



VARIANCE STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearing Date: October 1, 2025

Case No. and Project Name: PZ2025-190, Said Property Heritage Tree

Commissioner District: District 1 - Sabatini

Applicant(s): Andy Konovodoff

Owner(s): Omar E. Said

Requested Action: Variance to Land Development Regulations (LDR) Section 9.02.10.F.2 to allow for the removal of one (1) heritage tree.

Case Manager: Corey DeVogel

Subject Property Information

Size: 0.56 +/- gross acres

Location: Royal Palm Drive, in the unincorporated Groveland area (Lot #25)

Alternate Key No.: 3445881

Future Land Use: Rural Transition (Attachment "A")

Current Zoning District: PUD (Garden City Phase 1B) (Attachment "B")

Flood Zone(s): ("X")

JPA/ISBA: Groveland ISBA

Overlay/Rural Protection Area: Economic Development Overlay District (Attachment "C")

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural Transition	PUD (Garden City Phase 1B)	Single Family	Single-Family Residence
South	Rural Transition	PUD (Garden City Phase 1B)	Vacant Residential	Undeveloped Site
East	Rural Transition	PUD (Garden City Phase 1B)	Single Family	Single-Family Residence
West	Rural Transition	PUD (Garden City Phase 1B)	Single Family Lakefront Residential	Single-Family Residence

Summary of Request

The subject parcel is identified by Alternate Key Number 3445881 and contains approximately 0.56 +/- gross acres. The subject parcel is zoned as PUD (Garden City Phase 1B); is designated with a Rural Transition Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and located within the Economic Development Overlay District. The subject parcel is undeveloped, and the removal request is to accommodate a proposed single-family residence (Attachment "D").

GIS maps indicate that the subject parcel is located within flood zones "X" and there is no indication that wetlands exist on the site. On July 8, 2025, the requested action was sent to the Public Works Department for review for a determination of consistency with their regulations. The Public Works Department had no comment.

The Applicant is requesting a variance to LDR Section 9.02.10.F.2 to allow for the removal of one (1) heritage tree.

The subject property is located within the Groveland Interlocal Service Boundary Agreement (ISBA) and the application was provided to the City of Groveland to review for a determination of consistency with their regulations. The City of Groveland had no comments.

For background purposes, the subject property received an approved tree removal permit for two trees on the property. The subject tree was not approved for removal, due to the tree having a 40" caliper trunk, classifying it as a heritage tree. The Applicant is seeking to remove the subject tree, due to concerns of proximity to a proposed single family residence lanai. **The subject property received an approved zoning permit for the proposed single-family residence on June 20, 2025. Permit #60450** (Attachment "E").

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

Should the Board of Adjustment approve this variance request, the Applicant will be also be required to obtain a tree removal permit and meet its requirements in order 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 9.02.00, is to recognize the importance of trees and palms and their meaningful contribution to a healthy, beautiful, and safer community attributable to their carbon dioxide absorption, oxygen production, dust filtration, wind and noise reduction, soil erosion prevention, lakeshore erosion protection, wildlife habitat, surface drainage improvement, beautification and aesthetic enhancement of improved and vacant lands and the general promotion of the health, safety, welfare and well-being of the community.

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, *"While removal of this tree is requested, we will replace removed trees with the required amount of trees specified by Lake County. We are minimizing site disturbance and maintaining green space in line with the intent of the regulation."*

There may be potential for the tree to remain in place if the proposed drain field is moved forward by 9 feet, up to 20-foot landscape easement. There also appears to be the potential to move the proposed garage forward 12 feet (Attachment "G").

- 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, *"The 40" heritage tree is located approximately 5 feet from the proposed home. Due to its size and proximity, it poses a risk to the foundation and potential future damage to the structure."*

Pursuant to Lake County Ordinance #81-91, the setback requirements for interior residential lots are as follows:

Setback Requirements (Interior Lots)

Front: 62 ft. from centerline of road
Side: 5 ft. from the property line
Rear: 5 ft. from property line

Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE



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7/8/2025

Attachment "B" – Zoning Map

CURRENT ZONING



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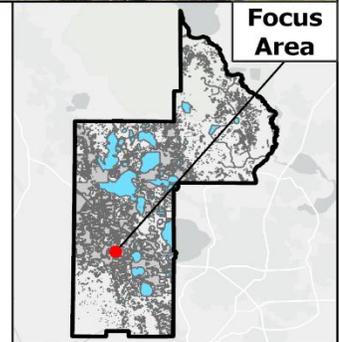
Attachment "C" – Overlay District Map

VAR-PZ2025-190
Said Property Heritage Tree



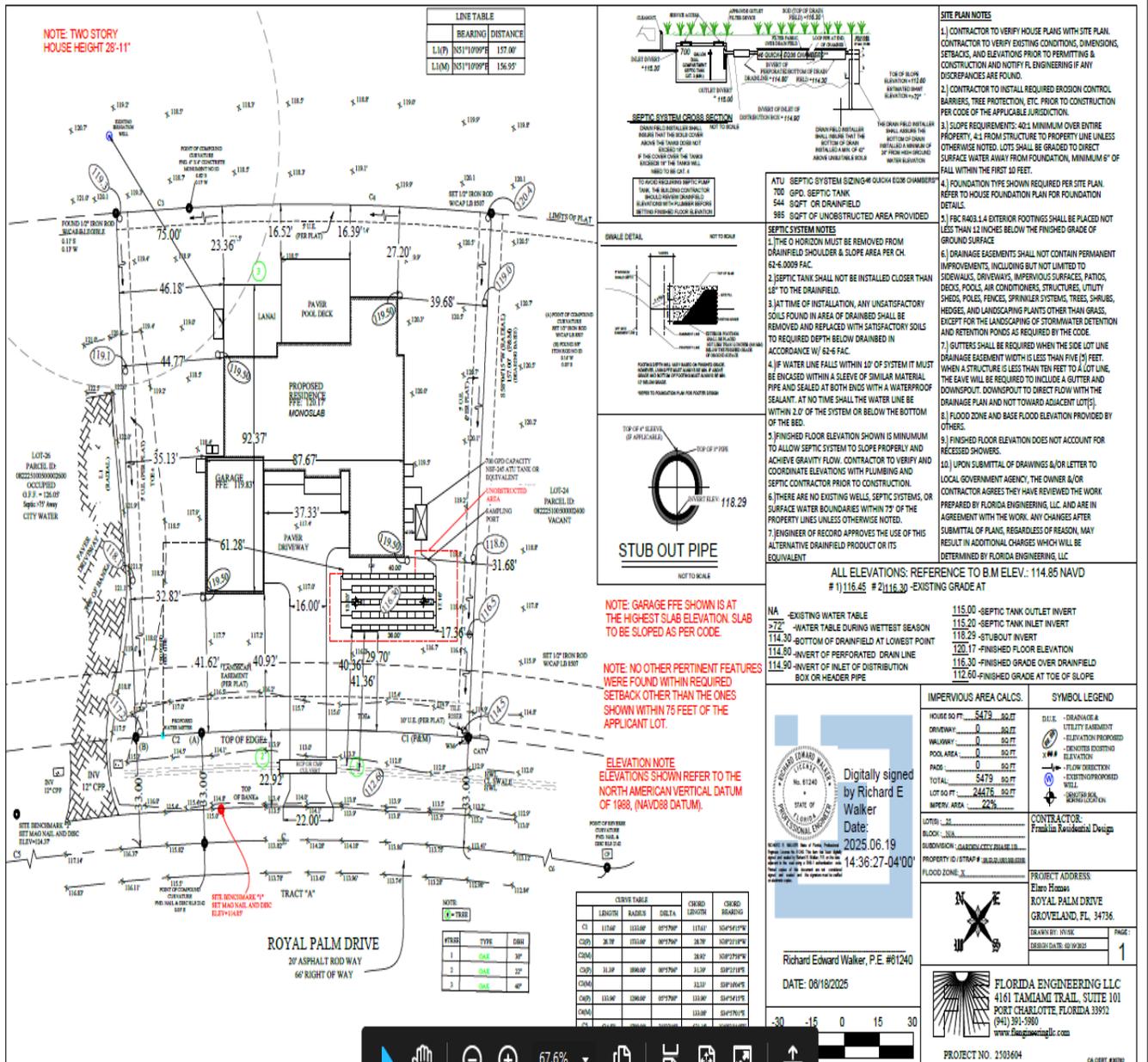
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Heritage Tree Removal Variance

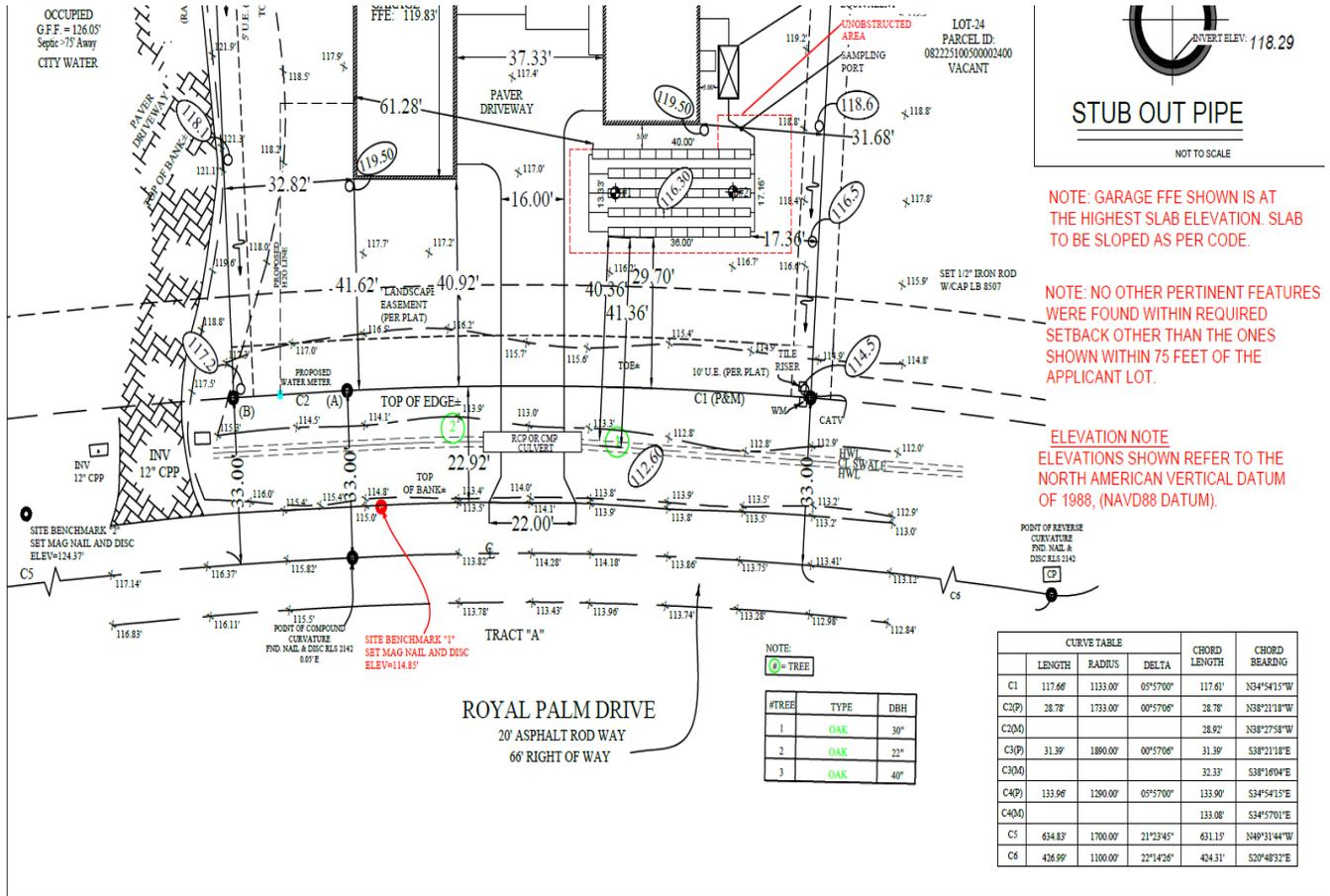


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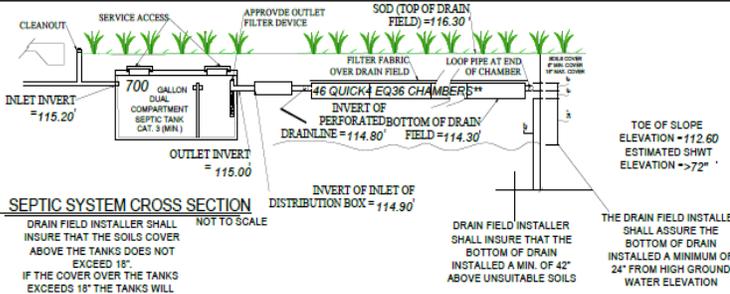
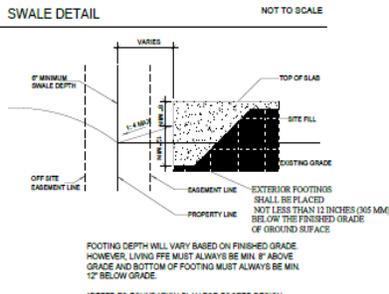
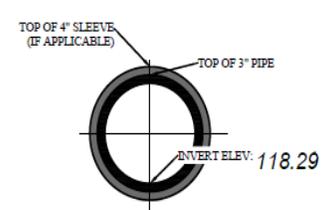
Attachment "D" – Plot Plan (1 of 5)



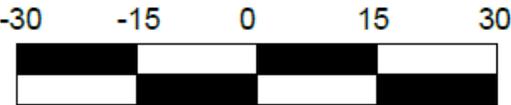
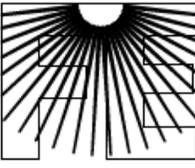
Attachment "D" – Plot Plan (3 of 5)



Attachment "D" – Plot Plan (4 of 5)

 <p>SEPTIC SYSTEM CROSS SECTION NOT TO SCALE</p> <p>DRAIN FIELD INSTALLER SHALL INSURE THAT THE SOILS COVER ABOVE THE TANKS DOES NOT EXCEED 18". IF THE COVER OVER THE TANKS EXCEEDS 18" THE TANKS WILL NEED TO BE CAT. 4</p> <p>TO AVOID REQUIRING SEPTIC PUMP TANK, THE BUILDING CONTRACTOR SHOULD REVIEW DRAINFIELD ELEVATIONS WITH PLUMBER BEFORE SETTING FINISHED FLOOR ELEVATION</p>	<p>SITE PLAN NOTES</p> <ol style="list-style-type: none"> 1.) CONTRACTOR TO VERIFY HOUSE PLANS WITH SITE PLAN. CONTRACTOR TO VERIFY EXISTING CONDITIONS, DIMENSIONS, SETBACKS, AND ELEVATIONS PRIOR TO PERMITTING & CONSTRUCTION AND NOTIFY FL ENGINEERING IF ANY DISCREPANCIES ARE FOUND. 2.) CONTRACTOR TO INSTALL REQUIRED EROSION CONTROL BARRIERS, TREE PROTECTION, ETC. PRIOR TO CONSTRUCTION PER CODE OF THE APPLICABLE JURISDICTION. 3.) SLOPE REQUIREMENTS: 40:1 MINIMUM OVER ENTIRE PROPERTY, 4:1 FROM STRUCTURE TO PROPERTY LINE UNLESS OTHERWISE NOTED. LOTS SHALL BE GRADED TO DIRECT SURFACE WATER AWAY FROM FOUNDATION, MINIMUM 6" OF FALL WITHIN THE FIRST 10 FEET. 4.) FOUNDATION TYPE SHOWN REQUIRED PER SITE PLAN. REFER TO HOUSE FOUNDATION PLAN FOR FOUNDATION DETAILS. 5.) FBC R403.1.4 EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES BELOW THE FINISHED GRADE OF GROUND SURFACE 6.) DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE CODE. 7.) GUTTERS SHALL BE REQUIRED WHEN THE SIDE LOT LINE DRAINAGE EASEMENT WIDTH IS LESS THAN FIVE (5) FEET. WHEN A STRUCTURE IS LESS THAN TEN FEET TO A LOT LINE, THE EAVE WILL BE REQUIRED TO INCLUDE A GUTTER AND DOWNSPOUT. DOWNSPOUT TO DIRECT FLOW WITH THE DRAINAGE PLAN AND NOT TOWARD ADJACENT LOT(S). 8.) FLOOD ZONE AND BASE FLOOD ELEVATION PROVIDED BY OTHERS. 9.) FINISHED FLOOR ELEVATION DOES NOT ACCOUNT FOR RECESSED SHOWERS. 10.) UPON SUBMITTAL OF DRAWINGS &/OR LETTER TO LOCAL GOVERNMENT AGENCY, THE OWNER &/OR CONTRACTOR AGREES THEY HAVE REVIEWED THE WORK PREPARED BY FLORIDA ENGINEERING, LLC. AND ARE IN AGREEMENT WITH THE WORK. ANY CHANGES AFTER SUBMITTAL OF PLANS, REGARDLESS OF REASON, MAY RESULT IN ADDITIONAL CHARGES WHICH WILL BE DETERMINED BY FLORIDA ENGINEERING, LLC
<p>SWALE DETAIL NOT TO SCALE</p>  <p>FOOTING DEPTH WILL VARY BASED ON FINISHED GRADE. HOWEVER, LIVING FEET MUST ALWAYS BE MIN. 8" ABOVE GRADE AND BOTTOM OF FOOTING MUST ALWAYS BE MIN. 12" BELOW GRADE.</p> <p>*REFER TO FOUNDATION PLAN FOR FOOTER DESIGN</p>	<p>SEPTIC SYSTEM SIZING</p> <p>ATU SEPTIC SYSTEM SIZING 46 QUICK4 EQ36 CHAMBERS* 700 GPD. SEPTIC TANK 544 SQFT OR DRAINFIELD 985 SQFT OF UNOBSTRUCTED AREA PROVIDED</p> <p>SEPTIC SYSTEM NOTES</p> <ol style="list-style-type: none"> 1.) THE O HORIZON MUST BE REMOVED FROM DRAINFIELD SHOULDER & SLOPE AREA PER CH. 62-6.0009 FAC. 2.) SEPTIC TANK SHALL NOT BE INSTALLED CLOSER THAN 18" TO THE DRAINFIELD. 3.) AT TIME OF INSTALLATION, ANY UNSATISFACTORY SOILS FOUND IN AREA OF DRAINFIELD SHALL BE REMOVED AND REPLACED WITH SATISFACTORY SOILS TO REQUIRED DEPTH BELOW DRAINFIELD IN ACCORDANCE W/ 62-6 FAC. 4.) IF WATER LINE FALLS WITHIN 10' OF SYSTEM IT MUST BE ENCASED WITHIN A SLEEVE OF SIMILAR MATERIAL PIPE AND SEALED AT BOTH ENDS WITH A WATERPROOF SEALANT. AT NO TIME SHALL THE WATER LINE BE WITHIN 2.0' OF THE SYSTEM OR BELOW THE BOTTOM OF THE BED. 5.) FINISHED FLOOR ELEVATION SHOWN IS MINIMUM TO ALLOW SEPTIC SYSTEM TO SLOPE PROPERLY AND ACHIEVE GRAVITY FLOW. CONTRACTOR TO VERIFY AND COORDINATE ELEVATIONS WITH PLUMBING AND SEPTIC CONTRACTOR PRIOR TO CONSTRUCTION. 6.) THERE ARE NO EXISTING WELLS, SEPTIC SYSTEMS, OR SURFACE WATER BOUNDARIES WITHIN 75' OF THE PROPERTY LINES UNLESS OTHERWISE NOTED. 7.) ENGINEER OF RECORD APPROVES THE USE OF THIS ALTERNATIVE DRAINFIELD PRODUCT OR ITS EQUIVALENT
 <p>STUB OUT PIPE NOT TO SCALE</p>	<p>ALL ELEVATIONS: REFERENCE TO B.M ELEV.: 114.85 NAVD # 1) 116.45 # 2) 116.30 -EXISTING GRADE AT</p>

Attachment "D" – Plot Plan (5 of 5)

<p>SEPTIC CONTRACTOR PRIOR TO CONSTRUCTION.</p> <p>6.)THERE ARE NO EXISTING WELLS, SEPTIC SYSTEMS, OR SURFACE WATER BOUNDARIES WITHIN 75' OF THE PROPERTY LINES UNLESS OTHERWISE NOTED.</p> <p>7.)ENGINEER OF RECORD APPROVES THE USE OF THIS ALTERNATIVE DRAINFIELD PRODUCT OR ITS EQUIVALENT</p>	<p>LOCAL GOVERNMENT AGENCY, THE OWNER &/OR CONTRACTOR AGREES THEY HAVE REVIEWED THE WORK PREPARED BY FLORIDA ENGINEERING, LLC. AND ARE IN AGREEMENT WITH THE WORK. ANY CHANGES AFTER SUBMITTAL OF PLANS, REGARDLESS OF REASON, MAY RESULT IN ADDITIONAL CHARGES WHICH WILL BE DETERMINED BY FLORIDA ENGINEERING, LLC</p>				
<p>ALL ELEVATIONS: REFERENCE TO B.M ELEV.: 114.85 NAVD # 1) <u>116.45</u> # 2) <u>116.30</u> -EXISTING GRADE AT</p>					
<p><u>NA</u> -EXISTING WATER TABLE</p> <p><u>>72"</u> -WATER TABLE DURING WETTEST SEASON</p> <p><u>114.30</u> -BOTTOM OF DRAINFIELD AT LOWEST POINT</p> <p><u>114.80</u> -INVERT OF PERFORATED DRAIN LINE</p> <p><u>114.90</u> -INVERT OF INLET OF DISTRIBUTION BOX OR HEADER PIPE</p>	<p><u>115.00</u> -SEPTIC TANK OUTLET INVERT</p> <p><u>115.20</u> -SEPTIC TANK INLET INVERT</p> <p><u>118.29</u> -STUBOUT INVERT</p> <p><u>120.17</u> -FINISHED FLOOR ELEVATION</p> <p><u>116.30</u> -FINISHED GRADE OVER DRAINFIELD</p> <p><u>112.60</u> -FINISHED GRADE AT TOE OF SLOPE</p>				
 <p>Digitally signed by Richard E Walker Date: 2025.06.19 14:36:27-04'00'</p> <p><small>RICHARD E. WALKER State of Florida, Professional Engineer, License No. 61240. This item has been digitally signed and sealed by Richard E. Walker, P.E. on the date adjacent to the seal using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.</small></p> <p>Richard Edward Walker, P.E. #61240</p> <p>DATE: 06/18/2025</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">IMPERVIOUS AREA CALCS.</th> <th style="text-align: left;">SYMBOL LEGEND</th> </tr> <tr> <td> HOUSE SQ FT: <u>5479</u> SQ FT DRIVEWAY: <u>0</u> SQ FT WALKWAY: <u>0</u> SQ FT POOL AREA: <u>0</u> SQ FT PADS: <u>0</u> SQ FT TOTAL: <u>5479</u> SQ FT LOT SQ FT: <u>24476</u> SQ FT IMPERV. AREA: <u>22%</u> </td> <td> D.U.E. - DRAINAGE & UTILITY EASEMENT  - ELEVATION PROPOSED X### - DENOTES EXISTING ELEVATION  - FLOW DIRECTION  - EXISTING/PROPOSED WELL  - DENOTES SOIL BORING LOCATION. </td> </tr> </table>	IMPERVIOUS AREA CALCS.	SYMBOL LEGEND	HOUSE SQ FT: <u>5479</u> SQ FT DRIVEWAY: <u>0</u> SQ FT WALKWAY: <u>0</u> SQ FT POOL AREA: <u>0</u> SQ FT PADS: <u>0</u> SQ FT TOTAL: <u>5479</u> SQ FT LOT SQ FT: <u>24476</u> SQ FT IMPERV. AREA: <u>22%</u>	D.U.E. - DRAINAGE & UTILITY EASEMENT  - ELEVATION PROPOSED X### - DENOTES EXISTING ELEVATION  - FLOW DIRECTION  - EXISTING/PROPOSED WELL  - DENOTES SOIL BORING LOCATION.
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<p>LOT(S) : <u>25</u></p> <p>BLOCK : <u>N/A</u></p> <p>SUBDIVISION : <u>GARDEN CITY PHASE 1B</u></p> <p>PROPERTY ID / STRAP # : <u>08-22-25-1005 000-02500</u></p> <p>FLOOD ZONE: <u>X</u></p> <div style="text-align: center;">  </div>	<p>CONTRACTOR: Franklin Residential Design</p> <p>PROJECT ADDRESS: Elaro Homes ROYAL PALM DRIVE GROVELAND, FL, 34736.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:80%;">DRAWN BY: NV/SK</td> <td style="width:20%;">PAGE :</td> </tr> <tr> <td>DESIGN DATE: 02/19/2025</td> <td style="text-align: center; font-size: 2em;">1</td> </tr> </table>	DRAWN BY: NV/SK	PAGE :	DESIGN DATE: 02/19/2025	1
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<div style="text-align: center;">  </div>	<div style="text-align: center;">  <p>FLORIDA ENGINEERING LLC 4161 TAMiami TRAIL, SUITE 101 PORT CHARLOTTE, FLORIDA 33952 (941) 391-5980 www.flengineeringllc.com</p> <p>PROJECT NO. 2503604</p> </div> <p style="text-align: right; font-size: 0.8em;">CA CERT. #30782</p>				

Attachment "E" - Zoning Permit



Zoning Permit
Valid for 30 days to Submit a Complete Application
to the Office of Building Services

Zoning Permit #60450

Approval Date: June 20, 2025

Address Screen #47313

Type of proposed development: 06/20/2025-Single-Family Dwelling Unit, 2 of stories, covered entry, covered lanai, a/c pad, sidewalk and driveway. SFDU 28'11" height, 22% Impervious Surface Area, Living Area 6171-SF, and Total Area 8114-SF. (No Flood). Minimum 5 canopy trees to meet the landscaping requirements pursuant to LDR Section 9.01.08. Issued by RR

Job Address: ROYAL PALM DR City:GROVELAND State:FL Zip:34736
Alt. Key: 3445881 Section: 08 Township: 22 Range: 25 Found in Section 08 Lot: 02500 Block: 000

Legal Description: GARDEN CITY PHASE 1B PB 33 PG 50-51 LOT 25 ORB 6428 PG 2068

Owner Information:
SAID OMAR E

u/20/2025 RR

16852 ROYAL PALM DR
GROVELAND, FL 34736

Site Plan # ___ Project # ___ Application #

Joint Planning Area: Interlocal Service Boundary Agreement: GROVELAND Lot of Record #

Average Setback: [[ADDRESS AVG SETBACK NBR]] Accessory Dwelling Unit ORB PG Unity of Title ORB PG Lot Split ORB PG Lot Line Deviation ORB PG Variance # ___ Ordinance #

Districts:

Commissioner- 1 Road- S School- S Parks- S Zoning- SPD-3 Land Use Designation- RT St. Johns- N Green Swamp- N Wekiva- N JPA- N Flood Map Page- 0555E Zone- ? Elevation: Hazard- Y Permit # _____
Wetland Affidavit- N County Road # _____ Maximum ISR: 0.30 Meets Impervious Surface- N # of Trees required- 5 Lot size- 0.56 Min. sf of dwelling- _____ Water/Well- CENTRAL Sewer/Septic- SEPTIC

Setbacks:

Primary Structure- SFDU Front- 62'CL Left- 5'PL Right- 5'PL Rear- 5'PL
Accessory Structure #1- Front- Left- Right- Rear-
Accessory Structure #2- Front- Left- Right- Rear-

Health Department Use Only

Staff _____ Septic Permit # _____
No. of Bedrooms _____ Height above natural grade _____ Date _____
Comments _____

Attachment "F" – Project Narrative (1 of 2)



Project Narrative Variance

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

The 40" heritage tree is located approximately 5 feet from the proposed home. Due to its size and proximity, it poses a risk to the foundation and potential future damage to the structure.

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

While removal of this tree is requested, we will replace removed trees with the required amount of trees specified by Lake County. We are minimizing site disturbance and maintaining green space in line with the intent of the regulation.

Attachment "F" – Project Narrative (2 of 2)

Describe the Development Request:

We are requesting removal of a 40" Heritage tree on the property located approximately 5 feet from the proposed single-family residence, due to its potential risk to the structure and foundation over time.

Provide Justification for the Request:

*Please also fill out the additional corresponding Project Narrative if included in the application packet.

The heritage tree is roughly 5 feet from the home and could pose potential damage long term to the foundation and structure. Removal is necessary to ensure safety and integrity of the home.

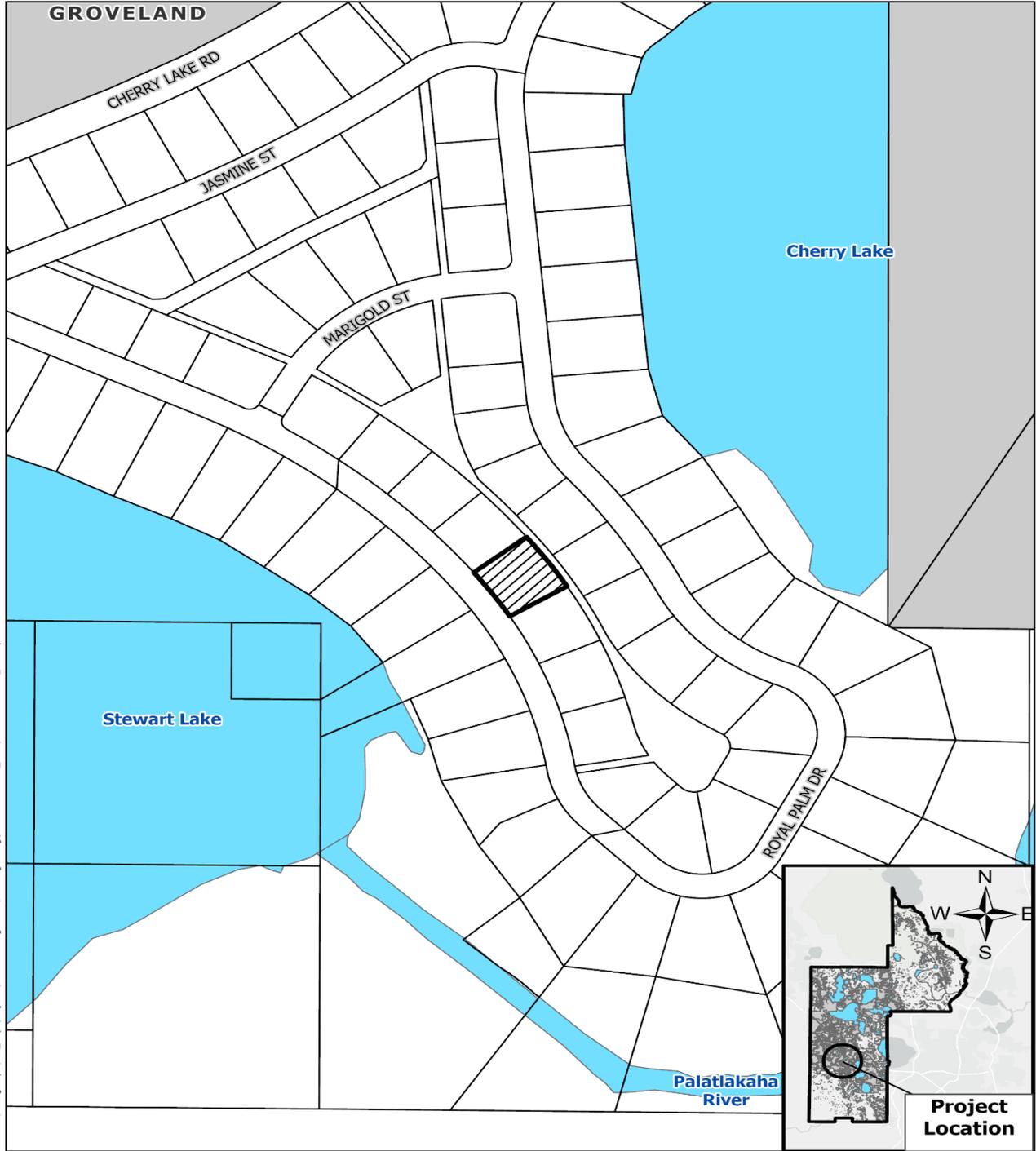
Has any other Application been filed within the last year in connection with this property?

Yes No

If yes, briefly describe the nature of the request:

Zoning Clearance Application, Building Permit Application, Septic System Application

Map of Subject Property



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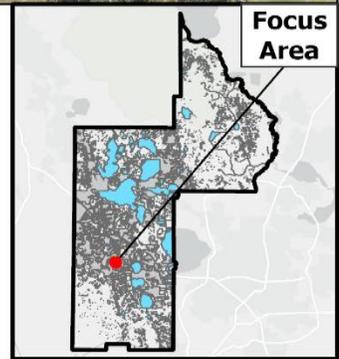
Aerial Map of Subject Property

VAR-PZ2025-190
Said Property Heritage Tree



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Heritage Tree Removal Variance



7/8/2025

FINAL DEVELOPMENT ORDER

(PZ2025-190 / AR 6098)

WHEREAS, Andy Konovodoff (the “Applicant”) requested a variance on behalf of Omar E. Said (the “Owner”), to Land Development Regulations (LDR) to allow for the removal of one (1) heritage tree.; and

WHEREAS, the subject property consists of approximately 0.56 +/- acres located at Royal Palm Drive (Lot #25) in the unincorporated Groveland area in Section 08, Township 22 South, Range 25 East, identified by Alternate Key Number 3445881, and more particularly described in Exhibit “A”; and

Exhibit “A” - Legal Description

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 October 1, 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 Variance to Land Development Regulations (LDR) Section 9.02.10.F.2 to allow for the removal of one (1) heritage tree is hereby granted.
2. The variance granted above is subject to the following requirements/conditions:
 - a) A tree removal permit will be required. Please be advised that the removal of the subject tree shall not commence until after a tree removal permit is issued.
 - b) The replacement of the removed heritage tree, as a condition of the issuance of a permit, shall be one hundred (100) percent of the total caliper inches.

**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 1st day of October 2025, by Bea Meeks, as Chairman of the Lake County Board of Adjustment.

Personally Known OR Produced Identification

Type of Identification Produced _____

(SEAL)

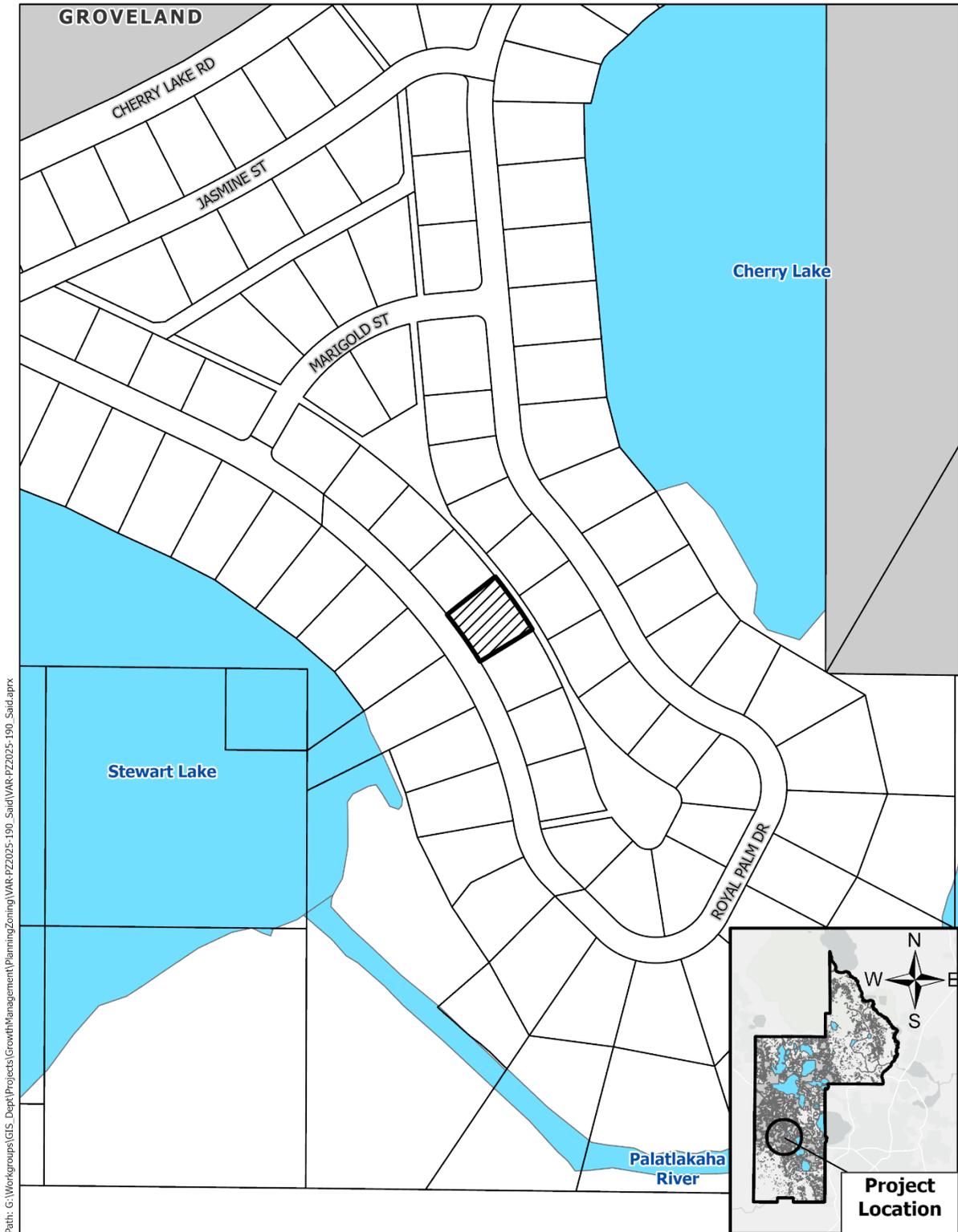
Notary Signature

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

Lot 25, Garden City Subdivision - Phase 1-B, according to the map or plat thereof, as recorded in Plat Book 33, Page(s) 50 and 51, of the Public Records of Lake County, Florida.



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7/8/2025