



VARIANCE STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 5
 Public Hearing Date: October 1, 2025
 Case No. and Project Name: PZ2025-237, Godwin Property
 Commissioner District: District 4 – Leslie Campione
 Applicant(s): Christopher J. Shipley
 Owner(s): Godwin Family Living Trust
 Requested Action: Variance to Land Development Regulations (LDR) Section 14.11.02(D)(7)(c) allow an additional lot to be created through the Family Density Exception process, consistent with the proposed plot plan, on an easement with a width of thirty (30) feet, in lieu of the required fifty (50) feet.
 Case Manager: Meagan Bracciale, Planner I

Subject Property Information

Size: 10 +/- acres
 Location: 38148 Catamaran Lane, in the unincorporated Eustis area
 Alternate Key No.: 1511674
 Future Land Use: Wekiva River Protection Area A-1-20 Sending Area (Attachment “A”)
 Current Zoning District: Agriculture District (A) (Attachment “B”)
 Flood Zone(s): “X” and “AE”
 JPA/ISBA: N/A
 Overlay/Rural Protection Area: Wekiva River Protection Area; Wekiva Study Area (Attachment “C”)

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Wekiva River Protection Area A-1-20 Sending Area	Agriculture District (A)	Residential	Single-Family Residence
South	Wekiva River Protection Area A-1-20 Sending Area	Agriculture District (A)	Residential	Single-Family Residence
East	Wekiva River Protection Area A-1-20 Sending Area	Agriculture District (A)	Vacant Residential	AG Exempt Vacant Agricultural Land
West	Conservation	Agriculture District (A)	Conservation	Wetland Conservation

Summary of Request

The subject parcel is identified by Alternate Key Number 1511674 and contains approximately 10+/- acres. The subject parcel is zoned as Agriculture District (A) and is designated with a Wekiva River Protection Area (WRPA) A-1-20 Sending Area Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. The subject parcel is developed with a single-family residence, swimming pool, and two carports as depicted on the Plot Plan (Attachment "D" and "E").

The subject parcel is situated within the Wekiva River Protection Area (WRPA) and the Wekiva Study Area (WSA). All development shall be in compliance with Comprehensive Plan Objective I-3.3, *Wekiva River Protection Area*, and Comprehensive Plan Policy I-3.4.5, *Development Design Standards*. The proposed variance is consistent with the development requirements of the WSA and WRPA as it will not affect the surrounding natural resources and the allowance of a Family Density Exception lot split fronting on the existing dirt road easement would result in the most minimal site disturbance and/or alteration of terrain.

Pursuant to Comprehensive Plan Policy I-3.4.1, *Surveys and Studies*, due to the proposed development being on a parcel less than forty (40) acres in size and no rezoning being requested, this project is exempt from the required soil analysis and site specific hydrogeologic and geotechnical reports.

GIS maps indicate that the subject parcel is located within flood zones "X" and "AE" and there is an indication that wetlands exist on the site. On August 11, 2025, the requested action was sent to the Public Works Department for review for a regulating consistency determination. The Flood and Stormwater reviewer commented that all work must be outside the Special Flood Hazard Area ("SFHAs") and a lot may not be created that would allow construction in the SFHA.

The Public Works Department requested the following conditions, should the variance request be approved:

1. The creation of a lot wholly within the 100-year flood zone is prohibited, nor shall a lot be created which would allow construction in the special flood hazard area.. No construction shall take place within the special flood hazard area.
2. The newly created lots and any associated easements shall comply with the Federal Emergency Management Agency (FEMA) regulations and Lake County floodplain management regulations. Where buildable area exists out of the flood-prone area, development shall take place in that area.
3. Catamaran Lane is an unmaintained dirt road that is not part of the county road maintenance system. Lake County shall not be obligated to maintain the dirt road and right-of-way with the approval of this variance and/or any future lot split or family density exception.
4. The portion of Catamaran Lane right-of-way easement that the parent parcel fronts shall meet a minimum of 50-ft in width. The Owner shall dedicate any additional land needed to meet the 50-ft width for the easement frontage.

On August 11, 2025, the requested action was sent to the Chief Fire Plans Examiner for review for a determination of consistency with their regulations. The Chief Fire Plans Examiner did not have any comments or concerns with the variance request.

The Applicant is requesting a variance to LDR Section 14.11.02(D)(7)(c) to allow a Family Density Exception lot split on an easement with a width of thirty (30) feet, in lieu of the required fifty (50) foot width.

For background purposes, the subject property received a previous variance approval (BOA #22-09-4; Attachment "F") in 2009 for a similar requested action, which allowed a 2009 Family Density Exception lot split to be completed fronting on the thirty (30) foot wide easement for the Owner's daughter. The current request is to allow for a new lot to be created through the Family Density Exception process for the Owner's grandson.

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

– 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.

LDR Section 14.11.02(D)(7)(c) is consistent with the access management requirements of LDR Section 9.05.04(F). The intent of LDR Section 9.05.04(F) entitled *General Requirements*, is to provide reasonable access to and from property, minimize operational difficulties caused by incompatible traffic functions, and serve the public interest. The existing easement currently provides reasonable access to all adjacent developed parcels and there is not currently a need identified for a future road corridor that would require fifty (50) feet in width. As a condition to the variance, the portion of Catamaran Lane right-of-way easement that the parent parcel fronts shall meet a minimum of 50-ft in width. The Owner shall dedicate any additional land needed to meet the 50-ft width for the easement frontage. Should a future road corridor be necessary, the required fifty (50) feet of right-of-way will be legally reserved for that road.

Future development will be required to obtain zoning and building permits to comply with all other Lake County Land Development Regulations.

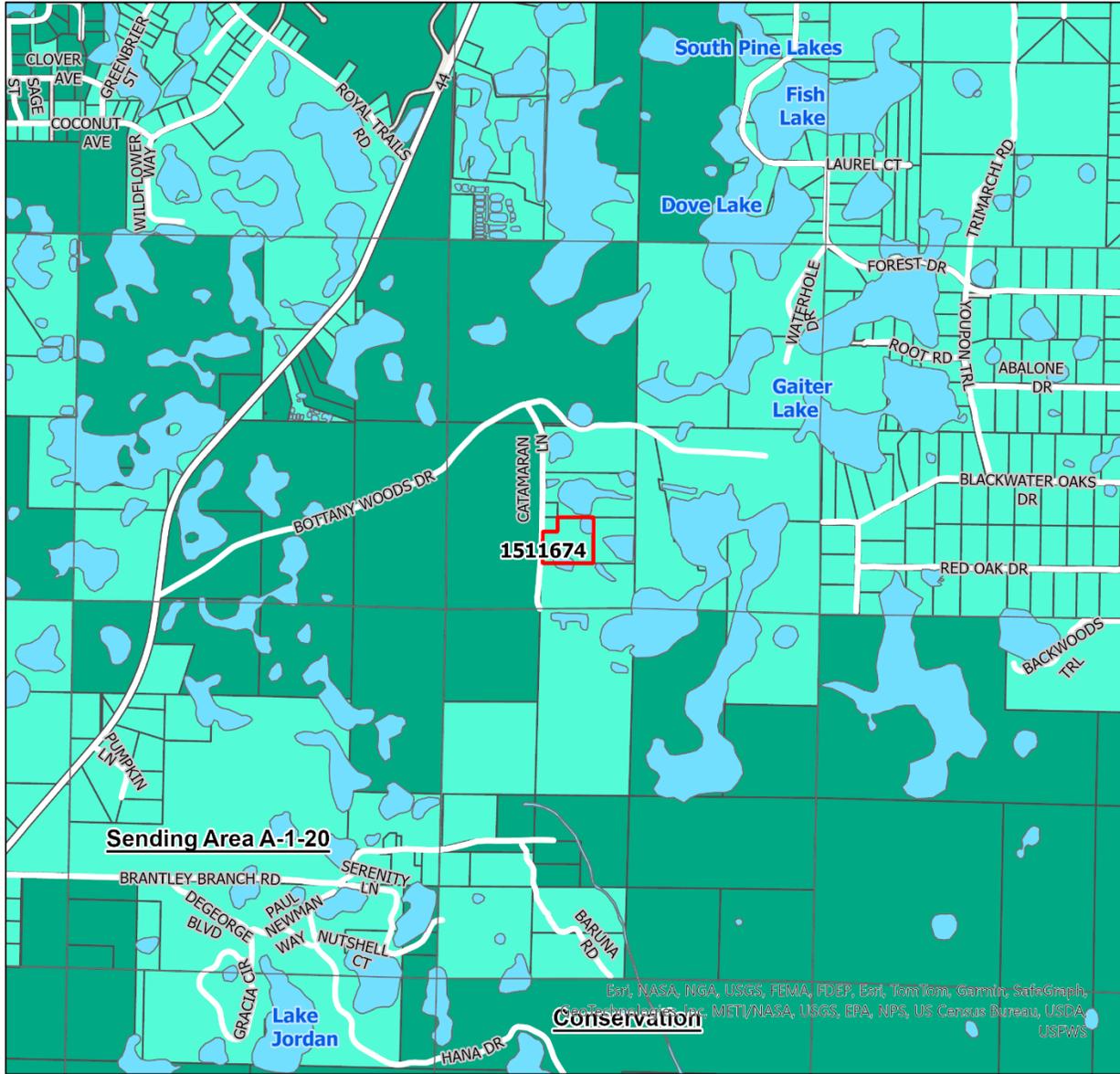
The Applicant provided the following statement as evidence that the intent of the Land Development Regulations will be or has been achieved by other means, *"The subject property is zoned Agricultural (A) with an R-1 (Conservation) [sic] future land use designation. The requested variance is consistent [sic] with Comprehensive Plan Policy I-1.4.1, Elements of Rural Character. The proposed family lot split would create an additional single-family homesite of 2.016 acres. The existing unpaved road is more desirable for, and consistent with, a rural lifestyle."*

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 subject property fronts on a private easement known as Catamaran Lane. It would be a substantial hardship to require owners to pave/improve the easement to the nearest publicly dedicated street before the subject property can be developed through a family density exception (family lot split)."*

Attachment "A" – Future Land Use Map

Current Future Land Use

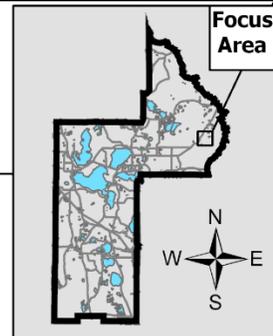


FLU

- Conservation
- Sending Area A-1-20

NAME: Godwin Property
 CASE NUMBER: VAR-PZ2025-237
 LOCATION (S-T-R): 20-18-29
 REQUEST: Additional single-family homesite

DISTRICT: 4

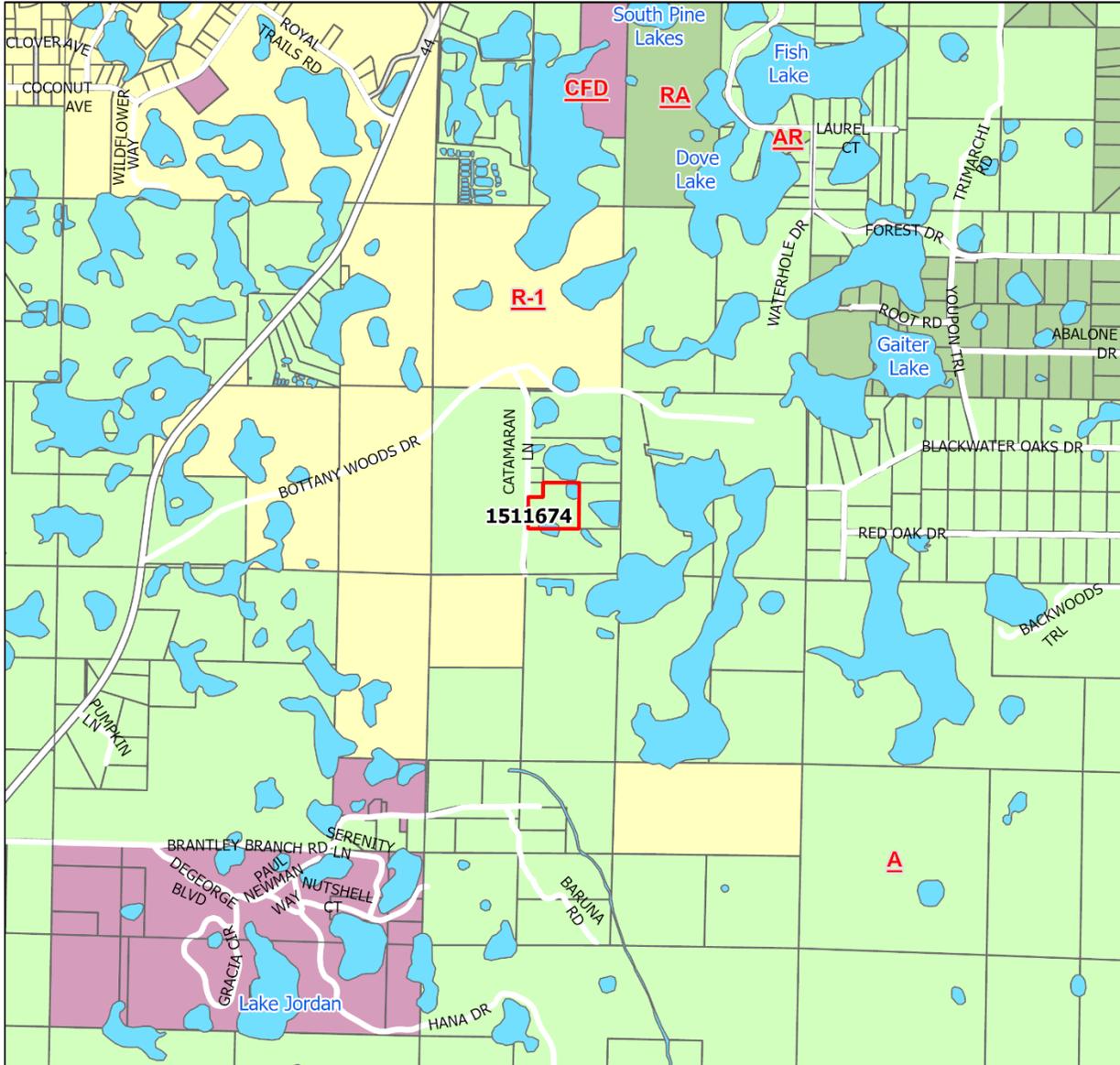


9/15/2025

G:\Workgroups\GIS_Dept\Projects\GrowthManagement\PlanningZoning\Var-PZ2025-237_Godwin\Var-PZ2025-237_Godwin.aprx

Attachment "B" – Zoning Map

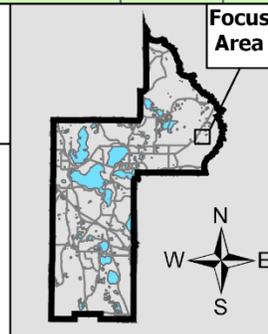
Current Zoning



ZONING	
 A	 RA
 AR	 R-1
	 CFD

NAME: Godwin Property
 CASE NUMBER: VAR-PZ2025-237
 LOCATION (S-T-R): 20-18-29
 REQUEST: Additional single-family homesite

DISTRICT: 4

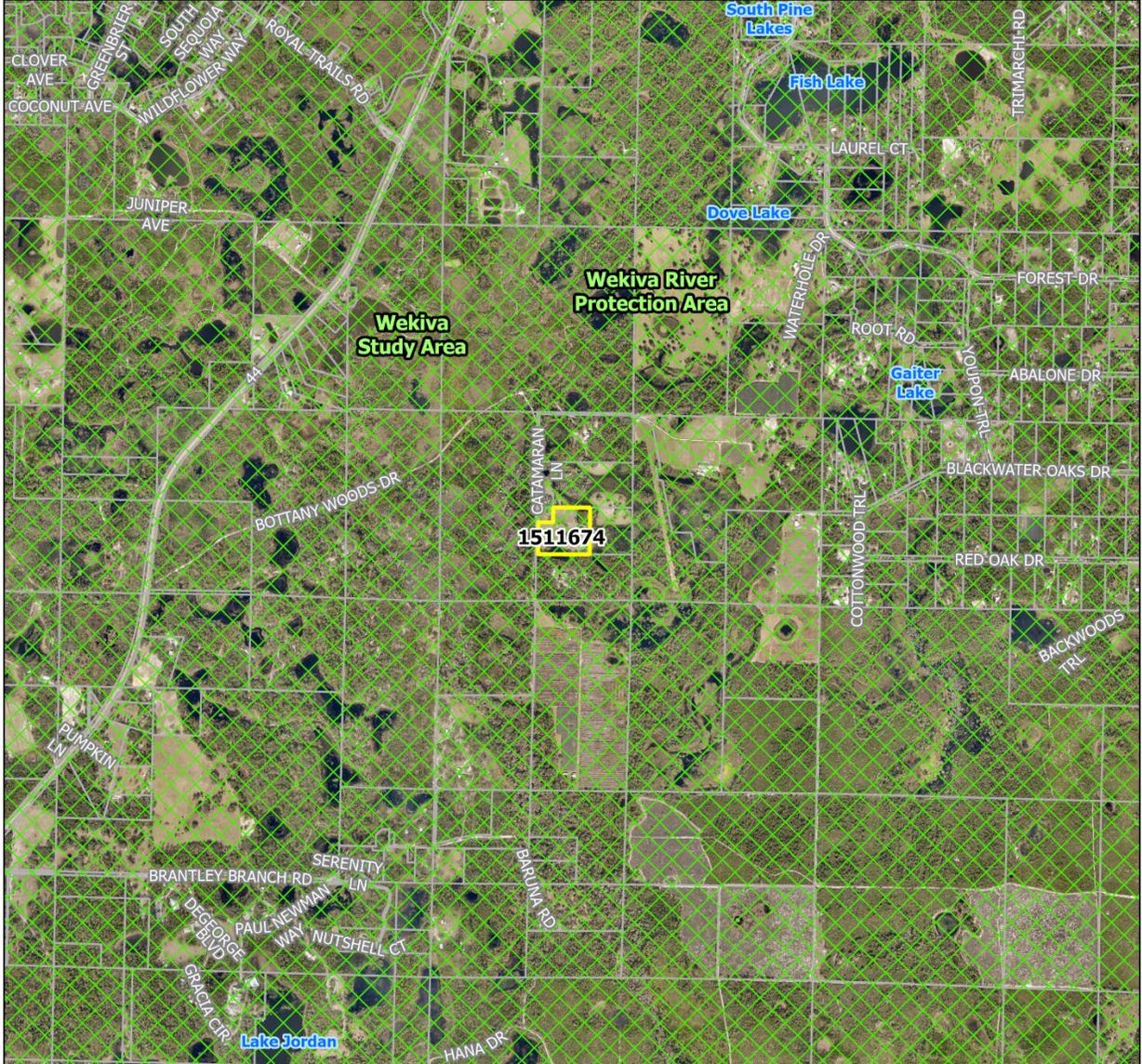


8/12/2025

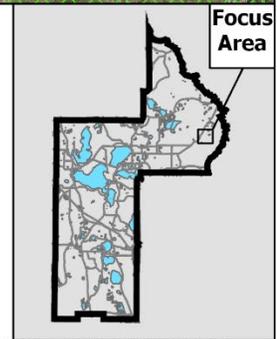
G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\Var-PZ2025-237_Godwin\Var-PZ2025-237_Godwin.aprx

Attachment "C" – Overlay District Map

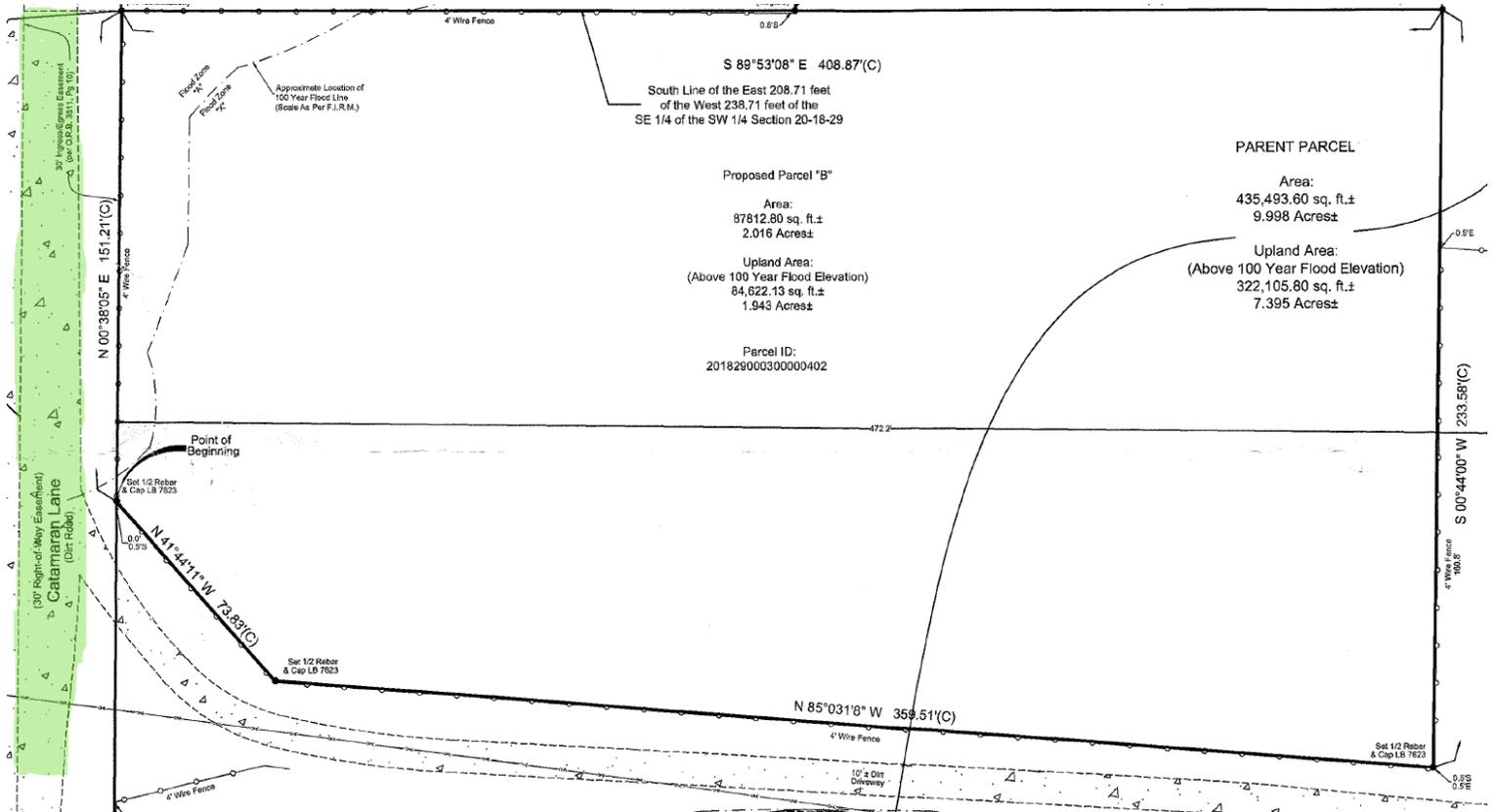
Var-PZ2025-237 Godwin Property



To allow an additional single-family homesite on the subject property that fronts private easement.



Attachment "E" – Zoomed Plot Plan



Attachment “F” – Previous Variance Approval

EXHIBIT “B”
APPROVED VARIANCE
BOA #22-09-4
Maston R. and Sharyn L. Godwin
July 9, 2009

On Thursday, July 9, 2008, the Board of Adjustment approved the variance request from the **Lake County Land Development Regulations, 14.11.02.D.7.b and c Family Density Exception** to allow the application for a family density exception as proposed on the submitted survey (Exhibit #1, contained in the staff report); the lots will have a minimum of 150 feet of road frontage and will be accessed by Catamaran Lane, which is an existing 30-foot wide easement.

ATTACHMENT "G" PROJECT NARRATIVE



Office of Planning and Zoning

Project Narrative Variance

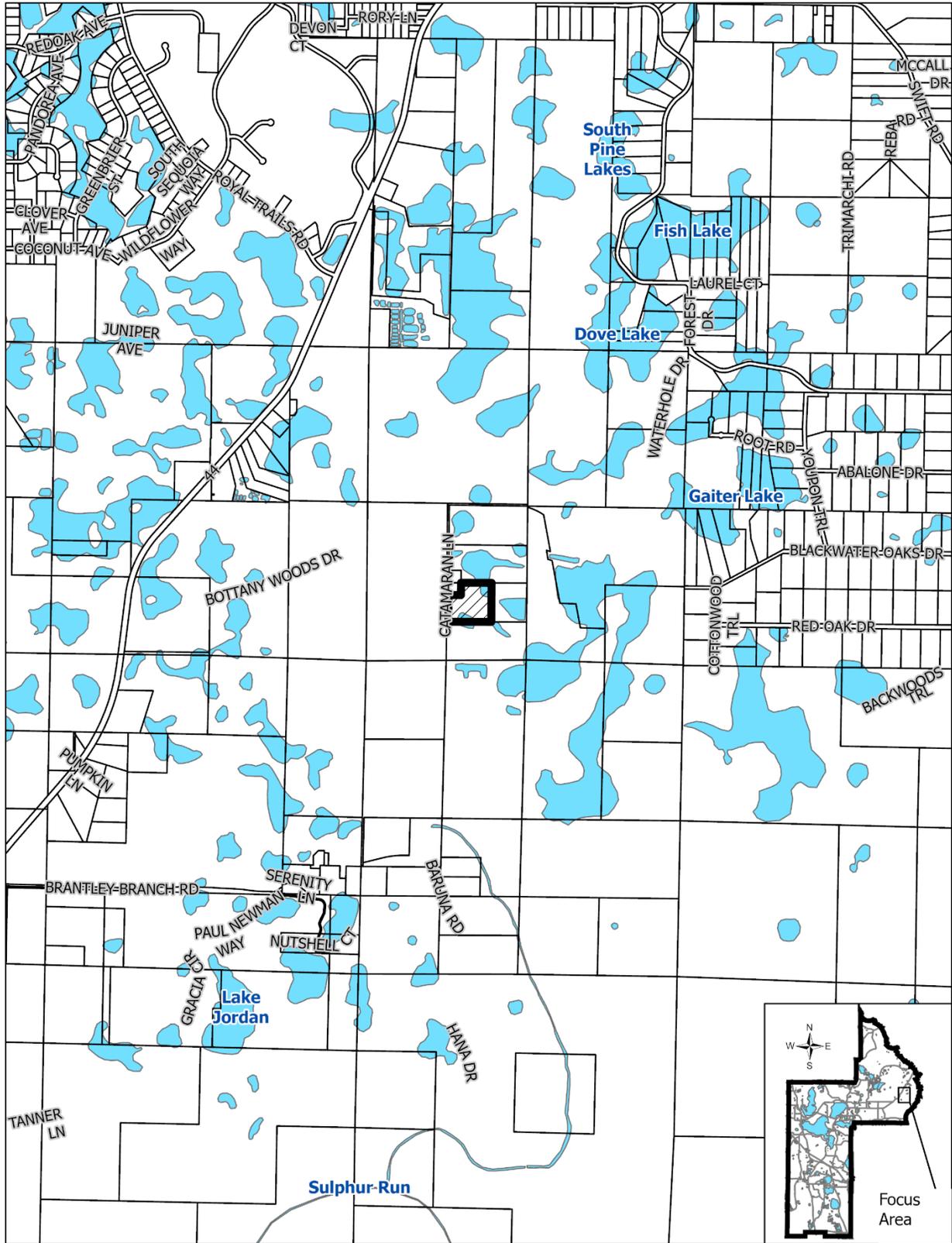
1. What is the substantial hardship in meeting the specific code requirement?

The subject property fronts on a private easement known as Catamaran Lane. It would be a substantial hardship to require owners to pave/improve the easement to the nearest publicly dedicated street before the subject property can be developed through a family density exception (family lot split).

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

The subject property is zoned Agricultural (A) with an R-1 (Conservation) future land use designation. The requested variance is consistent with Comprehensive Plan Policy I-1.4.1, Elements of Rural Character. The proposed family lot split would create an additional single-family homesite of 2.016 acres. The existing unpaved road is more desirable for, and consistent with, a rural lifestyle.

Map of Subject Property

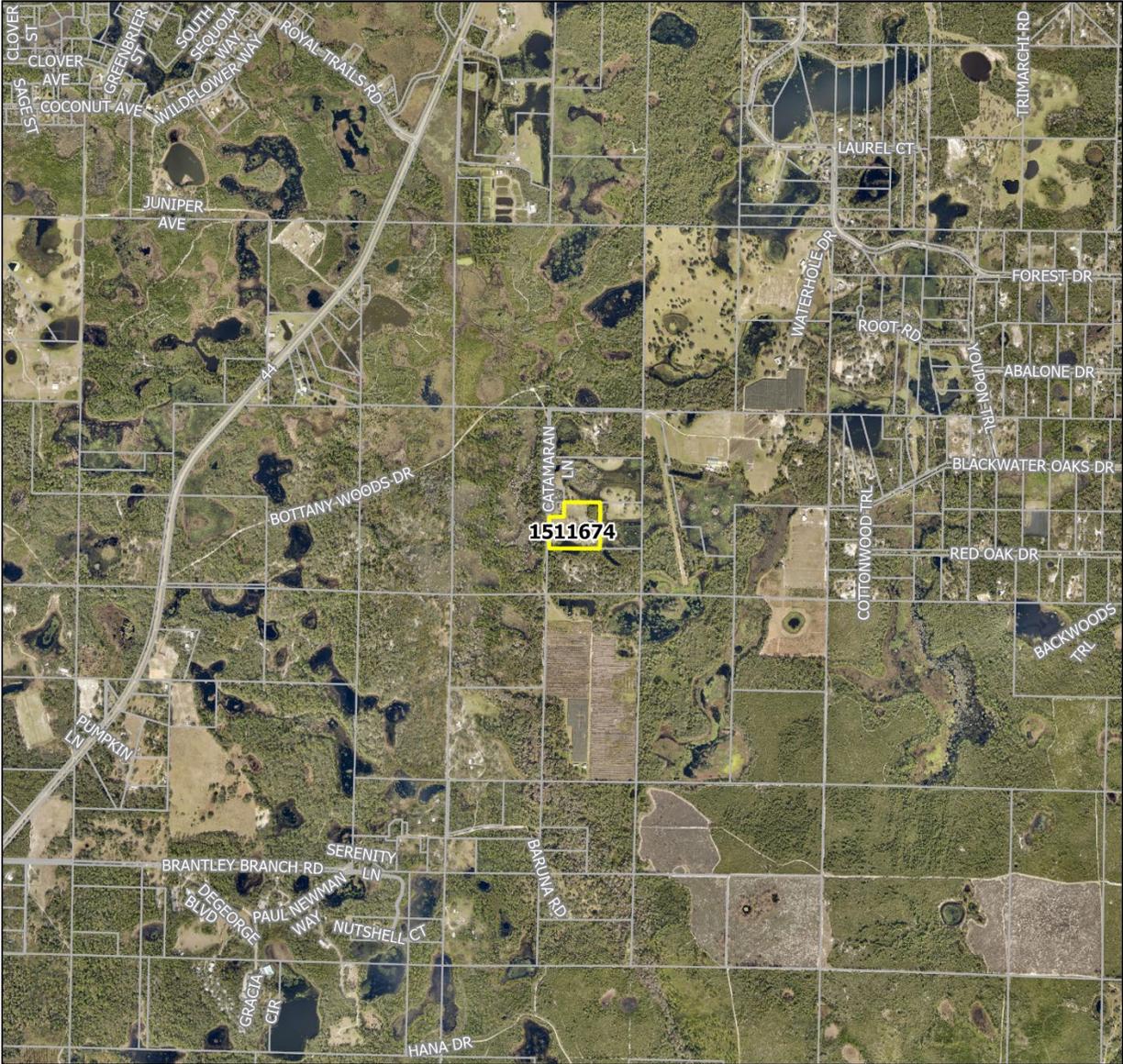


8/12/2025

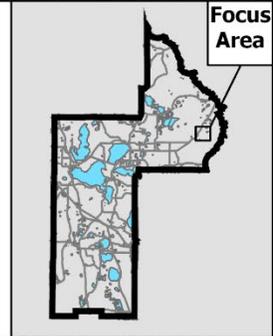
G:\Workgroups\GIS_Dept\Projects\GrowthManagement\PlanningZoning\Var-PZ2025-237_Godwin\Var-PZ2025-237_Godwin.aprx

Aerial Map of Subject Property

Var-PZ2025-237 Godwin Property



To allow an additional single-family homesite on the subject property that fronts private easement.



8/12/2025

G:\Workgroups\GIS_Dept\Projects\GrowthManagement\PlanningZoning\Var-PZ2025-237_Godwin\Var-PZ2025-237_Godwin.aprx

FINAL DEVELOPMENT ORDER

(PZ2025-237/ AR 6159)

WHEREAS, Christopher J. Shipley (the “Applicant”) requested a variance on behalf of the Godwin Family Living Trust (the “Owner”), to Land Development Regulations (LDR) Section 14.11.02(D)(7)(c) to allow an additional lot to be created through the Family Density Exception process, consistent with the proposed plot plan, on an easement with a width of thirty (30) feet, in lieu of the required fifty (50) feet; and

WHEREAS, the subject property consists of approximately 10 +/- acres located at 38148 Catamaran Lane in the unincorporated Eustis area in Section 20, Township 18 South, Range 29 East, identified by Alternate Key Number 1511674, 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 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 14.11.02(D)(7)(c) to allow an additional lot to be created through the Family Density Exception process, consistent with the proposed plot plan, on an easement with a width of thirty (30) feet, in lieu of the required fifty (50) feet is hereby granted.
2. **Conditions**: The variance granted above is subject to the following requirements/conditions:
 - a. The creation of a lot wholly within the 100-year flood zone is prohibited, nor shall a lot be created which would allow construction in the special flood hazard area. No construction shall take place within the special flood hazard area.
 - b. The newly created lots and any associated easements shall comply with the Federal Emergency Management Agency (FEMA) regulations and Lake County floodplain management regulations. Where buildable areas exist outside of the flood-prone area, development shall take place in that area.
 - c. Catamaran Lane is an unmaintained dirt road that is not part of the county road maintenance system. Lake County shall not be obligated to maintain the dirt road and right-of-way with the approval of this variance and/or any future lot split or family density exception.
 - d. The portion of Catamaran Lane right-of-way easement that the parent parcel fronts shall meet a minimum of 50-ft in width. The Owner shall dedicate any additional land needed to meet the 50-ft width for the easement frontage.
 - e. Approval of this variance cannot be relied upon to assert a claim of estoppel against the County if the property identified herein cannot be developed due to the inability to meet other requirements under the applicable Land Development Regulations. The Owner is solely

responsible for performing any necessary due diligence to ensure the property will appropriately support future development.

**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)

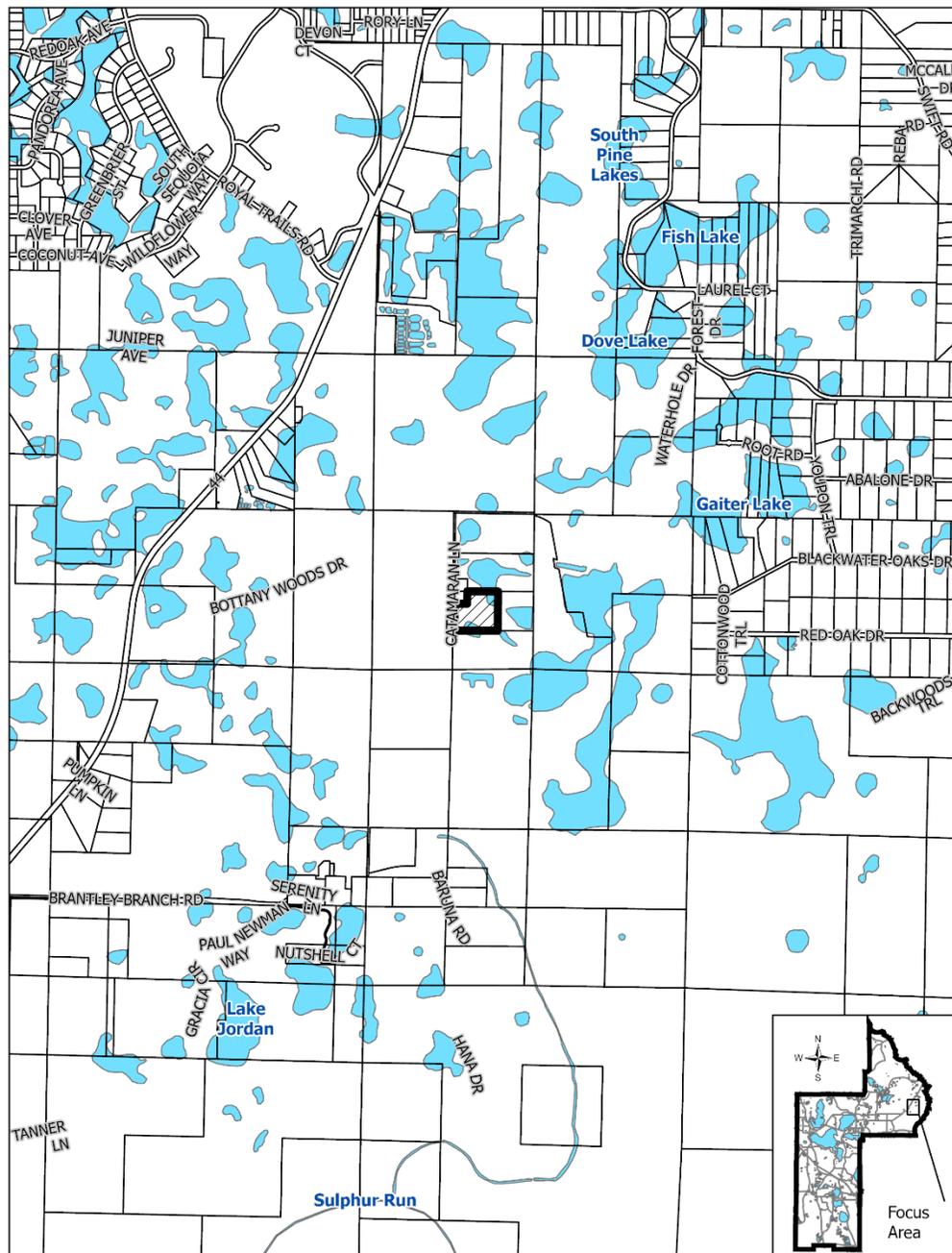
Notary Signature

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

THE EAST 726 FEET OF THE WEST 756 FEET OF THE NORTH 660 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 29 EAST, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 30 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND WEST 30 FEET OF THE NORTH 660 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; LESS AND EXCEPT THE EAST 208.71 FEET OF THE WEST 238.71 FEET OF THE NORTH 208.71 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4. PARCEL CONTAINING 435,493.60 SQUARE FEET±, 9.998 ACRES±



8/12/2025

G:\Workgroups\GIS_Dept\Projects\GrowthManagement\PlanningZoning\Var-PZ2025-237_Godwin\Var-PZ2025-237_Godwin.aprx