



VARIANCE STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearing Date: November 5, 2025

Case No. and Project Name: PZ2025-281, Gantt Property Carport

Commissioner District: District 4 – Leslie Campione

Applicant(s): Amy Gantt

Owner(s): Jason M. Gantt and Amy H. Gantt

Requested Action: 1. A variance to Land Development Regulations (LDR) Table 3.02.05, entitled *Setback Requirements*, to allow a carport to be constructed 34-feet from the centerline of the right-of-way in lieu of the required sixty-two (62) foot setback.

2. A variance to Land Development Regulations (LDR) Table 3.02.05, entitled *Setback Requirements*, to allow an unpermitted 18.3' x 20' metal shed accessory structure to remain 45-feet from the centerline of the right-of-way, in lieu of the required sixty-two (62) foot setback.

Case Manager: Meagan Bracciale, Planner I

Subject Property Information

Size: 1.03 +/- gross acres

Location: 19818 Eldorado Drive, in the unincorporated Eustis area

Alternate Key No.: 1242657

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

Current Zoning District: Rural Residential (R-1) (Attachment "B")

Flood Zone(s): "X"

JPA/ISBA: Eustis Joint Planning Area

Overlay/Rural Protection Area: Wekiva Study Area (Attachment "C")

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural Transition	Rural Residential (R-1)	Residential; Right-of-Way	Single-Family Residence North of Eldorado Drive
South	Rural Transition	Rural Residential (R-1)	Residential	Single-Family Residence
East	Rural Transition	Rural Residential (R-1)	Residential	Single-Family Residence
West	Rural Transition	Rural Residential (R-1)	Residential; Right-of-Way	Single-Family Residence West of North County Road 44A

Summary of Request

The subject parcel is identified by Alternate Key Number 1242657 and contains approximately 1.03+/- gross acres. The subject parcel is zoned as Rural Residential (R-1) district; is designated with a Rural Transition Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and is located within the Eustis Joint Planning Area and the Wekiva Study Area (WSA). The subject parcel is developed with a single-family dwelling unit, three (3) accessory sheds, and covered concrete pursuant to the Plot Plan (Attachment “D” and “E”).

The subject parcel is situated within the Wekiva Study Area (WSA). All proposed development within the WSA shall be in compliance with Comprehensive Plan Policy I-3.4.5, *Development Design Standards*. The property is currently compliant with this policy as the unpermitted development is not located near wetlands or karst features. Pursuant to Comprehensive Plan Policy I-3.4.1, *Surveys and Studies*, this project is exempt from the required soil analysis and site specific hydrogeologic and geotechnical reports due to the proposed development being on a parcel less than forty (40) acres in size and not resulting in a density greater than allowed within the Future Land Use Category.

GIS maps indicate that the subject parcel is located within flood zone “X” and there is no indication that wetlands exist on the site. On September 25, 2025, the requested action was sent to the Public Works Department and the Office of Fire Rescue for a determination of consistency with applicable regulations, including flood and stormwater requirements. Public Works and Fire Rescue did not have any concerns or comments regarding the requested variance.

The Applicant is requesting variances to the following LDR Sections:

1. Table 3.02.05, entitled *Setback Requirements*, to allow a carport to be constructed 34-feet from the centerline of the right-of-way in lieu of the required sixty-two (62) foot setback.
2. Table 3.02.05, entitled *Setback Requirements*, to allow an unpermitted 18.3’ x 20’ metal shed accessory structure to remain 45-feet from the centerline of the right-of-way, in lieu of the required sixty-two (62) foot setback.

During the process of requesting variance for the proposed carport, the Applicants were informed that the previous owners who constructed the existing metal shed did not permit the structure or receive variance for it to be constructed in its current location. The variance request was then amended to include the existing metal shed structure to bring the property into compliance.

Pursuant to LDR Section 3.02.06, entitled *Density, Impervious Surface, Floor Area, and Height Requirements*, the maximum allowed Impervious Surface Ratio (ISR) within the Rural Residential (R-1) zoning district is thirty percent (30%). If approved, the proposed development will result in an ISR of approximately sixteen percent (16%) .

The subject parcel is located within the Eustis Joint Planning Area (JPA) and on September 29, 2025, the application was provided to the City of Eustis to review for a determination of consistency with their regulations. The City of Eustis provided the following comments: *"The City of Eustis does not oppose the above referenced variance."* (Attachment "F")

The Applicant provided a Project Narrative as shown on Attachment "G".

Should the Board of Adjustment 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 LDR Table 3.02.05, entitled *Setback Requirements*, is to promote a logical development pattern, provide for safe setbacks between structures and encourage a visually pleasing environment.

Pursuant to an email from the Applicant dated September 30, 2025, *"The plan is for the carport to be connected to the existing structure. It will be wood frame construction and using the same roof as existing structure."*

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, *"We are seeking permission to build a carport closer to the road than the current setback allows."*

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, *"Due to our location on a corner lot and the locations of our well and septic tank, we are limited in the available spaces to add a carport. Approximately 50% of our property is designated as setbacks from road"*.

Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE

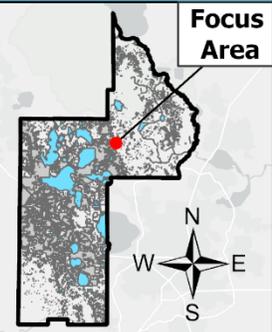


FLU

 Rural Transition

NAME: GANTT PROPERTY
CASE NUMBER: VAR-PZ2025-281
LOCATION (S-T-R): 29-18-27
REQUEST: WIDEN DRIVEWAY AND ADD CARPORT

DISTRICT: 4



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Attachment "B" – Zoning Map

CURRENT ZONING

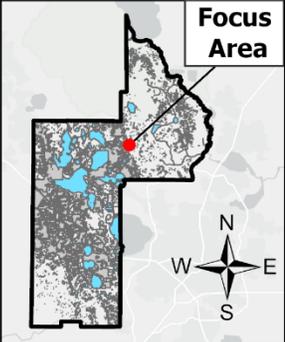


Zoning

 R-1

NAME: GANTT PROPERTY
CASE NUMBER: VAR-PZ2025-281
LOCATION (S-T-R): 29-18-27
REQUEST: WIDEN DRIVEWAY AND ADD CARPORT

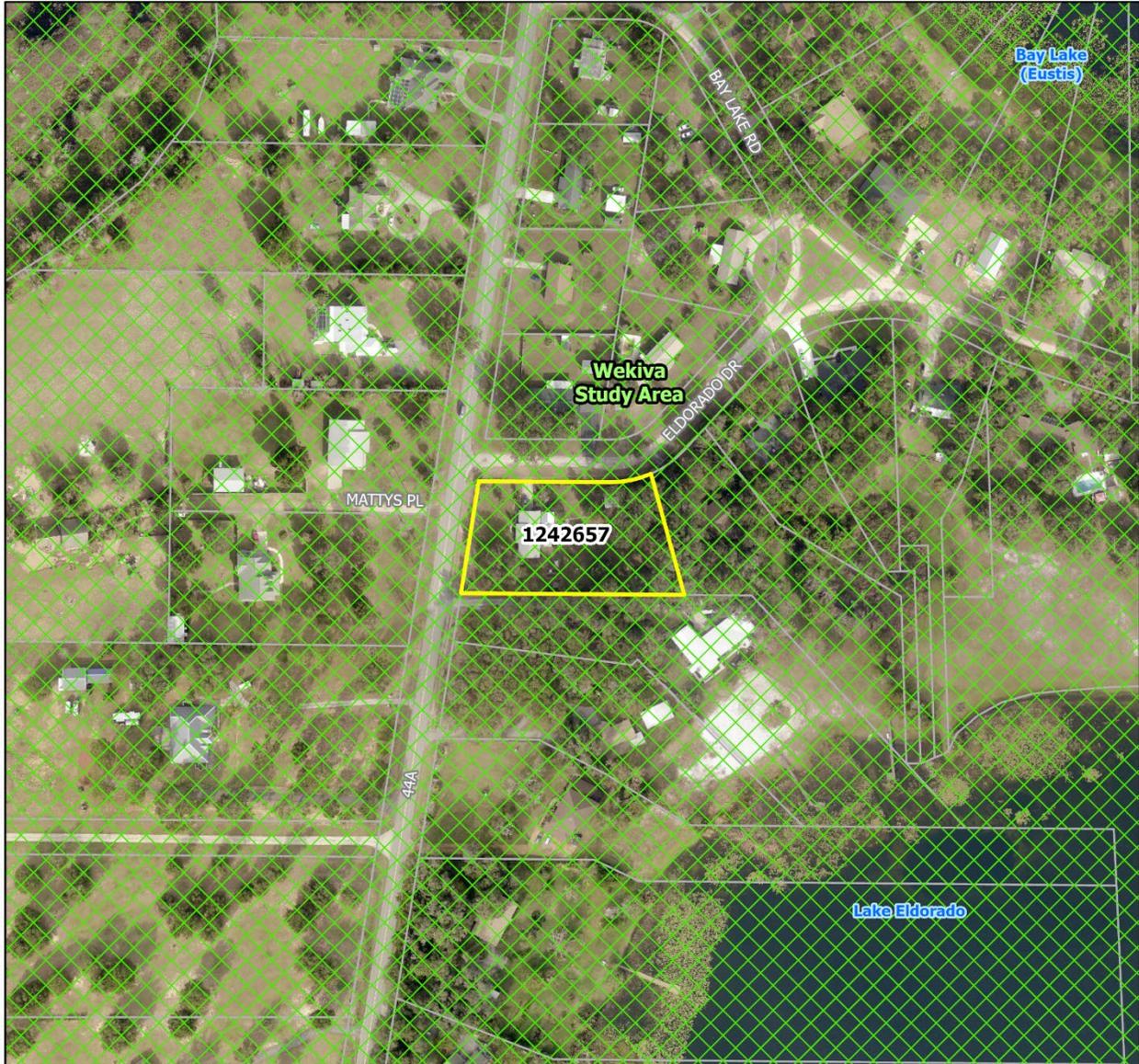
DISTRICT: 4



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9/30/2025

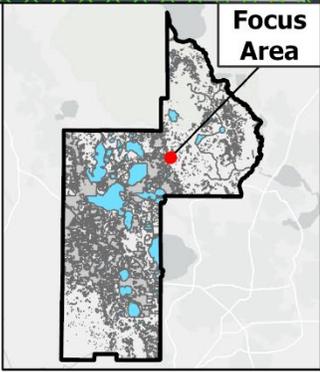
Attachment "C" – Overlay District Map

VAR-PZ2025-281
Gantt Property



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Widen driveway and add carport



9/30/2025

Attachment "F" – City of Eustis Comments

Good afternoon!

The City of Eustis does **NOT OPPOSE** the above reference variance.

Have a great afternoon/week!

Best regards,

Mike

Mike Lane, AICP

Director

Development Services

City of Eustis



4 North Grove Street

P.O. Drawer 68

Eustis, FL 32727

Office: (352) 483-5460

Attachment "G" – Project Narrative



Office of Planning and Zoning

Project Narrative Variance

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

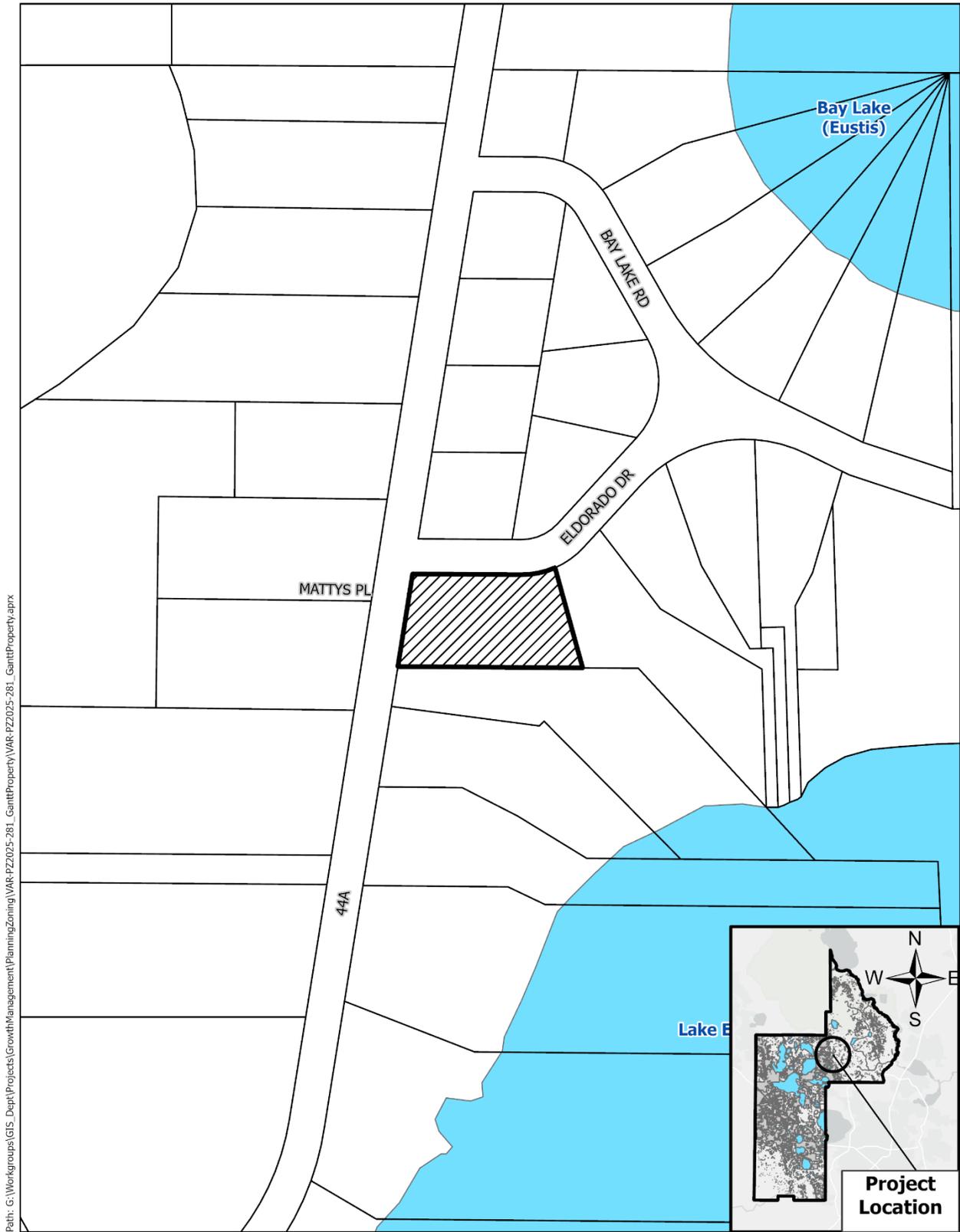
Approximately 50% of our property is designated as setbacks because we are on a corner lot.

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

We are seeking permission to build a carport closer to the road than the current setback allows.

We would like to widen our existing driveway and add a carport. We are seeking a variance on the distance from the structure to the road. Also include the pre-existing 18.3' x 20' metal shed that is placed outside the setback requirements.

Map of Subject Property

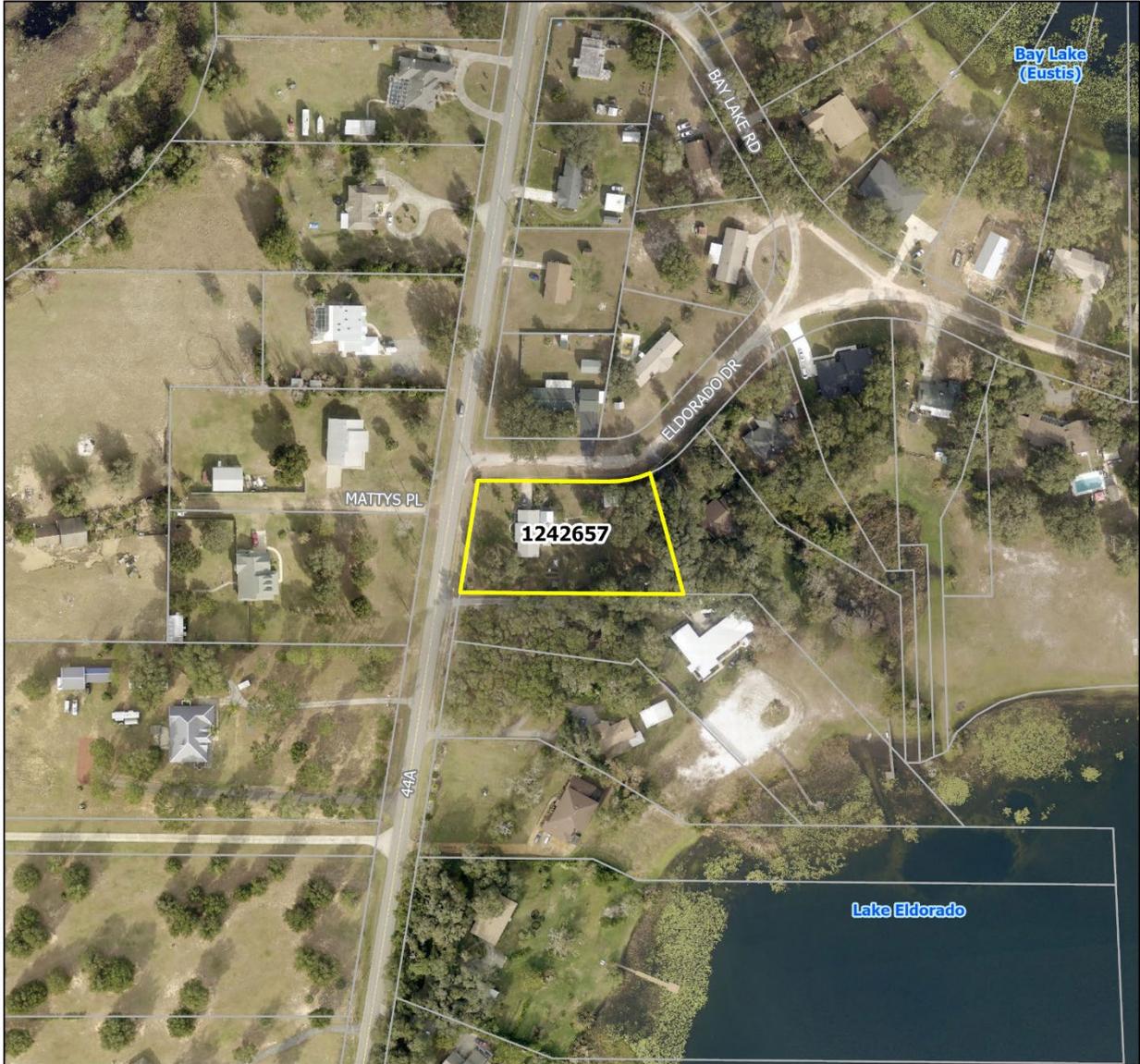


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9/30/2025

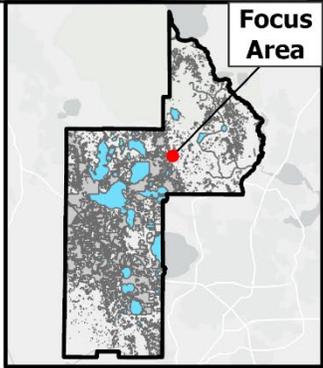
Aerial Map of Subject Property

**VAR-PZ2025-281
Gantt Property**



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Widen driveway and add carport



9/30/2025

FINAL DEVELOPMENT ORDER

(PZ2025-281 / AR 6211)

WHEREAS, Jason M. Gantt and Amy H. Gantt (the “Owners”) requested multiple variances to Land Development Regulations (LDR) Table 3.02.05, entitled *Setback Requirements*, to allow a carport to be constructed 34-feet from the centerline of the right-of-way, in lieu of the required sixty-two (62) foot setback and to allow an unpermitted 18.3’ x 20’ metal shed accessory structure to remain 45-feet from the centerline of the right-of-way, in lieu of the required sixty-two (62) foot setback; and

WHEREAS, the subject property consists of approximately 1.03 +/- acres located at 19818 Eldorado Drive in the unincorporated Eustis area in Section 29, Township 18 South, Range 27 East, identified by Alternate Key Number 1242657, 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 November 5, 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:** The following variances to Land Development Regulations (LDR) are hereby granted:
 - a. Table 3.02.05, entitled *Setback Requirements* to allow a carport to be constructed 34 feet from the centerline of the right-of-way in lieu of the required sixty-two (62) foot setback.
 - b. Table 3.02.05, entitled *Setback Requirements* to allow an unpermitted 18.3’ x 20’ metal shed accessory structure to remain 45-feet from the centerline of the right-of-way in lieu of the required sixty-two (62) foot setback.
2. **No Estoppel:** 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.

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**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 5th day of November 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

Lots 15 and 16, Eldorado Estates, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 38, of the Public Records of Lake County, Florida.

Together with an easement for ingress and egress to Lake Eldorado lying 10 feet on each side of the line between Lots 18 and 19, according to said plat of Eldorado Estates as recorded in Plat Book 15, Page 38, Public Records of Lake County, Florida.

