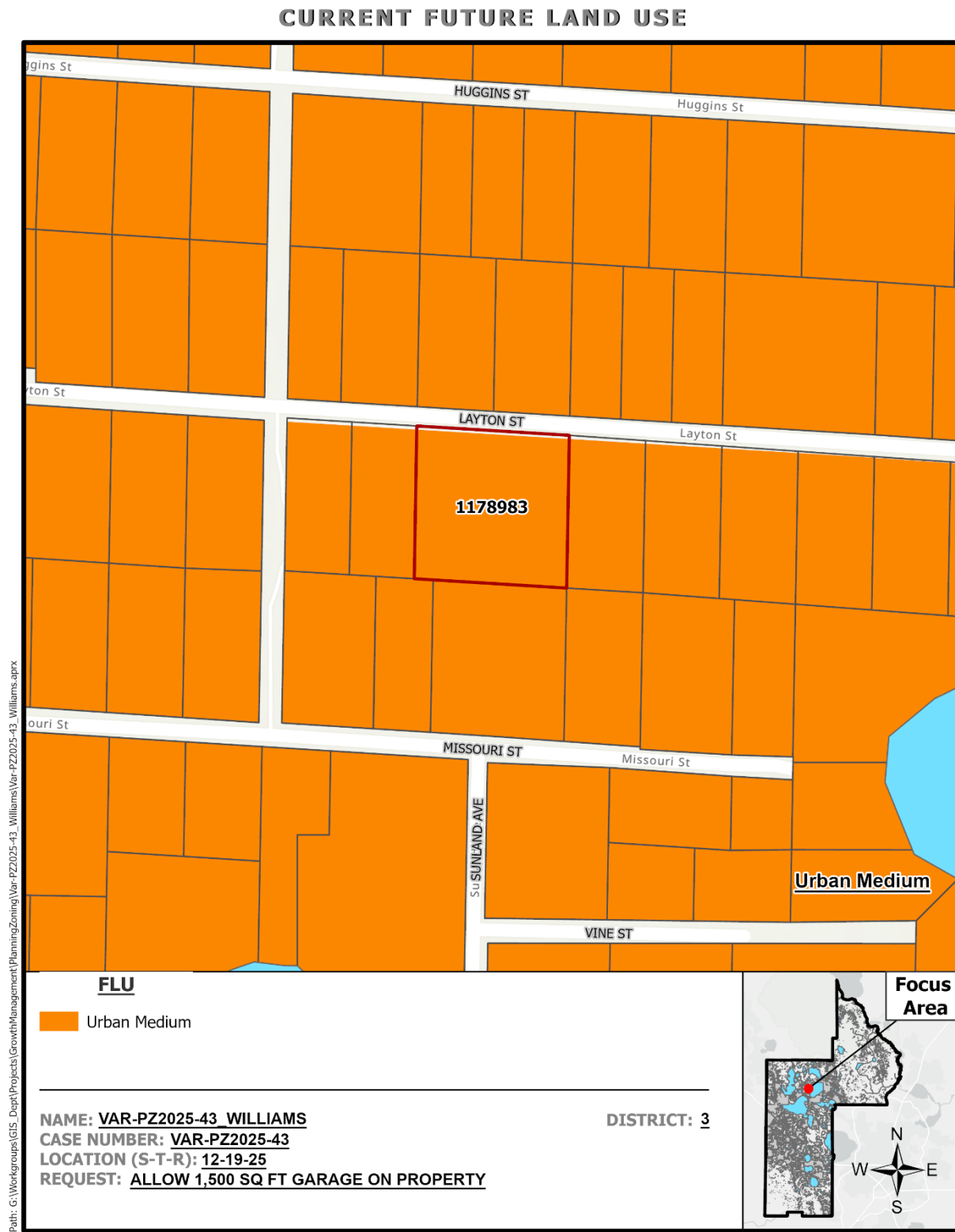
The purpose of this LDR is to regulate the installation, configuration, and use of accessory and temporary structures and uses in order to preserve the community and property values and to protect the community character.

The Applicant provided a Project Narrative as shown in Attachment "D" to explain how the intent of the LDR will be met.

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.

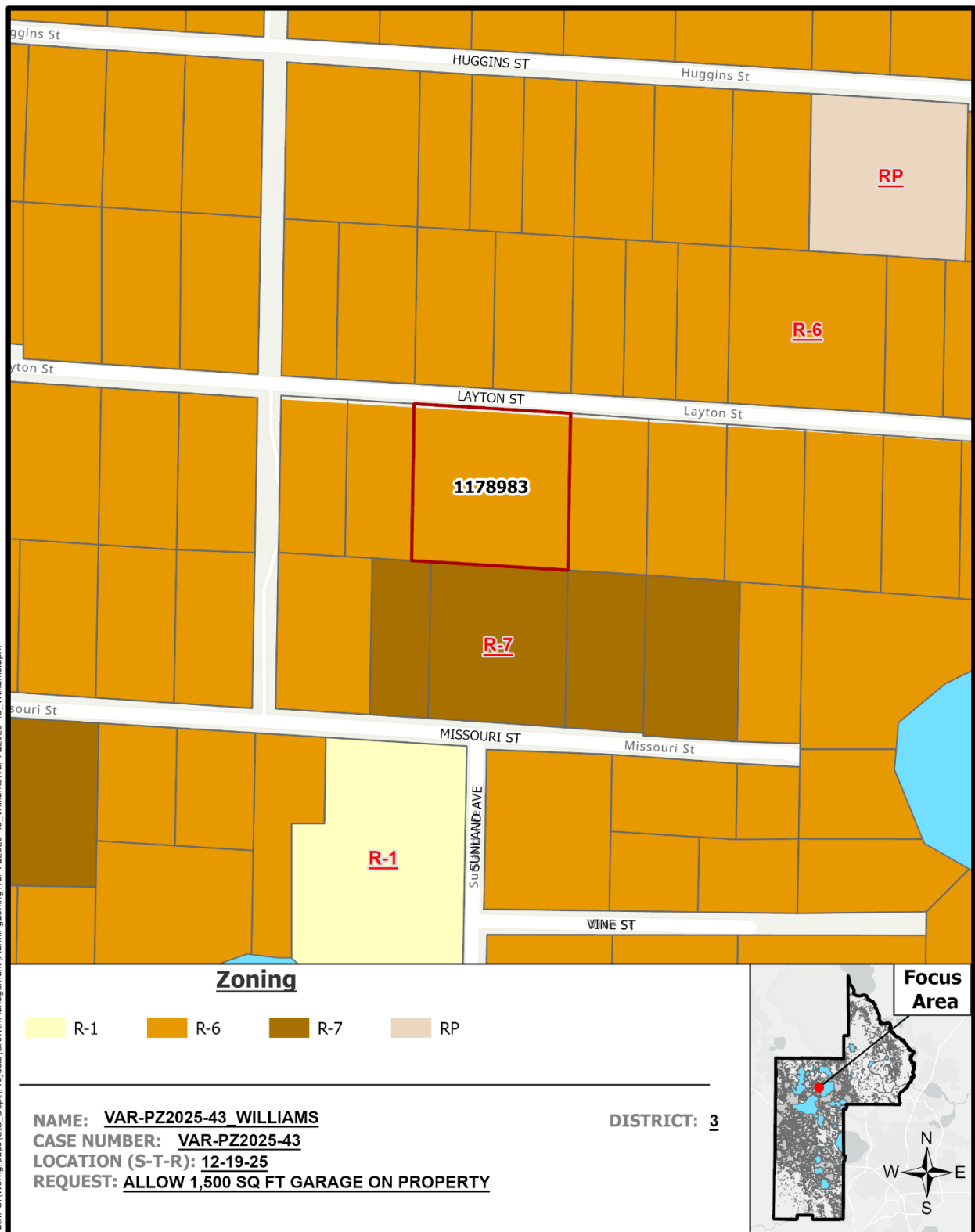
The Applicant provided a Project Narrative (Attachment "D") along with the following statement, *"To build 1500 square feet on my empty lot, only allowing 800 square feet because of square feet of home. I have 0.92 acres, a full acre with easement. 8/10 worth of acre."*

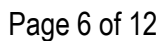
Attachment "A" – Future Land Use Map



Attachment "B" – Zoning Map

CURRENT ZONING





Attachment "D" – Project Narrative (Page 1 of 4)

Page 1

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

I have owned my home for over 15 years, and I have worked hard to improve its weather worthiness and appearance.

Unfortunately, I've lost 2 substantial structures originally on the property when I purchased it, that were used to provide storage and protection to some of my vehicles and other important belongings. Presently, my home and all other remaining structures are on 1 of the 2 lots I own. The other is completely empty of any structures. I need and want to build a quality building on that empty lot that will be an asset to the community and provide safe and sturdy storage and protection for my 4 vehicles, tools, lawn maintenance equipment and all other items requiring inside storage. There is unfortunately a minimal shortage between the square footage of the lot and the amount required for the building. Thus my reason for asking for this variance.

Attachment "D" – Project Narrative (Page 2 of 4)

Page 2.

2. Describe how the purpose of the land development regulation will be or has been achieved by other means.

Having just lost during Hurricane Milton. The large covered structure used too protect some of my vehicles and my efforts too upgrade fencing plus the removal of over 3500 square feet of excess vegetation / vines that covered fencing and ground portions on this empty lot. I believe I have provided an excellent spot for the building of a garage that I desire too build as mentioned above it will be a substantial structure designed too defy future severe weather events and the rapid decay too items from the harsh Florida Sun.

Attachment "D" – Project Narrative (Page 3 of 4)

Page 3

Dear madam or Sir,

My Name is Dale Williams
I live at 11530 Layton St
Leesburg. I am writing this
letter, as I am asking to
build a 1500 sq ft Garage on
my empty lot. I realise my
lots are considered 1 lot.
But over one half of the land
is completely unused. The lots
out here are 100x100 my
land is 200x200 9.2 acres
large with the basement.
I have followed all rules,
referring to set back, color,
and height. I have recently
cleared over 4000 sq ft of
excessive vines dead trees and
brush and rotten fencing
to beautify this land. Which
is over double the amount in
asking to build. There is currently
3 or 4 homes on my street with
garages twice the size of house, on only
1 lot. 100x100

Attachment "D" – Project Narrative (Page 4 of 4)

Page 4

I Have spoken with all Homeowners around me, who say they have no issue with it, as most keep asking when its going up.

This will look fantastic and be helpful to all in this community I live in, as when anyone does nice stuff to their homes and land, it is a good thing for all. And will help with theft and Floridas severe summer weather.

Everything else I feel/hope has been covered in Questions 1 and 2. I have supplied answers to:

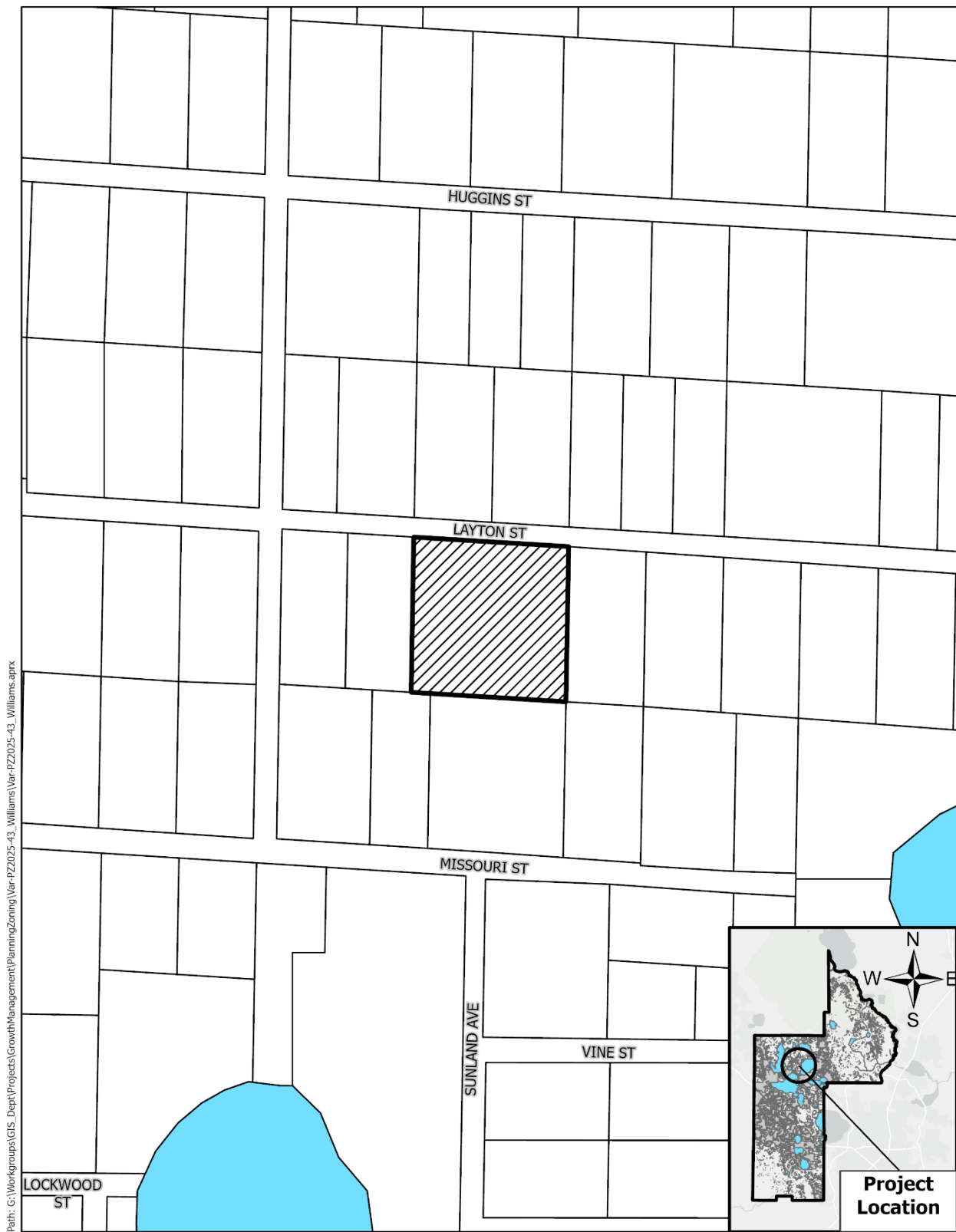
Thank you for taking the time to read these things.

And Thank you for your consideration of my Dream Project, my Dream Home.

"Thank you

Dale Williams

Map of Subject Property

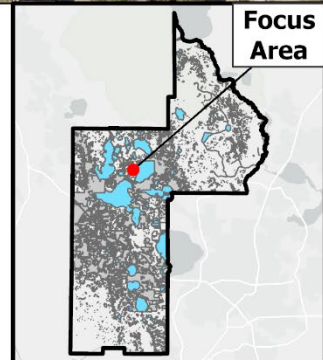


Aerial Map of Subject Property

Var-PZ2025-43
Var-PZ2025-43_Williams



Allow 1,500 Sq Ft Garage on property



Path: C:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\Var-PZ2025-43_Williams\Var-PZ2025-43_Williams.aprx

6/6/2025

Final Development Order **(PZ2025-43 / AR 5926)**

WHEREAS, Dale Fletcher Williams (the “Applicant”) requested a variance on behalf of Dale Fletcher Williams and Harold K. Smith, Jr. (the “Owners”), to Land Development Regulations (LDR) Section 10.01.01(D) to allow the combined square footage of accessory structures to be greater than eighty (80) percent on a lot less than one (1) acre in size, and instead be limited to the allowed maximum Impervious Surface Ratio of fifty-five (55) percent ; and

WHEREAS, the subject property consists of approximately 0.92 +/- acres located at 11530 Layton Street in the unincorporated Leesburg area in Section 12, Township 19 South, Range 25 East, known as Alternate Key Number 1178983, and more particularly described 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**: A variance to LDR Section 10.01.01(D) to allow the combined square footage of accessory structures to be greater than eighty (80) percent on a lot less than one (1) acre in size, and instead be limited to the allowed maximum Impervious Surface Ratio of fifty-five (55) percent is hereby granted.
2. **Conditions**: Permitted accessory structures shall not be used as a dwelling unit unless specifically permitted as an Accessory Dwelling Unit per LDR Section 10.01.03.

**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 6th day of August 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

That part of the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 19 South, Range 26 East, in Lake County, Florida, bounded and described as follows: From the center of Section 12, Township 19 South, Range 25 East, run thence South 960 feet to the Southerly boundary of Layton Street; run thence Easterly 300 feet, along the Southerly boundary of Layton Street, for the Point of Beginning; from said Point of Beginning, run thence South 200 feet; thence Easterly and parallel to the Southerly boundary of Layton Street 100 feet; thence North 200 feet to the Southerly boundary of Layton Street; thence Westerly 100 feet, along the Southerly boundary of Layton Street, to the Point of Beginning.

That part of the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 19 South, Range 25 East, in Lake County, Florida, bounded and described as follows; From the center of Section 12, Township 19 South, Range 25 East, run thence South 960 feet to the Southerly boundary of Layton Street; run thence Easterly 200 feet, along the Southerly boundary of Layton Street, for the Point of Beginning; from said Point of Beginning, run thence South 200 feet; thence Easterly and parallel to the Southerly boundary of Layton Street 100 feet; thence North 200 feet to the Southerly boundary of Layton Street; thence Westerly 100 feet, along the Southerly boundary of Layton Street, to the Point of Beginning.

