



VARIANCE STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearing Date: February 4, 2026

Case No. and Project Name: PZ2025-297, Roopnarine Property

Commissioner District: District 1 – Anthony Sabatini

Applicant: Rojendra T. Roopnarine

Owners: Rojendra T. Roopnarine and Katie L. Roopnarine

Requested Action: 1. A variance to Land Development Regulations (LDR) Table 3.02.05 to allow an unpermitted accessory structure (barn) to remain 15 feet from the southern property line in lieu of the required 25-feet.
2. A variance to LDR Section 6.01.04(A) to allow two unpermitted accessory structures (chicken coop & barn) to remain 5 feet from the ordinary high-water line, mean high water line, or jurisdictional wetland line in lieu of the required 50-feet.

Case Manager: Eddie Montanez, Planner I

Subject Property Information

Size: 6.18 +/- gross acres

Location: 15525 Villa City Road, in the unincorporated Groveland area

Alternate Key No.: 2520311

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

Current Zoning District: Agriculture District (A) (Attachment “B”)

Flood Zone(s): “AE” and “X” (Attachment “C”)

JPA/ISBA: Groveland ISBA

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 (R-6) District	Residential	Lakefront Single-Family Residence
South	Urban Medium Density	Urban Residential (R-6) District	Vacant	Lakefront Residential
East	Urban Medium Density	Urban Residential (R-6) District	Residential; AG Timber	Villa City Road; Single-Family Residence

Direction	Future Land Use	Zoning	Existing Use	Comments
West	City of Mascotte	City of Mascotte	Lake; Vacant	Dukes Lake; Government Owned

- Summary of Request -

The subject parcel is identified by Alternate Key Number 2520311 and contains approximately 6.18 gross acres. The subject parcel is zoned Agriculture (A); and is designated with an Urban Medium Density Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. The subject parcel is developed with a single-family residence, parking pad, pool, barn, and chicken coop as depicted on the Plot Plan (Attachment “D”). GIS maps indicate that the subject parcel is located within flood zones “X”/ “AE” and that wetlands exist on the site.

The Applicant is requesting variances to the following Land Development Regulation (LDR) Sections:

1. Table 3.02.05 to allow an unpermitted accessory structure (barn) to remain 15 feet from the southern property line in lieu of the required 25 feet.
2. Section 6.01.04(A) to allow two unpermitted accessory structures (chicken coop & barn) to remain 5-feet from the ordinary high-water line, mean high water line, or jurisdictional wetland line in lieu of the required 50-feet.

Pursuant to LDR Section 14.15.01, entitled *Purpose of Variances*, this Section does not authorize the Board of Adjustment to grant variances inconsistent with the Comprehensive Plan nor to grant a variance to permit uses not generally permitted in the zoning district involved or any use expressly or by implication prohibited by the terms of the Land Development Regulations in the zoning district.

Comprehensive Plan Policy III-2.2.7 entitled *Protection of Shorelines*, states that residential lots approved prior to March 2, 1993, may be permitted to continue development with the existing established wetland setback as long as the development does not adversely impact the natural water body or wetlands and all other feasible alternatives have been exhausted. The subject property was platted on December 19, 1979, and meets the requirement of being existing development, but a setback of 5 feet from the wetland line has never been established. Therefore, the request for a variance cannot be approved as the placement of the structures is inconsistent with the Lake County Comprehensive Plan.

On September 30, 2025, the requested action was sent to the Public Works Department and the Office of Fire Rescue for review and determination of consistency with applicable regulations, including flood and stormwater requirements.

Public Works provided the following comments:

Based on the information provided with the application, the FEMA FIRMs for this area, and Lake County’s LDRs, the Department of Public Works objects to the issuance of this Variance for construction within the Special Flood Hazard Area. Our comments and concerns regarding the objection are as follows:

1. *The Applicant has performed work without benefit of a permit in a Special Flood Hazard Area. Per Lake County LDRs Section 9.07.04(C)(2) floodplain development permits/approvals SHALL be required for nonresidential farm buildings. There are no exemptions, agricultural or otherwise, that preclude these required approvals for this structure.*
2. *The Applicant notes that only a small percentage of the structure is in the SFHA. Please note per Lake County LDRs Section 14.20.01(5), “Where buildable area exists outside the flood-prone area, development shall take place in that area.” Ample room outside the SFHA exists for the siting of this building; and based on this section of code, no part of the building is permitted in the SFHA due to this fact. The structure is required to be relocated.*

3. *The Applicant structure exceeds the maximum size for accessory structures in the SFHA per Lake County LDRs Section 9.07.13(1); and it is not compliant with the materials requirements in 9.07.13(4); and it is not properly vented. Noncompliance with any one of these criteria, let alone all three, would require staff to reject any permit for such a structure, without even considering permitting after-the-fact placement.*

Floodplain information (Attachment "C"): *The base flood elevation for the special flood hazard area is 99.1-ft. The storage/barn is within this area based on location and provided survey.*

Fire Rescue did not have any concerns or comments regarding the requested variance.

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, and no comments were received.

For background purposes, there is an active Code Case (2025030009) on the subject parcel, which was opened on March 12, 2025, for building without permits; the Code Case Letter and a photo of the structure have been included as Attachment "E". On August 5, 2025, the Board of County Commissioners (BCC) approved Ordinance #2025-37 amending the Lake County Zoning Maps to rezone the subject property from Urban Residential (R-6) District to Agriculture (A) to facilitate general agriculture uses.

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 –

A. 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.

The intent of Section 6.01.04, entitled *Development near Wetlands and Waterbodies*, is to protect valuable natural resources requiring protection from erosion, sedimentation, water pollution and other negative impacts, which may be associated with land use activities. It is the intent of this Section to minimize such negative impacts through protection standards for development of adjacent lands.

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, "*There is no land development. It is a [sic] solely a storage barn for animal feed and hay.*"

Analysis: LDR Chapter II defines "Development" as the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three (3) or more parcels. Under this LDR definition the structure qualifies as development and requires permitting. The statement provided does not address the intent of the code or how it can be achieved by other means.

- 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 as evidence that the principle of fairness would be violated if the variance isn't approved, "We applied for a permit awhile back, was told that we didn't have one. Now, they are asking for a permit".

Analysis: The subject property does not have Agricultural Classification (as determined by the Property Appraiser), therefore permitting for this kind of building is required. Staff was unable to locate the application mentioned above and requested documentation from the Applicant to support their claim; none was provided.

- B. Land Development Regulations Section 14.15.02 Variances and Appeals states that variances to the setback requirements from an ordinary high-water line, mean high water line, or jurisdictional wetland line may be granted if:**

- 1. The lot is a developable Lot of Record, or the lot was legally created through a development order prior to March 2, 1993.**

The subject property is a developable Lot of Record as the Pleasure Cove Subdivision is recorded in Plat Book 25, Page 8. Pursuant to Lake County Comprehensive Plan Policy I-7.1.3(D), entitled *Existing Lot Exception for Density*, and LDR Section 1.08.04(D), entitled *Existing Lots Nonconforming to Density Requirements*, there shall be an exception to the density requirements of the Comprehensive Plan for a lot within any plat beginning with Plat Book 23, which has met all requirements at the time it was approved by the Board of County Commissioners and recorded in the Public Records of Lake County.

- 2. All other remedies have been exhausted, such as a variance to all other setback requirements.**

Staff have determined that a variance to Land Development Regulations (LDR) Section 6.01.04(A)(1) to allow two unpermitted accessory structures (chicken coop & barn) to remain five feet from the ordinary high-water line, mean high water line, or jurisdictional wetland line, in lieu of the required 50-foot setback, is not the only viable remedy to allow the development. The unpermitted structures can be moved to meet the LDR requirements or removed entirely.

- 3. The maximum developable area shall be limited to 30 feet in width or depth.**

The developable area on the subject parcel is approximately 150 feet in depth and 50 feet wide when taking the required setbacks and existing dwelling unit into account.

- 4. The first one inch (1") of storm water runoff shall be captured on site.**

The Development Order contains conditions that require stormwater calculations as follows:

- a. Stormwater calculations must be submitted at the time of issuance of each individual zoning permit in form of an interceptor swale that is sized to capture the first one inch (1") of stormwater runoff on the subject parcel.
- b. Stormwater calculations must be reviewed and approved by the Lake County Public Works Department staff.

- c. The stormwater abatement system must be depicted on the to-scale plot plan when applying for the zoning permit; installed prior to any final inspection, inspected, and approved by the Lake County Public Works Department staff.

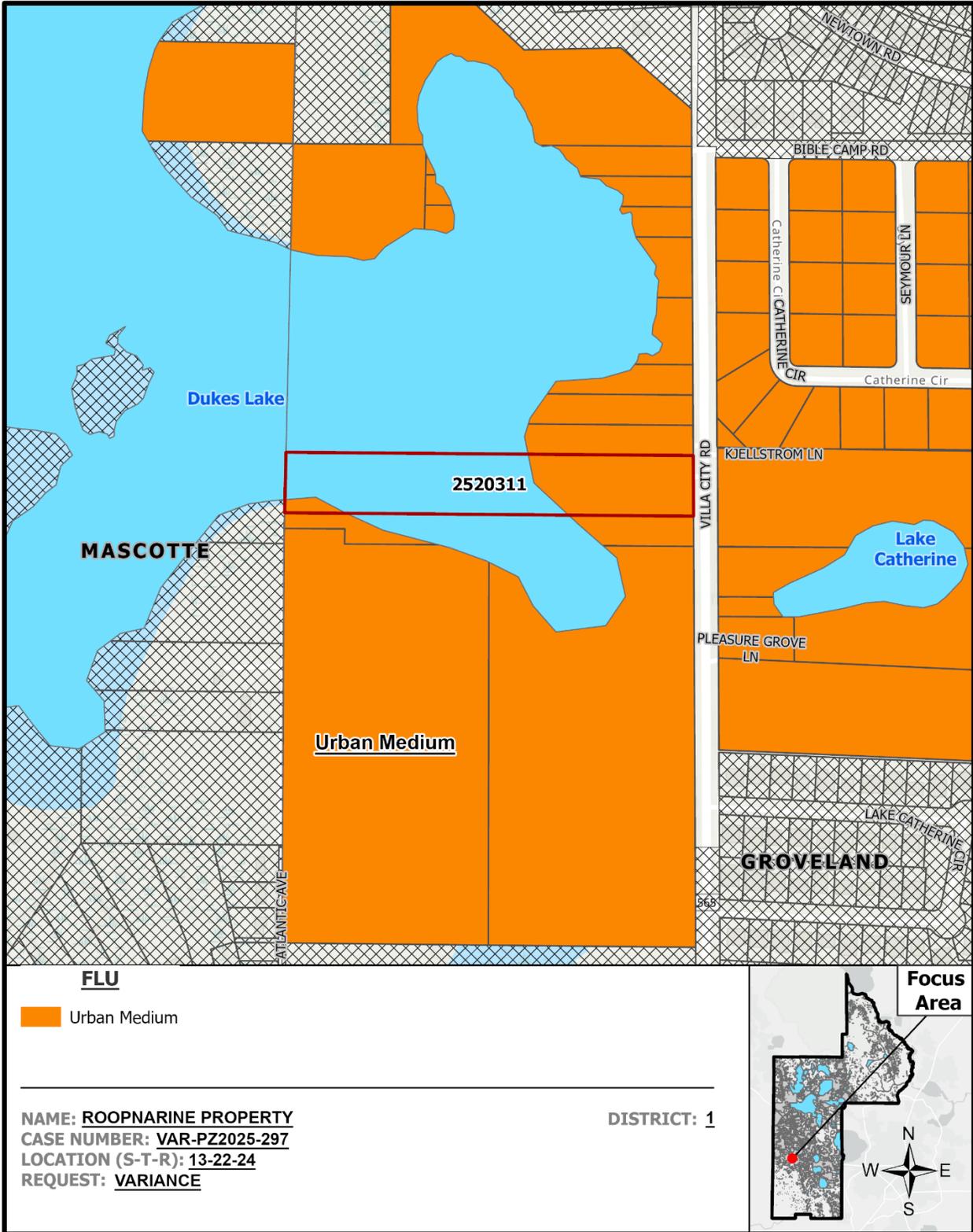
Stormwater Calculations must be submitted and approved by the Lake County Public Works Department at the issuance of each individual zoning permit.

5. Development is constructed as far landward on the lot as possible.

The unpermitted structures are constructed in the Applicants' desired location; however, they are not located as far landward as possible. There is ample room to meet the required setback of 50 feet from the wetland line.

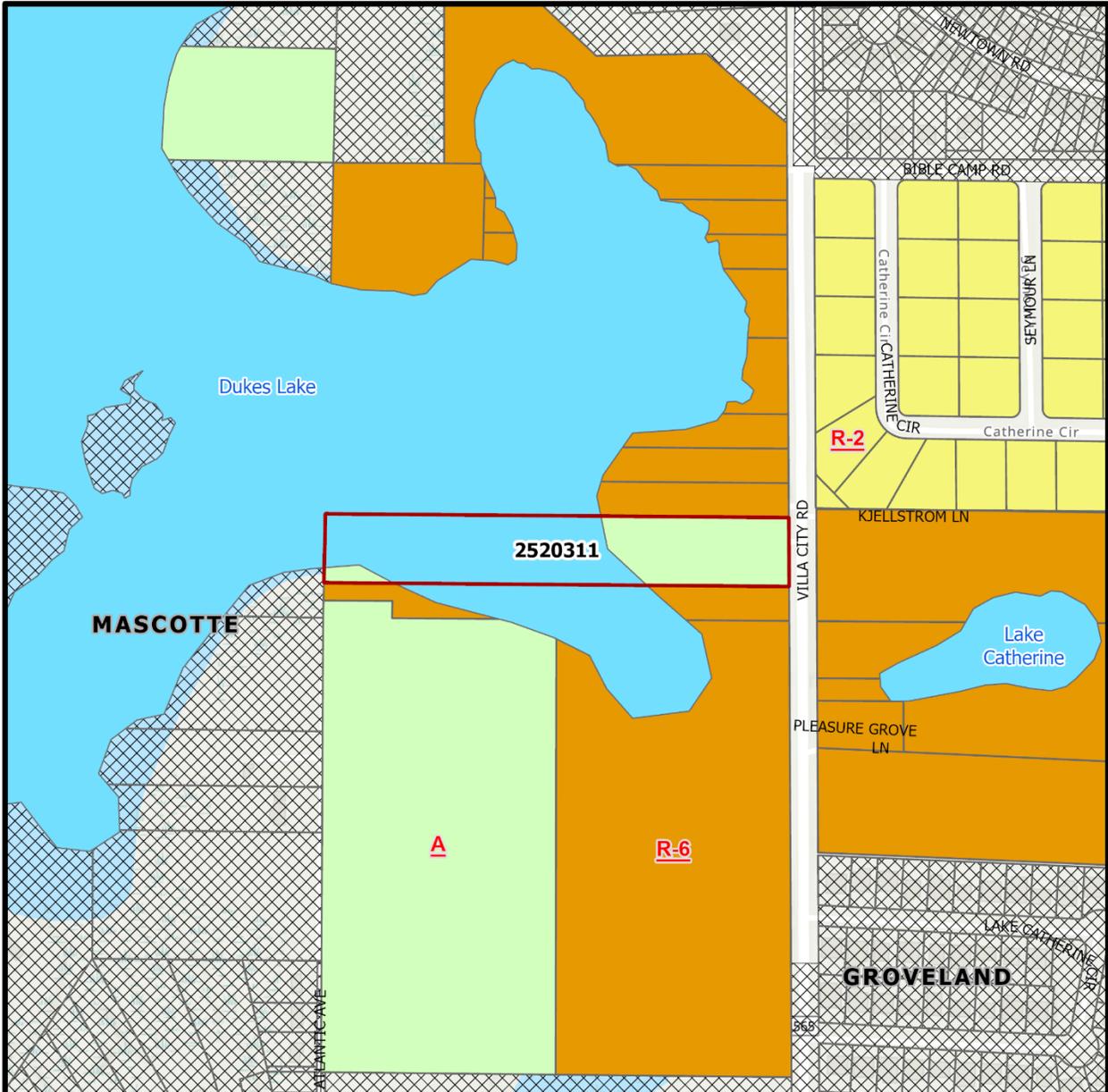
Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE



Attachment "B" – Zoning Map

CURRENT ZONING



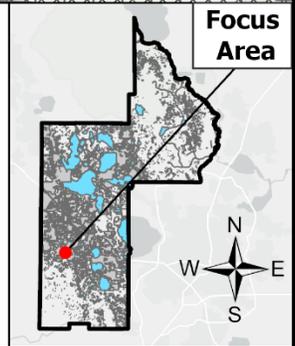
Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\VAR-PZ2025-297_RoopnarineProperty.aprx
11/12/2025

Zoning

- A
- R-2
- R-6

NAME: ROOPNARINE PROPERTY
CASE NUMBER: VAR-PZ2025-297
LOCATION (S-T-R): 13-22-24
REQUEST: VARIANCE

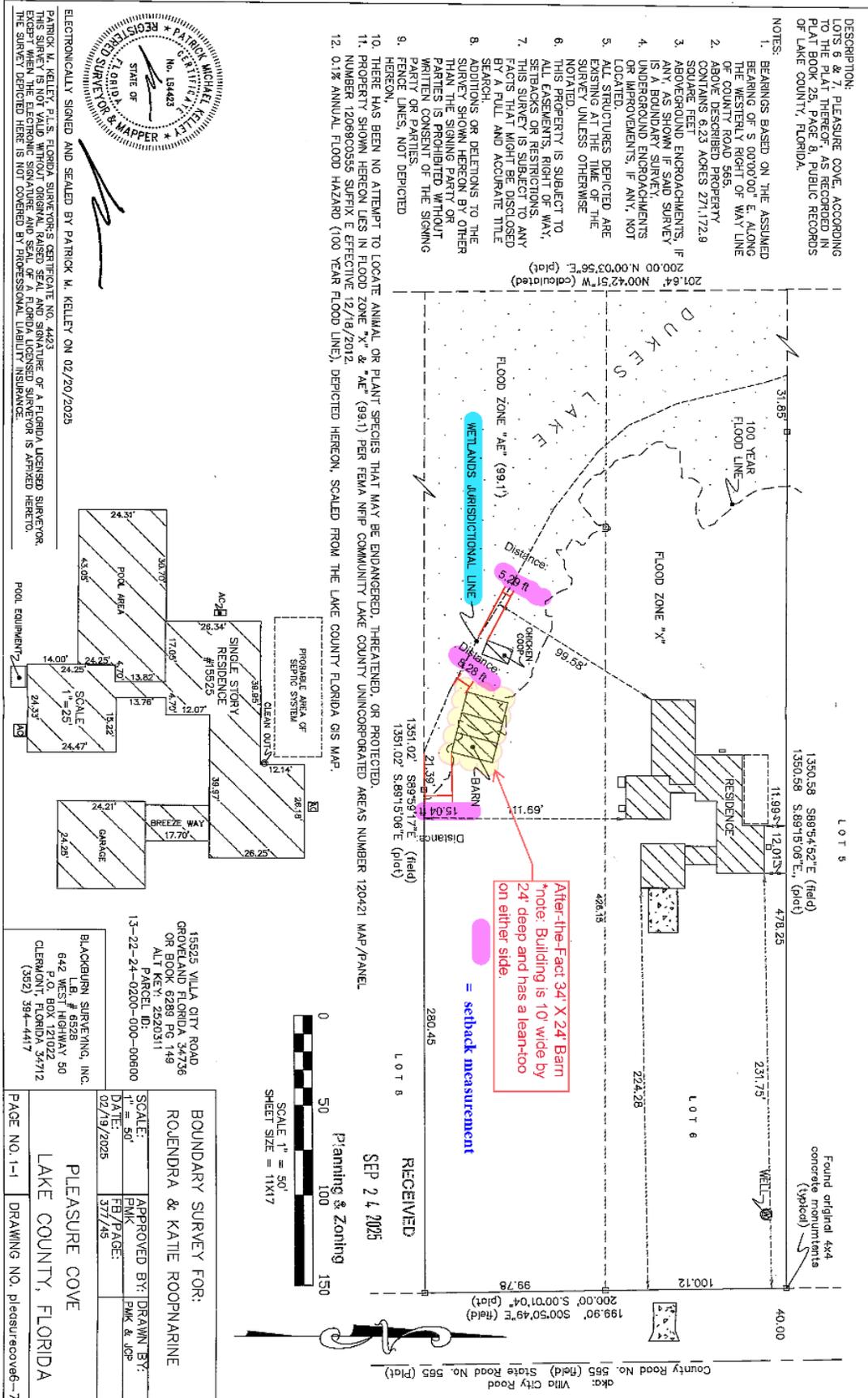
DISTRICT: 1



Attachment "C" – Floodplain Map



Attachment "D" - Plot Plan (1 of 2)



Attachment "E" – Code Case Letter & Photo (1 of 2)



OFFICE OF BUILDING SERVICES NOTICE OF CODE VIOLATION

DATE: 3/12/2025

LOCATION OF VIOLATION: 15525 VILLA CITY RD

**ROJENDRA T & KATIE L ROOPNARINE
15525 VILLA CITY RD
GROVELAND, FL 34736**

IN ACCORDANCE WITH LAKE COUNTY CODE AND/OR LAND DEVELOPMENT REGULATIONS YOU ARE HEREBY NOTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF SECTION(S):

**Lake County Code Chapter 6, Section 6-3(a) PERMITS
No Building Permit.**

IN ORDER TO PREVENT ANY FURTHER ACTION, THE FOLLOWING CORRECTIVE MEASURES MUST BE TAKEN:

A building permit will be needed for the red barn that has been built on the property. A final inspection will need to be obtained within the required time frame of the building permit.

DAYS TO COMPLY 10

**MICHAEL W RODEN
LICENSING INVESTIGATOR**

**2025030009
CASE NUMBER**

Please contact me at (352) 396-3379 to discuss this case.

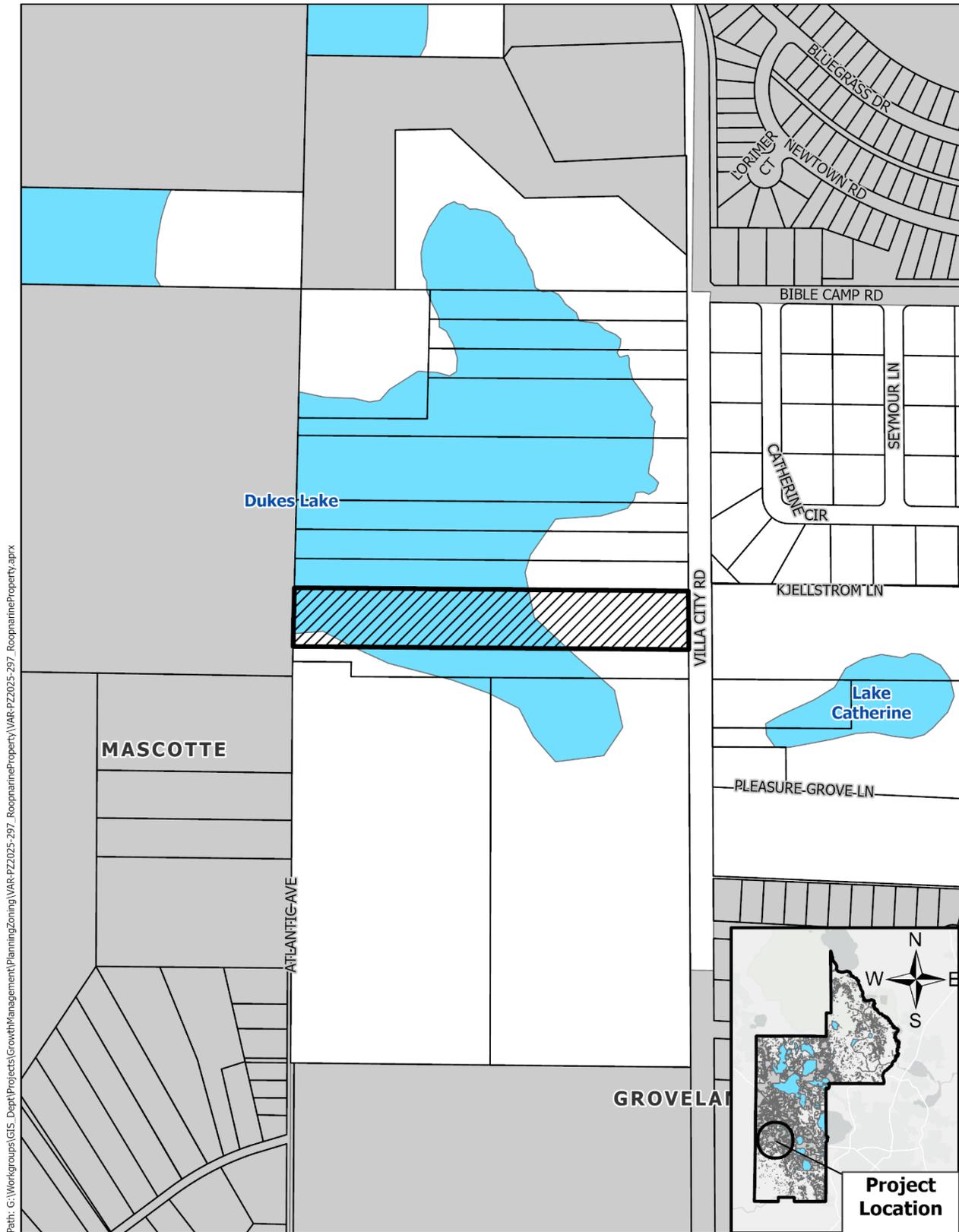
**All Lake County Codes can be viewed online at www.municode.com
If a permit is required, please provide copy of this letter to the building department.**

OFFICE OF BUILDING SERVICES
P.O. BOX 7800 • 315 WEST MAIN STREET, TAVARES, FL 32778 • P 352.343.9653 • F 352.343.9771
Board of County Commissioners • www.lakecountyfl.gov

Attachment "E" – Code Case Letter & Photos (2 of 2)



Map of Subject Property

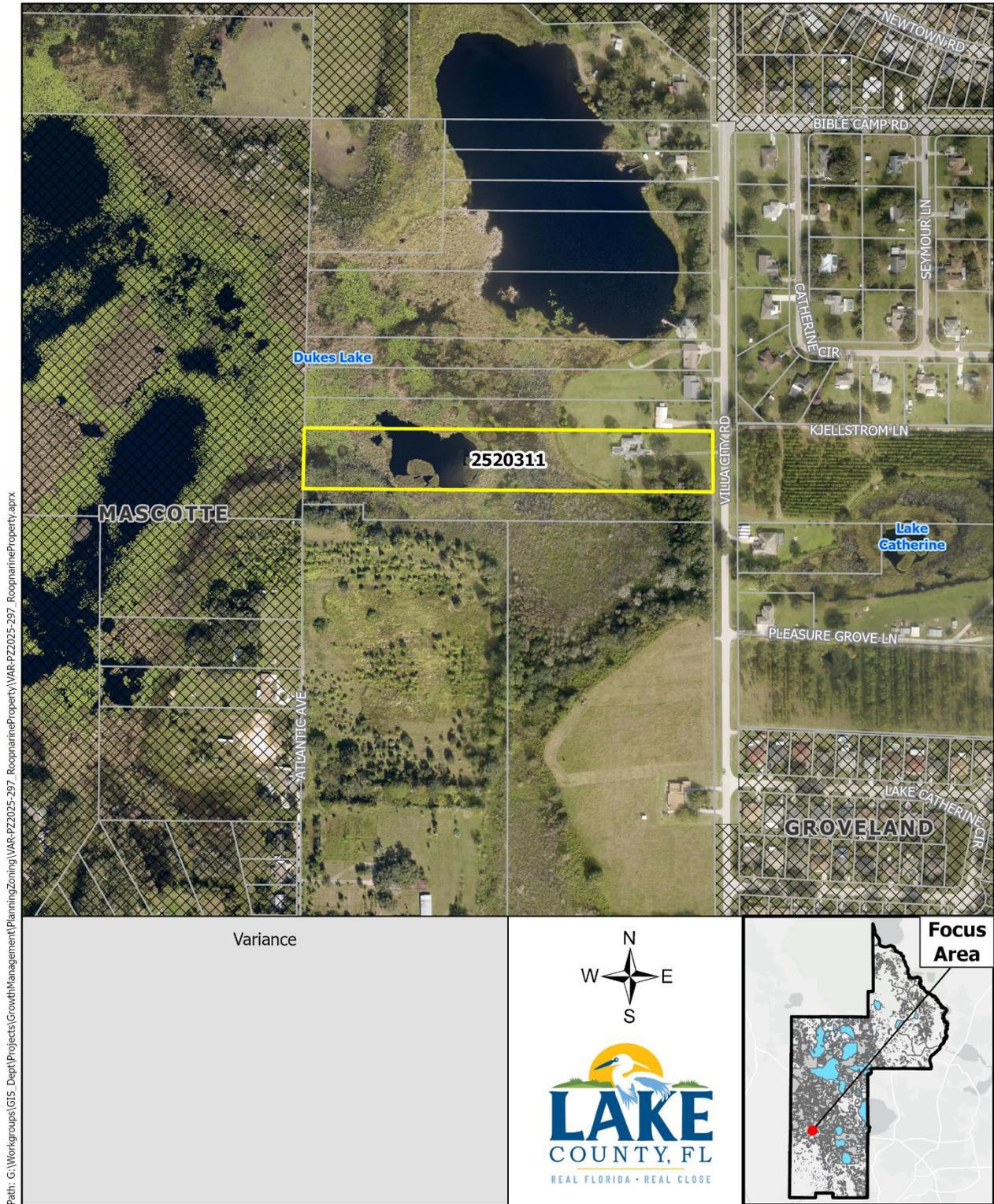


Path: C:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\VAR-PZ2025-297_RoopnarineProperty.aprx

11/12/2025

Aerial Map of Subject Property

VAR-PZ2025-297
Roopnarine Property



Path: C:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\VAR-PZ2025-297_RoopnarineProperty.aprx

11/12/2025

FINAL DEVELOPMENT ORDER

(PZ2025-297 / AR 6231)

WHEREAS, Rojendra T. Roopnarine (the “Applicant”) requested a variance on behalf of Rojendra T. Roopnarine and Katie L. Roopnarine (the “Owner”), to Land Development Regulations (LDR) Table 3.02.05 and Section 6.01.04(A) to allow 1) an after-the-fact accessory structure (barn) to remain 15-feet from the southern property line in lieu of the required 25-feet and 2) to allow two after-the-fact accessory structures (chicken coop & barn) to remain 5-feet from the ordinary high-water line, mean high water line, or jurisdictional wetland line in lieu of the required 50-feet; and

WHEREAS, the subject property consists of approximately 6.18 +/- acres located at 15525 Villa City Road in the unincorporated Groveland area in Section 13, Township 22 South, Range 24 East, identified by Alternate Key Number 2520311, 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 February 4, 2026; 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. Section Table 3.02.05 to allow an accessory structure (barn) to be located 15 feet from the southern property line in lieu of the required 25 feet.
 - b. Section 6.01.04(A) to allow two accessory structures (chicken coop & barn) to be located 5 feet from the ordinary high-water line, mean high water line, or jurisdictional wetland line in lieu of the required 50-feet.
2. **Conditions:** Prior to the issuance of the zoning permit for the improvement/addition:
 - a. Stormwater calculations must be submitted at the time of issuance of each individual zoning permit for an interceptor/environmental swale that is sized to capture the first one inch (1”) of stormwater runoff on the subject parcel.
 - b. Storm water calculations must be reviewed and approved by the Lake County Public Works Department.
 - c. The storm water abatement system must be depicted on a scaled plot plan with an engineered design that includes a plan and calculations and must be submitted with the zoning permit application for improvement/addition for the site.

- 3. **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.
- 4. **Inspection:** Prior to the issuance of the Final Inspection for the improvement/addition the storm water abatement system must be installed prior to any final inspection, inspected and approved by the Lake County Public Works Department.
- 5. **Notice to Owner(s):** The property owners, their successors and assigns, are hereby placed on notice that placing structures closer to the Ordinary High-Water Line, Mean High Water Line, or Jurisdictional Wetland Line, may increase the likelihood of flooding on the property subject to this variance, or to adjacent properties. Approval of this variance does not relieve property owners, their successors, or assignees, from responsibility or liability for flooding or other damage that may be incurred from altering the required setbacks.

**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 4th day of February 2026, 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 for an administrative order must comply with all applicable Florida Rules of Appellate Procedure.

EXHIBIT "A", LEGAL DESCRIPTION

Lot (s) 6 and 7, Pleasure Cove, according to the map or plat thereof, as recorded in Plat Book 25, Page(s) 8, of the Public Records of Lake County, Florida.

