



Planning and Development
510 North Baker Street
Mount Dora, Florida 32757
352-735-7112

Email: plandev@cityofmoundora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

March 18, 2026 at 10:00 AM

I. Call to Order

II. Roll Call with Determination of Quorum

III. Election

IV. Approval of Minutes

V. Public participation/hearing of non-agenda items

VI. New Business

- A. **Request for Variance;** 110 N Clayton St (Project Name); 110 N Clayton Street (Site Address); Carloyn Parlato (Owner); Carloyn Parlato (Applicant). Project No. VAR26-01.
- B. **Request for Variance;** Detached Garage (Project Name); 1218 Overlook Drive (Site Address); Nicholas Tanner & Michelle Crunk (Owner); Nicholas Tanner (Applicant). Project No. VAR-26-02.

VII. Other Business/Staff Updates

VIII. Announcement of next scheduled meeting date

- A. April 15, 2026, at 10:00 am

IX. Adjournment

NOTICE: For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

NOTICE: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The

City shall not make or perfect such a record. Section 286.0105, *Florida Statutes*.

NOTICE: In accordance with the Americans with Disabilities Act (“ADA”) and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352735-7126, ext. 1111, or by email at clerk@cityofmoundora.com.

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
January 21, 2026

I. Call to Order

Having been duly advertised as required by law Vice Chair, Adrian Coombes called the regular meeting of the Planning and Zoning Commission to order at 10:05 a.m. on Wednesday, January 21, 2026.

II. Roll Call with Determination of Quorum

Present: Adrian Coombes, Harris Turner, Lynn Tipton, Tom Dring, Suzanne Scheck & Andrea Lother

Absent: Miles Beach

III. Election

A. Chair

On a motion by Mr. Coombes, seconded by Mr. Dring, the board voted to nominate Mr. Beach as Chair; with a 6-0 vote.

B. Vice Chair

On a motion by Mr. Dring, seconded by Ms. Scheck, the board voted to nominate Mr. Coombes as Vice-Chair; with a 6-0 vote.

IV. Approval of Minutes

On a motion by Mr. Turner, seconded by Mr. Dring, the board voted to approve the December 17, 2025 minutes; unanimously with a 6-0 vote.

V. Public participation/hearing for non-agenda items

None

VI. New Business

A. Sunshine Law Presentation



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
January 21, 2026

Mr. Hand provided a Sunshine Law refresher presentation.

B. Update: Vista Ridge Road (Developer's Agreement)

Ms. Janiszewski provided an update on the Vista Ridge Road (Developer's Agreement).

Discussion on Sand Lake Road.

Conversation regarding the number of traffic lanes and speed limits.

The board and Ms. Janiszewski discussed potential plans for Sunset Hills Grove

Ms. Janiszewski stated that there have been inquiries but due to there currently being no waste water capacity, developers haven't moved forward with an application.

Discussion regarding junction on Round Lake Road

Ms. Janiszewski stated that there will be stop light but she is unsure of the time frame. There are plans for roads east of round lake.

Ms. Janiszewski confirmed that a few applications have been submitted to Lake County, they are not contiguous.

VII. Ask the Staff

Discussion on tree bank contribution process.

Ms. Janiszewski clarified the tree bank contribution process. She stated the contribution is made a condition of Site Development Permit and is usually paid before the trees are removed.

Conversation on enforcing the landscaping code for projects that are not active or moving forward.

Discussion on possible fines, code violations for clear cutting and applicants not following landscaping plans; for inactive projects.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
January 21, 2026

Mr. Sumner confirmed that one property specifically was taken to magistrate. As a result, fines have been paid and the site has been cleaned up.

Ms. Janiszewski stated that staff will continue to monitor and work with Code Compliance.

The board asked if staff can bring back ordinances related to the tree bank contribution, in an effort to strengthen the ordinance.

Conversation on the Senate bill.

The board members asked to be kept updated regarding the Senate bill.

Board members asked staff to check into enforcing unpaid tree bank contribution fees.

VIII. Staff and Board Member Updates

Discussion on the Highland Main lots status.

Ms. Janiszewski stated that the lot has been cleaned up and they are moving forward. They are currently working to connect the water to the property. There are still three lots proposed, the water line has to be brought to the site. A right-of-way utilization permit is required by Lake County.

IX. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting: February 18, 2026

X. Adjournment

On a motion by Ms. Scheck, seconded by, Mr. Ding the board voted to adjourn the meeting at 11:00 am

, Chairman

Whitney Scott
Associate Planner



CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Planning@MountDora.Gov

DATE: March 18, 2026

TO: Planning and Zoning Commission

FROM: Development Review Committee
Ryan Winkler, AICP, Senior Planner

RE: Request for Variance Section 3.4.2(5.)(d.) and 3.5.1 of the City's Land Development Code to allow for reduction in minimum side yard setback within the R-1 Zoning District; Located on the northeast corner of 1st Avenue and N. Clayton Street (General Location); 110 N. Clayton Street (Site Address); Parlato, Carolyn K (Owner/Applicant)
Project/Case No. VAR26-01

SUMMARY OF REQUEST:

The Applicant is requesting a variance to Land Development Code (LDC) Sections 3.4.2(5. d.) and 3.5.1 to allow a garage addition to be located on the property line in lieu of ten (10) feet from the property line.

REFERENCES/SUPPORT:

Section 2.5.1.6 (Variances) *LDC*
Section 3.4.2.5.b and Section 3.5.1d *LDC*

SITE SUMMARY:

Owner: Parlato Carolyn K
Applicant: Parlato Carolyn K
Existing Use: Single Family Residence (1,818-sf living area built in 1952)
Future Land Use: Medium Density Residential
Zoning: R-1 (single-family)
Overlay Zones: Historic Preservation Review Area
Site Area: 0.29 acres or 12,632.4 square feet (270'x 203')

SURROUNDING PROPERTY TABLE:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Medium Density Residential	R-1	Stormwater Management Area
South	City	Medium Density Residential	R-1	Single Family Homes
East	City	Medium Density Residential	R-1	Single Family Homes
West	City	Medium Density Residential	R-1	Single Family Homes

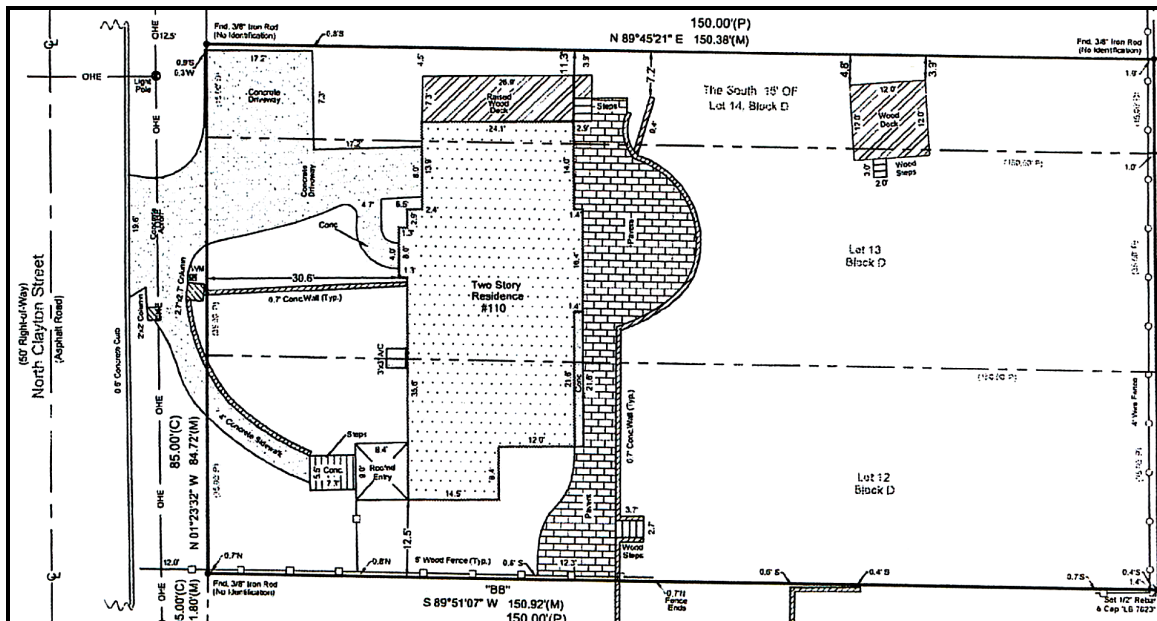
ANALYSIS:

The applicant has proposed a variance for an existing single-family parcel located on the north side of E 1st Avenue and East of N Clayton Street. The masonry vernacular single-family home was

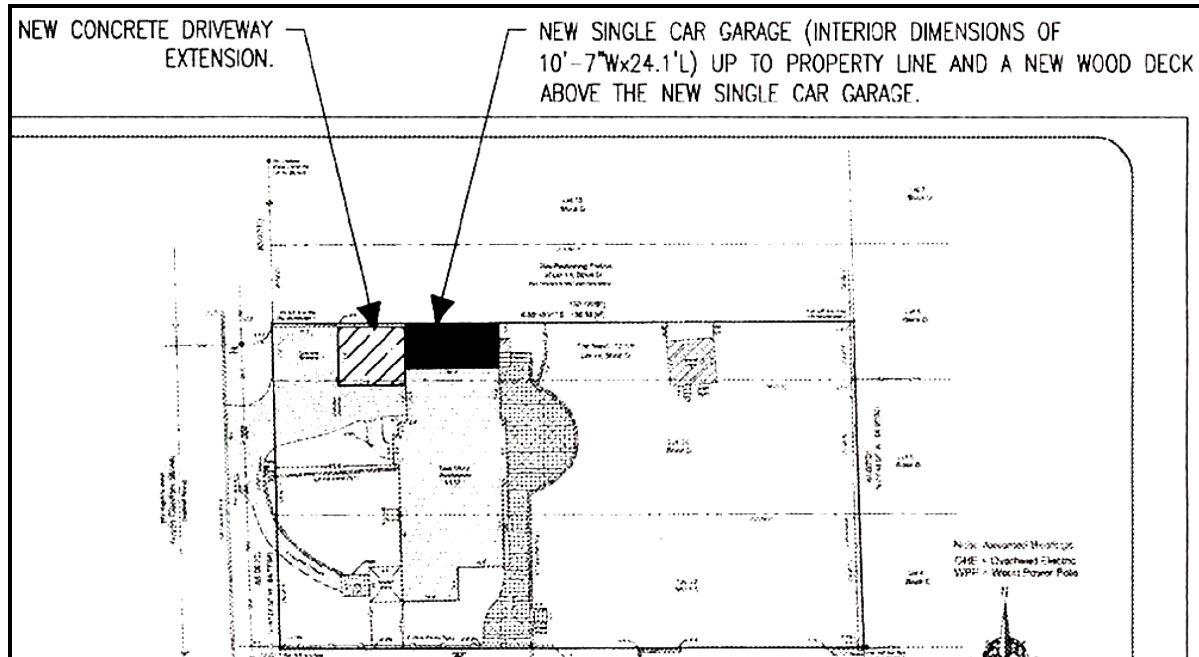
constructed in 1952 on platted lots 12, 13, and the south 15-ft of Lot 15, Block D of the Alta Vista subdivision (Plat Book 2, Page 14). According to the property Appraiser's Office, the home consists of 1,818-sf of total living area, a 336-sf finished garage, a 72-sf finished open porch, and a 192-sf wood deck.

The residence is 11.3' from the northern property line and the existing, raised wooden deck is 3.8' from the property line. There are no permits associated with the original construction of the wood deck, but there is a permit from 2019 to repair the deck (P19-02-0064). Google Streetview shows the structure was constructed after 2008. The current Property Owner purchased the property in 2023.

In residential districts, screen rooms, decks, and/or patios shall be five (5) feet from the rear property line and the side yard setback shall be pursuant to the underlying zoning districts (R-1 is seven [7] feet); and shall be not allowed within any platted easement per LDC Section 3.5.4(3.). It is unclear if this deck addition was permitted per this subsection.



The Applicant is requesting to demolish the existing, raised wood deck and add an addition to the house to provide a second garage. In addition, the Applicant wishes to extend the driveway to provide a vehicular path to the proposed garage.



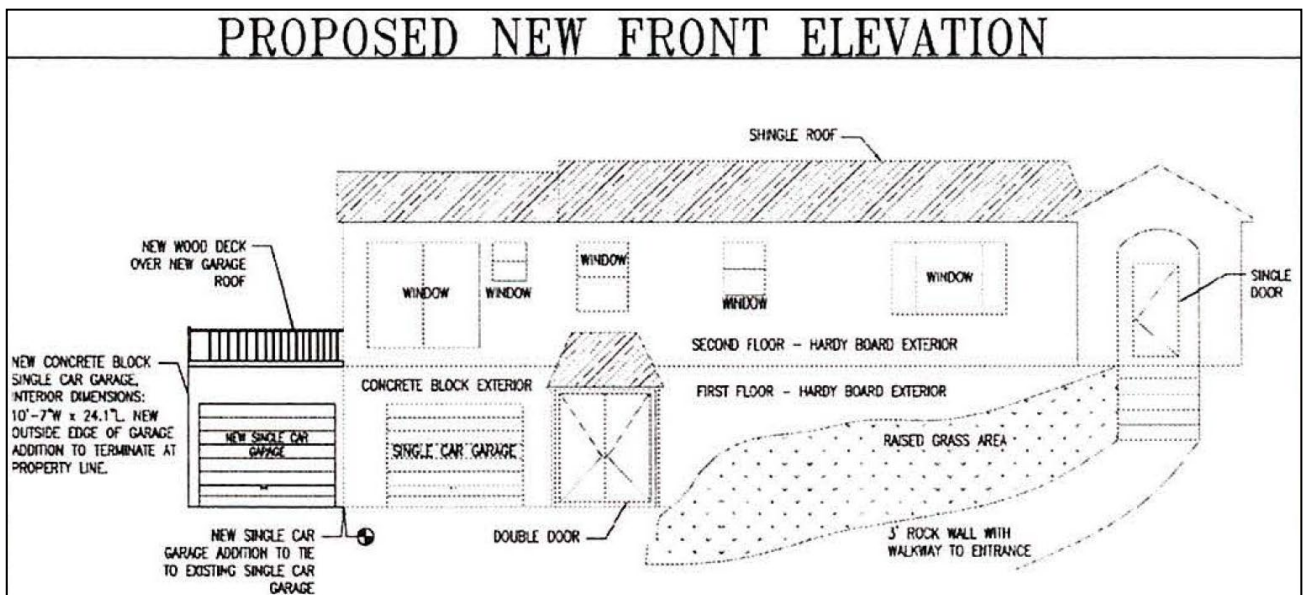
The Applicant is seeking to construct the garage addition and concrete driveway on the northern property line. The property to the North of the subject property is owned by the City of Mount Dora and serves as a regional stormwater management conveyance system (Alternate Key No. 1729416). The property is zoned R-1 and LDC Section 3.4.2(5. d.) establishes the side yard setback as ten (10) feet from the property line.

In all residential zoning districts, Land Development Code Section 3.5.1, *Setback relief for single-family residential dwellings*, provides a process in which a property may request a reduced front, side, and rear setback requirements. The setback relief is based on the surrounding, developed conditions but states, “in no case shall the reduced setback be less than five feet from the property lines.”

As such, the Applicant has requested a variance to LDC Sections 3.4.2(5. d.) and 3.5.1 to allow a garage addition to be located on the property line in lieu of seven (7) feet from the property line. The Property Owner contends that the variance is necessary in order to add a second garage to the property to protect their vehicles from flooding.

The Applicant contacted Public Works on June 17, 2025, to notify the City of drainage concerns of flooding and drainage along the Clayton Street corridor, citing severe storm occurrences and diverted traffic. The Applicant contacted Public Works Director George Marek on November 6, 2025, regarding concerns of flooding from the neighboring stormwater system to the north. Applicant provided photos and video from the subject night. Public Works Director George Marek ordered and installed “Road Subject to Flooding” along street corridor and provided update for funding availability for design work to address flooding.

The Applicant states that the property is unique due to the fact that the house is located close to a stormwater management system and the lowest elevation in the immediate area is along Clayton Street. Below are aerials of the subject property and the abutting city-owned property, with and without contour lines.



STANDARDS FOR REVIEW:

Pursuant to LDC Section 2.5.1(6), in order to authorize a variance, the commission must find:

- A. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district; such on-site conditions may include, but are not limited to, topography, preservation of vegetation, access, vehicular and pedestrian safety and preservation of scenic views;**

Applicant's Response: The recurring flooding and damage to the owner's driveway and vehicle are the result of repeated failure of the City-maintained drainage easement adjacent to the property- a condition beyond the owner's control and not caused by any action of the applicant. Such failure is documented (rainstorms in June 2024, June 2025, October 2025), reported to the City's Public Works Office, and acknowledged by the City, which has retained a consulting firm to redesign the drainage but has not committed to a repair schedule. Tab 2 provides correspondence with the Public Works Office of Mount Dora. Given the easement failure and flooding history, the circumstances are peculiar to this property and not generally shared by similarly zoned lots, particularly because the cause lies outside the owner's property.

Staff Analysis: There may be special conditions that are peculiar to the site. The property is situated near the lowest elevation point in the area, and has similar topography to other properties in the same zoning district along the Clayton Street corridor with lots graded towards the street at varying elevations. The Clayton Street corridor contains varied topographic conditions, and existing residential structures within the area are constructed at differing elevations.

- B. That the special conditions and circumstances do not result from the actions of the applicant;**

Applicant's Response: The relief sought is a modest reduction of the required setback-from standard to 11.8 feet from the side wall- sufficient to accommodate a one-car garage that functions as intended (vehicle storage and door clearance), but not so excessive as to constitute an unusual or oversized structure. The request does not involve a change of use, increased density, or otherwise expand rights beyond those commonly enjoyed by other property owners.

Staff Analysis: The specified conditions are specific to this site where the property abuts a City-owned property that serves as a regional stormwater management system. The existing wood deck and under deck storage was constructed prior to the current property owner's ownership.

- C. That granting the variance requested will not confer on the applicant any special privilege that is denied to other lands, buildings or structures in the same zoning district;**

Applicant Response: The requested 11.8-foot setback represents the what appears to be minimum necessary deviation to allow construction of a functionally adequate one-car garage. Given the flooding issues, alternative compliance (e.g. trying to build a garage further back or on a different footprint) may not reasonably protect the owner’s vehicle from repeated damage.

Staff Analysis: The granting of the variance will confer on the applicant a special privilege that is denied by the code to other lands in the same zoning district. All residential structures in this district are required to meet minimum requirements. The Commission has not approved a variance request of this nature to allow for the construction of a residential building up to the property line in R-1 zoning, and by doing so may set precedent.

There is no evidence the proposed location of the structure will or will not create a public safety hazard being constructed so close to a regional stormwater conveyance system. Pursuant to LDC Section 3.5.1, in no case shall the reduced setback be less than five feet from the property lines; encroach into the wetland setback; or create a public safety hazard by obstructing vehicular visibility or other means.

D. That literal interpretation of the provisions would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would result in unnecessary and undue hardship on the applicant;

Applicant Response: The proposed garage will be constructed so as not to interfere with City easement, underground utilities, vegetation, or other infrastructure – only soil will be disturbed. The adjacent parcel is City-owned, non-residential, so no private landowner will be adversely affected. The proposed improvement serves a legitimate property-owner need (protection from flood damage) without undermining public safety, welfare, and the purpose of the Code.

Staff Analysis: The request to construct an additional garage for vehicle storage is common for residential properties. The R-1 zoning district requires parking to be provided for two (2) vehicles, and at least one (1) of those parking spaces to be located within a garage structure. It is characteristic of single-family residences constructed within the R-1 zoning district to be constructed with a one (1) car garage. Section 3.5.1, Setback Relief for Single-Family Dwellings, is a relief mechanism applicable to all single-family residences, despite the assigned zoning district. The code requires a minimum of one garage for the zoning district, which the property currently has, so there are no rights commonly enjoyed by other properties in the zoning district being deprived by the Applicant.

LDC Chapter VIII defines “garages” as “required for residential structures, a garage shall be a structure consisting of three solid walls and one door of appropriate size to allow parking of at least one standard size automobile. Minimum garage size shall be 12 feet by 20 feet. Garages shall not extend into any setback. Garages must also be architecturally similar to the primary structure in design and materials.”

The literal interpretation of the code would not deprive the property owner of the opportunity to construct a second garage on the property; rather, a garage could be constructed elsewhere

on the property and satisfy the seven-foot setback requirement. This could be done by demolishing the existing deck and extending the driveway to the backyard to construct a detached garage or providing a parking pad elsewhere on the property at a higher elevation.

E. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

Applicant Response: The requested 11.8-foot setback represents what appears to be the minimum necessary deviation to allow construction of a functionally adequate one-car garage. Given the flooding issues, alternative compliance (e.g., trying to build a garage further back or on a different footprint) may not reasonably protect the owner's vehicle from repeated damage.

Staff Analysis: There is no evidence the variance granted would alleviate the issues of flooding to the existing single-family residence unless there are plans to elevate the areas affected by flooding. The granting of the variance does not directly address flooding concerns as the Applicant proposes to construct closer to the flood-prone areas.

A second garage is not required by code in this zoning district and the property is developed with a residence and accessory structures which is a reasonable use of the land; as such, the variance request is not needed to provide a reasonable use of the land. In addition, a garage can be situated elsewhere on the property to meet setbacks or a parking area could be provided on the southern portion of the property, which has a higher elevation than the current parking area, to protect the cars during rain events.

F. That the grant of the variance will be in harmony with the general intent and purpose of this code and the comprehensive plan, will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and

Applicant's Response: The proposed garage will be constructed so as not to interfere with City easement, underground utilities, vegetation, or other infrastructure - only soil will be disturbed. The adjacent parcel is City-owned, non-residential, so no private landowner will be adversely affected. The proposed improvement serves a legitimate property-owner need (protection from flood damage) without undermining public safety, welfare, or the purpose of the Code.

Staff Analysis: The intent of the code, LDC Section 2.1, is to "Provide adequate light, air, privacy and access to property," "Provide open space around buildings," and "Avoid undue concentration of population by regulating and limiting the density, intensity, height and bulk of buildings." Approving the variance would allow the garage to be constructed on the property line which would obstruct access between the front and rear yard on the northern portion of the property. In addition, the Property Owner would need to utilize City property to maintain the northern façade of the garage. The variance would eliminate the space between the residence and the property line on the northern façade.

Pursuant to LDC Section 3.4, zoning districts, and their associated development standards, are established to, "regulate and restrict the uses of land, water, buildings and structures; to

regulate and restrict the height and bulk of buildings; to regulate the area of yards and other spaces around buildings; and to regulate the intensity of land use.” Setbacks are intended to ensure public safety, privacy, and environmental protection. They prevent overcrowding, reduce fire hazards, allow space for utilities/drainage, and maintain aesthetic consistency in neighborhoods.

There is no evidence that the variance will not be injurious to the neighboring properties or otherwise detrimental to the public welfare. Should the Planning and Zoning Commission grant the variance a precedent could be set that would allow other property owners within the R-1 zoning district to construct the building footprint up to the property line, where, at a minimum side setbacks are no less than five (5) feet, encroach into a wetland setback, or create a public safety hazard per LDC Section 3.5.1.

G. The granting of the variance will not be detrimental to the property or improvements in the area in which the property is located.

Applicant’s Response: The proposed garage will be constructed so as not to interfere with City easement, underground utilities, vegetation, or other infrastructure - only soil will be disturbed. The adjacent parcel is City-owned, non-residential, so no private landowner will be adversely affected. The proposed improvement serves a legitimate property-owner need (protection from flood damage) without undermining public safety, welfare, or the purpose of the Code.

Staff Analysis: There is no evidence that granting of the variance will not be detrimental to the property or improvements in the area in which the property is located.

The City-owned property to the north is developed with a stormwater system; allowing a structure and driveway on the property line could adversely impact stormwater runoff into the system.

FINDINGS OF FACT:

Staff has reviewed the application for compliance with LDC Section 2.5.1(6), and found:

1. The subject property is 110 N. Clayton Street (PID 32-19-27-2600-00D-01200), is developed with an 1,818-sf single family residence, 336-sf garage, 72-open porch, and 192-sf wood deck; and
2. The Applicant bought the Property in December 18, 2023 (OR BK 6260 PG 2013); and
3. The subject property is zoned R-1; and
4. LDC Section 3.4.2(5)(b) requires single-family residences within the R-1 zoning district to be constructed at a minimum seven (7) feet from the side property line; and
5. LDC Section 3.5.1, provides setback relief for single-family residential dwellings for the front, rear, and side yards setback requirements of the Code to allow for reduction on any lot where the average setback of existing buildings within 200-ft surrounding the property lines

is less than the code requirements. The relief provision stipulates in no case shall the reduced setback be less than five (5) feet from the property lines; and

6. The Applicant submitted an application for variance to LDC Section 3.4.2(5)(b) and Section 3.5.1 to allow a garage addition to be located on the property line in lieu of ten (10) feet from the property line; and
7. LDC Section 2.5.1(6), authorizes the Planning and Zoning Commission to grant variances if the Commission finds:
 - a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district; such on-site conditions may include, but are not limited to, topography, preservation of vegetation, access, vehicular and pedestrian safety and preservation of scenic views;
 - b. That the special conditions and circumstances do not result from the actions of the applicant;
 - c. That granting the variance requested will not confer on the applicant any special privilege that is denied to other lands, buildings or structures in the same zoning district;
 - d. That literal interpretation of the provisions would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would result in unnecessary and undue hardship on the applicant;
 - e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
 - f. That the grant of the variance will be in harmony with the general intent and purpose of this code and the comprehensive plan, will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and
 - g. The granting of the variance will not be detrimental to the property or improvements in the area in which the property is located.
8. Staff finds that the variance request will provide a privilege that is denied to other lands, buildings or structures in the same zoning district; and
9. Staff finds that the enforcement of the setback would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district; and
10. Staff finds that the variance is not necessary to make possible the reasonable use of the land, building or structure; and
11. Staff finds that the variance is not in harmony with the general intent and purpose of the Land Development Code.

Therefore, based on these Findings of Fact, staff recommends **denial** of the application.

In granting any variance within their authority, the commission may prescribe appropriate conditions and safeguards, the violation of which shall be deemed a violation of this code. The commission may also prescribe a reasonable time limit within which the action for which the variance was requested shall be begun, completed or both.

Should the Planning and Zoning Commission decide to reject staff's findings of fact and approve the variance request, staff provides the following conditions of approval:

- 1) The applicant shall submit a site drainage and stormwater management plan, prepared by a qualified engineer, demonstrating that post-development runoff will be adequately managed. The plan shall include measures to reduce impervious surface coverage to the maximum extent feasible and shall ensure positive drainage, prevent ponding, and avoid adverse drainage impacts to adjacent properties.
- 2) Buildings and structures constructed on a property line, or within five (5) feet of the property line, will be required to provide enhanced fire-rated assembly for the wall(s) of the building constructed on the property line. Such engineering and architectural documents to be submitted with Building Permit for review in accordance with current edition of the Florida Building Code and City Ordinances. Eaves, overhangs, and other architectural/structural features may not be constructed beyond the property line.
- 3) In addition to plans and data required under the building code, all applications for the erection of buildings or structures shall include a drainage plan indicating elevations at all corners, intermediate elevations and the proposed finish grade elevation to be reviewed by the city engineer or their designee. The drainage plan shall clearly indicate both the manner and direction of the disposal of surface water, consistent with applicable regulations and city approvals. Lot grading shall not adversely affect surrounding or downstream wetlands, floodplains or neighboring property. Runoff directed to drainage easements shall not be considered an adverse impact. The volume, rate and quality of stormwater runoff shall be consistent with conditions prior to the lot grading, or consistent with approved lot grading plans.

BOARD ACTION:

The Commission may take one of the following actions:

1. **Reject Staff's Findings of Fact and Approve the variance request**, upon finding that the application satisfies the applicable Standards of Review.
The motion should identify the findings supporting approval and reference how the request meets the Standards of Review.
2. **Reject Staff's Findings of Fact and Approve the variance request with conditions**, upon finding that the application generally satisfies the Standards of Review, subject to conditions necessary to ensure compliance with the Land Development Code and to mitigate potential impacts.

The motion should clearly state the conditions of approval and identify the Standards of Review addressed by those conditions.

3. **Accept Staff's Findings of Fact and Deny the variance request**, upon finding that the application does not satisfy one or more of the applicable Standards of Review.
The motion should identify the specific Standards of Review that are not satisfied and provide supporting findings.

ATTACHMENTS:

Vicinity Map
Application

RECEIVED

By stevensa at 8:08 am, Dec 12, 2025



**CITY OF
MOUNT
DORA**

VAR26-01

City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
E-mail: plandev@cityofmountdora.com

**VARIANCE
APPLICATION**

Date: _____ Project Name: _____

1. Applicant's Name: Carolyn Parlato
Company's Name: NA
Address: 110 N Clayton St
City, State & Zip: Mount Dora, FL. 32757
Phone: 407-777-1083 E-mail: jmalakgt@hotmail.com
2. Owner's Name: Carolyn Parlato
Company's Name: NA
Address: 110 N Clayton St
City, State & Zip: Mount Dora, FL. 32757
Phone: 407-777-1083 E-mail: jmalakgt@hotmail.com
3. The property generally located and list adjacent streets: N Clayton St between
1st and 3rd.
4. The address(s) of the property: 110 N Clayton St
5. Building Size Existing: 1,818 sq ft total living area Proposed: 101.22 sq ft non-living
6. Size of property in Acres: .29 Square Feet: 12,632.4
7. Zoning District: R-1 Future Land Use Category: Residential
8. Provide description of the proposed use: The proposed use will allow for the required
additional width for a garage to store and protect a vehicle.
9. Provide the specific Land Development Code Section. The Variance is requested to
Section 2.5.1.6 - Variances, Setback / Yard Requirements - Section 3.5.1 (Setback relief for single family residential
dwelling.

10. State the reason for this request (attach written summary if additional space is needed):

Please see attached at TAB 1.

11. **CRITERIA:** The Planning and Zoning Commission shall hear and decide requests for variances from the terms of the zoning regulations where, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship upon, and personal to, the applicant therefore, and not surrounding properties. In order to authorize a variance, the commission must find the following.

Complete each criteria below and provide justification (attach separate sheet if additional space is needed):

- a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district; such on-site conditions may include, but are not limited to, topography, preservation of vegetation, access, vehicular and pedestrian safety and preservation of scenic views:

Please see attached at TAB 1, Section II Paragraph 1.

- b. That the special conditions and circumstances do not result from the actions of the applicant:

Please see attached at TAB 1, Section II Paragraph 1.

- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by the chapter to other lands, buildings or structures in the same zoning district:

Please see attached at TAB 1, Section II Paragraph 2.

- d. That literal interpretation of the provisions would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work [incur] unnecessary and undue hardship on the applicant:

Please see attached at TAB 1, Section II Paragraph 5.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:

Please see attached at TAB 1, Section II Paragraph 3.

- f. That the grant of the variance will be in harmony with the general intent and purpose of this code and the comprehensive plan, will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and

Please see attached at TAB 1, Section II Paragraph 4.

- g. The granting of the variance will not be detrimental to the property or improvements in the area in which the property is located.

Granting the variance will protect the property further from washout.

The variance request is minimal in size and will not affect the surrounding areas.

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.


Owner/Applicant Signature

12-5-2025
Date

SUBMITTAL CHECKLIST

Provide electronic copies (PDF) of the application, drawings, reports, and all supported documents listed below. Application may be uploaded to City's FTP site at the following link: <https://mountdora.files.com>. Application drawings and document may be copied to CD, thumb drive and delivered to the Planning and Development Department. Contact staff for alternative submittals methods.

The following items must be submitted:

1. **Application Fee**

Non-Residential: \$ 1,000.00

Existing Single-Family Dwelling Unit: \$ 250.00

*Resubmittal Fee: If substantial revisions are required as determined by the development review committee, all planning, zoning, and development applications shall be submitted within 60 days from the development review committee meeting at which the recommendations were made. After the 60 day time-frame a new application fee is required prior to any further city review.

Notes: Separate application and fee required for each variance request.

Additional costs incurred by the city engineer, city attorney, or outside consultants shall be billed directly to the applicant.

2. Completed application.
3. List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Lake County Property Appraisers. Provide written list (see attached) and provide list in Excel Spread Sheet Format and copy Excel spread sheet to CD with submittal packet. **TAB 3**
4. Site Plan (conceptual). Site plan shall show the size and location of any structures, parking areas, setbacks, buffers, source of utilities, stormwater management concept, existing improvements, proposed improvements, landscaping, existing trees, and other site features to support the proposed use. Show existing and proposed improvements. Must be drawn to scale. **TAB 4**
5. The Property Card(s) from the Lake County Property Appraiser's office. **TAB 5**
6. Location Map. **TAB 6**
7. Proof of ownership (warranty deed or title certificate). **TAB 7**
8. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale). Legal description of the property. **TAB 8 Note: Planning office provided guidance a sealed version is not required.**
9. Provide reduced copy of survey and site plan not larger than 11" x 17" paper size.
10. Owner authorization letter, notarized from the owner(s), designating the applicant to act on their behalf.

11. Electronic version (emailed or copied to a CD) of the full application submittal (application, site plan, survey, all reports, owner Excel spread sheet, drawings, etc.) in PDF.
12. One reduced copy (11" x 17") of the site plan and survey.

PROCEDURES

1. Application Submittal Due Date: Completed application form with support documents must be submitted on or before the first Monday on any month.

***** Incomplete submittals will not be accepted*****

2. Development Review Committee (DRC) meeting is held on the last Wednesday of the month in which the submittal was received and reviewed.
3. The application will be forwarded to the Planning and Zoning Commission for final action to be considered at their next available meeting, after it completes the Development Review Committee process.

TAB 1 ADDITIONAL WORKSEET

Subject: Variance Request — Setback Relief under Section 3.5.1

I. Applicable Standard — Mount Dora Variance Criteria

According to the City of Mount Dora's Land Development Code:

- A variance is authorized for relief from height, area, size of structure, or yard/open-space requirements.
- In the case of setback relief under § 3.5.1, the standard allows reduction of required setbacks on any lot where “the average setback of existing buildings located within 200 feet surrounding the property lines is less than the code requirements.”
- Further, the application for a variance must meet the general intent that such relief “will not be contrary to the public interest” and must be predicated on “conditions peculiar to the property and not the result of the actions of the applicant.”

In similar jurisdictions (and as a guiding principle for review by zoning bodies), the factors typically considered are:

1. Special conditions and circumstances peculiar to the land, structure, or building that do not apply to other properties in the same zoning district;
2. That such conditions are not self-created by the applicant;
3. That granting the variance will not confer a special privilege denied to other similarly situated properties;
4. That the variance is the minimum necessary to permit reasonable use of the property;
5. That the variance will be in harmony with the general purpose and intent of the Code and will not be injurious to the public welfare or surrounding properties.

II. Application of Facts to Criteria

1. Special, Peculiar Conditions + Not Self-Created

- The recurring flooding and damage to the owner's driveway and vehicle are the result of repeated failure of the City-maintained drainage easement adjacent to the property — a condition beyond the owner's control and not caused by any action of the applicant.
- Such failure is documented (rainstorms in June 2024, June 2025, October 2025), reported to the City's Public Works Office, and acknowledged by the City, which has retained a consulting firm to redesign the drainage but has not committed to a repair schedule. Tab 2 provides correspondence with the Public Works Office of Mount Dora.
- Given the easement failure and flooding history, the circumstances are peculiar to this property and not generally shared by similarly zoned lots, particularly because the cause lies outside the owner's property.

2. No Special Privilege / Equal Treatment

- The relief sought is a modest reduction of the required setback — from standard to 11.8 feet from the side wall — sufficient to accommodate a one-car garage that functions as intended (vehicle storage and door clearance), but not so excessive as to constitute an unusual or oversized structure.
- The request does not involve a change of use, increased density, or otherwise expand rights beyond those commonly enjoyed by other property owners.

3. Minimum Variance Needed for Reasonable Use

- The requested 11.8-foot setback represents what appears to be the minimum necessary deviation to allow construction of a functionally adequate one-car garage.
- Given the flooding issues, alternative compliance (e.g., trying to build a garage further back or on a different footprint) may not reasonably protect the owner's vehicle from repeated damage.

4. Harmony with Code Intent & No Adverse Impact

- The proposed garage will be constructed so as not to interfere with City easement, underground utilities, vegetation, or other infrastructure — only soil will be disturbed.
- The adjacent parcel is City-owned, non-residential, so no private landowner will be adversely affected.
- The proposed improvement serves a legitimate property-owner need (protection from flood damage) without undermining public safety, welfare, or the purpose of the Code.

5. Setback Relief under § 3.5.1 (Setback Averaging Option)

- While § 3.5.1 primarily provides for reduction of setback when the average setback of existing surrounding buildings is less than the required standard, the present case involves extraordinary hardship due to drainage-failure flooding rather than conformity with surrounding setbacks.
- Given the Code's allowance for variance (height/area/size/yards) — and because strict enforcement under current conditions would deprive the applicant of reasonable use — this application seeks relief under the general variance authority.

III. Conclusion & Request

Based on the foregoing, the owner respectfully requests that the City grant the requested variance under § 3.5.1 (and applicable variance authority) because:

- Special circumstances exist that are peculiar to this property and not shared by other properties;

- Those circumstances are not self-created;
- The requested relief is minimal and necessary to permit reasonable use;
- No special privilege is conferred;
- Relief is consistent with the general purpose and intent of the Code and will not harm public welfare or neighboring properties.

Accordingly, the owner seeks approval to construct a one-car garage 11.8 feet from the existing side wall in accordance with submitted plans and documentation.

The residence currently has a one car garage for which the spouse of the owner has a vehicle stored for protection. The second garage is for the owner to also protect their vehicle. The owner's spouse works for the Department of Defense and must report to work within the greater Orlando area. The owner works for the Department of Veteran Affairs and provides care to our Veterans in their homes (Homebase Primary Care). It is crucial that the owner and spouse have functioning vehicles.

TAB 2 Email Correspondence

Director of Public Works, George Marek, P.E.: marekg@ci.mount-dora.fl.us

Deputy Police Chief James Deleu: deleuj@ci.mount-dora.fl.us

Public Works Mark Decosta: decostam@cityofmounddora.com

For the drainage:

Public Works Mark Decosta: decostam@cityofmounddora.com

----- Forwarded Message -----

Subject: flooding

Date: Mon, 1 Jul 2024 09:12:35 -0400







RE: Severe flooding issues 110 N Clayton St

From Conte, Aubrie <contea@mountdora.gov>

Date Fri 8/1/2025 1:26 PM

To Jason Malak <jmalakgt@hotmail.com>

I will forward this to the public works admin and manager now!

From: Jason Malak <jmalakgt@hotmail.com>

Sent: Friday, August 1, 2025 12:45 PM

To: Conte, Aubrie <contea@mountdora.gov>

Subject: Re: Severe flooding issues 110 N Clayton St

**** This message originated outside of the City of Mount Dora network. Please think before you click. ****

Good afternoon Aubrie,

Unfortunately I still have not heard anything in response to the severe drainage issue on Clayton, by chance do you have an update?

Thank you!

-Jason

From: Conte, Aubrie <contea@mountdora.gov>

Sent: Monday, July 14, 2025 9:22 AM

To: Jason Malak <jmalakgt@hotmail.com>

Subject: RE: Severe flooding issues 110 N Clayton St

Good morning Jason,

I just forwarded this to the Public Works admin assistant for an update.

From: Jason Malak <jmalakgt@hotmail.com>

Sent: Monday, July 14, 2025 9:18 AM

To: Conte, Aubrie <contea@mountdora.gov>

Subject: Re: Severe flooding issues 110 N Clayton St

**** This message originated outside of the City of Mount Dora network. Please think before you click. ****

Good morning,

Following up on the above request. I have not heard back and no one has contacted to discuss the serious issue. Last night once again the road started to flood, fortunately no damage occurred but was up waiting to see if we had to move our vehicles and potentially place sandbags out.

Appreciate any and all help!

I am available at my cell if needed to discuss further, [407-777-1083](tel:407-777-1083). Thank you!

-Jason

From: Jason Malak <jmalakgt@hotmail.com>

Sent: Tuesday, June 17, 2025 4:59 PM

To: contea@mountdora.gov <contea@mountdora.gov>

Subject: Severe flooding issues 110 N Clayton St

Good afternoon,

I stopped in today around 3pm to discuss, following up as instructed with additional information and pictures.

My wife and I live at 110 N Clayton St. We purchased the home in Dec 2024 and have had multiple issues with the drainage, two of which have been extreme and have caused damage to the home and on both occasions, we have had to move our cars in order to prevent water damage. The first severe occurrence was June 28th, 2024 and now this past Monday (neither of these were hurricane or topical storm related).

I have attached images of how bad the flooding was, which diverted traffic and one car had to be towed due to water damage.

We appreciate you looking into this matter and hope there can be a solution to help solve this reoccurring problem. I know I provided my number but just in case, [407-777-1083](tel:407-777-1083).

Thank you!

-Jason









Sent from my iPhone

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution, is prohibited. If you are not the intended recipient, contact the sender by replying to the e-mail and destroy all copies of the original message.

PUBLIC RECORDS NOTICE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. Per FLORIDA STATUTE SECTION 119.12: Public record requests to inspect or copy public records may be made to the city's custodian of public records, City Clerk, at: 510 N. Baker Street, Mount Dora, Florida 32757, or via email to: clerk@ci.mount-dora.fl.us or via telephone at: (352)735-7126. Per Florida Statute 119.12, if you wish to assert that you were denied access to inspect or copy a public record, you must provide a written notice to the city's custodian of records, identifying it as a public records request, at least five business days before filing a civil action. The notice period begins on the day the written notice of the request is received by the custodian of public records, excluding Saturday, Sunday, and legal holidays, and runs until 5 business days have elapsed. The contact information for the agency's custodian of public records is posted in the agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and on the agency's website.

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution, is prohibited. If you are not the intended recipient, contact the sender by replying to the e-mail and destroy all copies of the original message.

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received by the custodian of public records, excluding Saturday, Sunday, and legal holidays, and runs until 5 business days have elapsed. The contact information for the agency's custodian of public records is posted in the agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and on the agency's website.

From: Jason Malak <jmalakgt@hotmail.com>
Sent: Thursday, November 6, 2025 9:31 PM
To: marekg@mountdora.gov <marekg@mountdora.gov>
Subject: Water Easement Concern Clayton St Email 1 of 3

Good Evening George,

As discussed I am providing images and a video for the most recent and continual issue with the overflow from the easement on Clayton St between 1st and 3rd.

Unsure of your size limitations for your email, if you could let me know if you received the other two emails to ensure you received everything.

First email has some images that include:

1. A flood damaged and abandoned car in the road,
2. Two photos showing the road beginning to crack and a pot hole forming,
3. An image with a red line highlighted over how high the debris came up on the property,
4. Another image of our double doors showing how high the water level came to (and did enter into the basement).

The third email is a video and shows how extensive the overflow is. We have experience this in June of this year as well as last year which was the first year of owning the home. Our neighbors across the street have lived here two years prior and have witnessed the driveway being underwater.

Thank you for your support and coming out to see those who are affected by this, we truly appreciate it! Hopefully this project can be funded next year. In the meantime we are attempting ways to protect the basement as well as our cars which will include a request for a variance to build out to our property line. I know this is within a different department but not sure if anything can be influenced from your department for this approval.

Once again thank you and please let me know if you receive everything.

Jason Malak

110 N Clayton St

Sent from my iPhone

Jason,





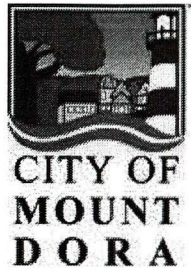
Thanks. Got it.

I will continue to watch for funding availability so we can get the design work under way as soon as possible.

"Road Subject to Flooding" signs have been ordered.

Appreciate it,

George



George Marek, P.E.
Stormwater Utility Director

T: (352) 735-7151 Ext. 1825

M: (352) 630-8164

E: marekg@cityofmoundora.com

City of Mount Dora
Public Works & Utilities
Department

900 N Donnelly St
Mount Dora, FL 32757

102 N Clayton St Mount Dora, FL 32757
103 N Clayton St Mount Dora, FL 32757
123 N Clayton St Mount Dora, FL 32757
143 N Clayton St Mount Dora, FL 32757
153 N Clayton St Mount Dora, FL 32757
204 N Clayton St Mount Dora, FL 32757
111 S Clayton St Mount Dora, FL 32757
112 S Clayton St Mount Dora, FL 32757
151 S Clayton St Mount Dora, FL 32757
619 E 1st Ave Mount Dora, FL 32757
709 E 1st Ave Mount Dora, FL 32757
712 E 1st Ave Mount Dora, FL 32757
714 E 1st Ave Mount Dora, FL 32757
715 E 1st Ave Mount Dora, FL 32757
811 E 1st Ave Mount Dora, FL 32757
802 E 2nd Ave Mount Dora, FL 32757
125 N Johns St Mount Dora, FL 32757
130 N Johns St Mount Dora, FL 32757
140 N Johns St Mount Dora, FL 32757
161 N Johns St Mount Dora, FL 32757

FAR HORIZONS REVOCABLE TRUST
DALE P & CAROL J CORNELISON
No Public Record Per FS 119.071
LUIS A JR & SALOME E RODRIQUEZ
MICHAEL L IRWIN & NANCY L CLARK
DAVID L WALLACE & MICHAEL S K ENGLISH
CORACAL LLC
ANNE C LICHTY
LORI J & JOHN T SHIELDS
ROBERT H TURNER & ARLISS R LIFE ESTATE
EDWARD HAZAN & KIM A LAMPLOUGH
BARACH MARGARET TRUSTEE
CAROL A KILBURN
MICHAEL W & RANDI E WEISSELBERG
KAREN A STANFORD
ROBIN D & LORI W JOHNSON
JAMES B GUNDERSON
EN LUX INC
ROGER C SCHNOCK
JEFFREY C TITELIUS

VARIANCE REQUEST FOR MALAK RESIDENCE

Address:
110 N CLAYTON ST.
MOUNT DORA, FL 32757

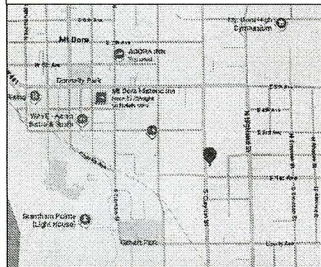
Parcel Description:
LOT 12, 13 AND THE SOUTH 15 FT OF 14, BLOCK D ALTA VISTA ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 14 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PROPOSED DEMOLITION

PROPOSED NEW WORK

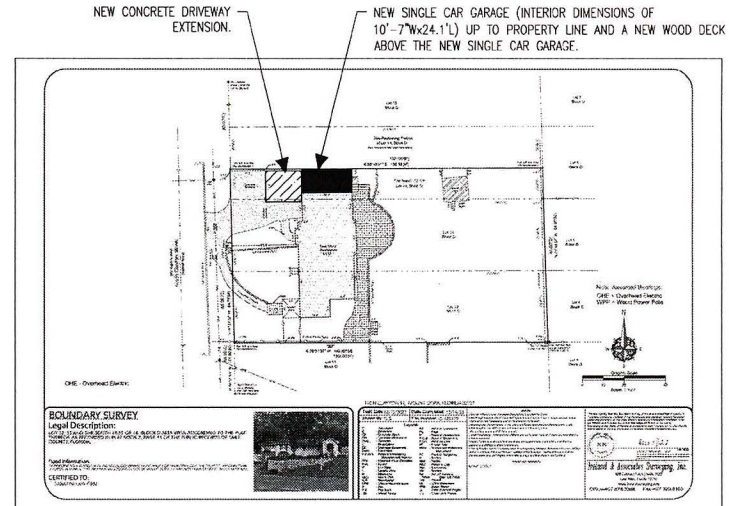
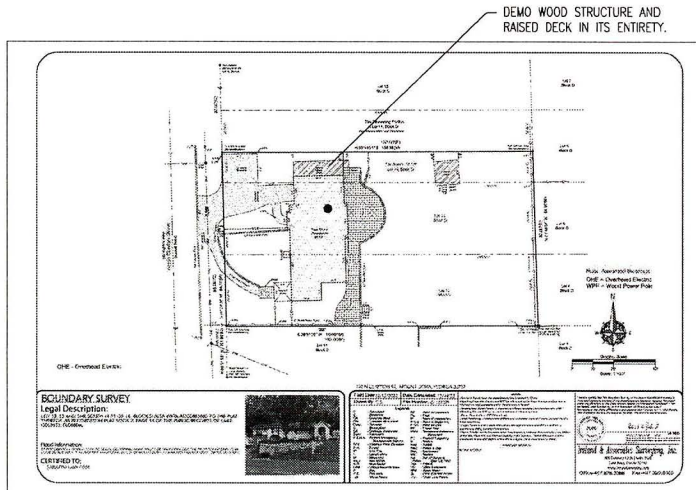
SCOPE OF WORK

— VARIANCE REQUEST FOR DEMOLITION OF EXISTING WOOD STRUCTURE AND RAISED WOOD DECK AND CONSTRUCT NEW SINGLE GARAGE ADJACENT EXISTING GARAGE WITH NEW WOOD DECK ON TOP OF NEW SINGLE GARAGE.

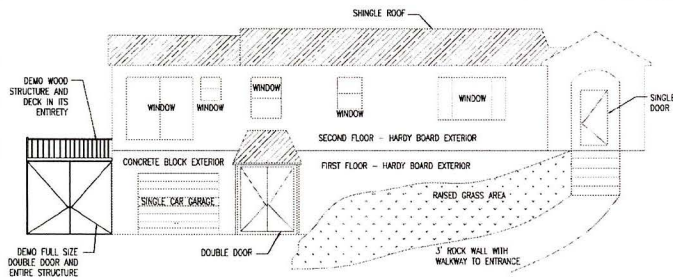


DRAWING LIST:

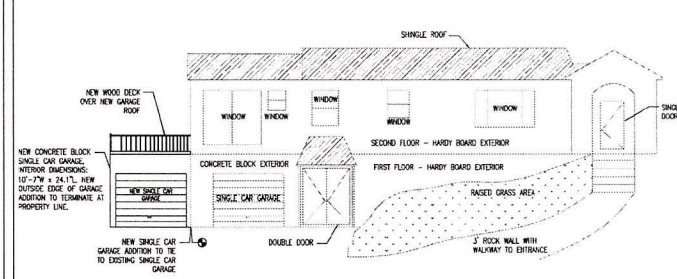
A1.0—COVER SHEET



EXISTING FRONT ELEVATION WITH PROPOSED DEMO



PROPOSED NEW FRONT ELEVATION



THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERICK S. SERRANO. SIGNED AND SEALED: 12/05/2025 10:00 AM. THE STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED.

Date:	Revision:	Description:
DECEMBER 5, 2025		VARIANCE REQUEST

Engineer of Record
Serrano 1 Enterprises, LLC
Erick Serrano, PE
Florida License No. 70088

2701 JAMIE CIRCLE, ORLANDO, FL 32803
Tel. No. 407-257-1687

Name of Project:
VARIANCE REQUEST

MALAK RESIDENCE
110 N CLAYTON ST, MOUNT DORA, FL 32757

Drawing Name:
COVER SHEET AND VARIANCE REQUEST

SCALE: AS NOTED

Drawing Number:

A1.0

LAKE COUNTY PROPERTY APPRAISER

352-253-2150

PROPERTY RECORD CARD



General Information

Name:	PARLATO CAROLYN K	Alternate Key:	1469660
Mailing Address:	110 N CLAYTON ST MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ❶	32-19-27-2600-00D-0
		Millage Group and City:	00MD Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	My Public Services Map ❶
Property Location:	110 N CLAYTON ST MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ❶
		School Information:	School Locator & Bus Stop
			School Boundary Maps ❶
Property Description:	MOUNT DORA, ALTA VISTA LOTS 12, 13, S 15 FT OF LOT 14, BLK D PB 2 PG 14 ORB 6260 F		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or misinterpretations of the property description.



PROPERTY SEARCH

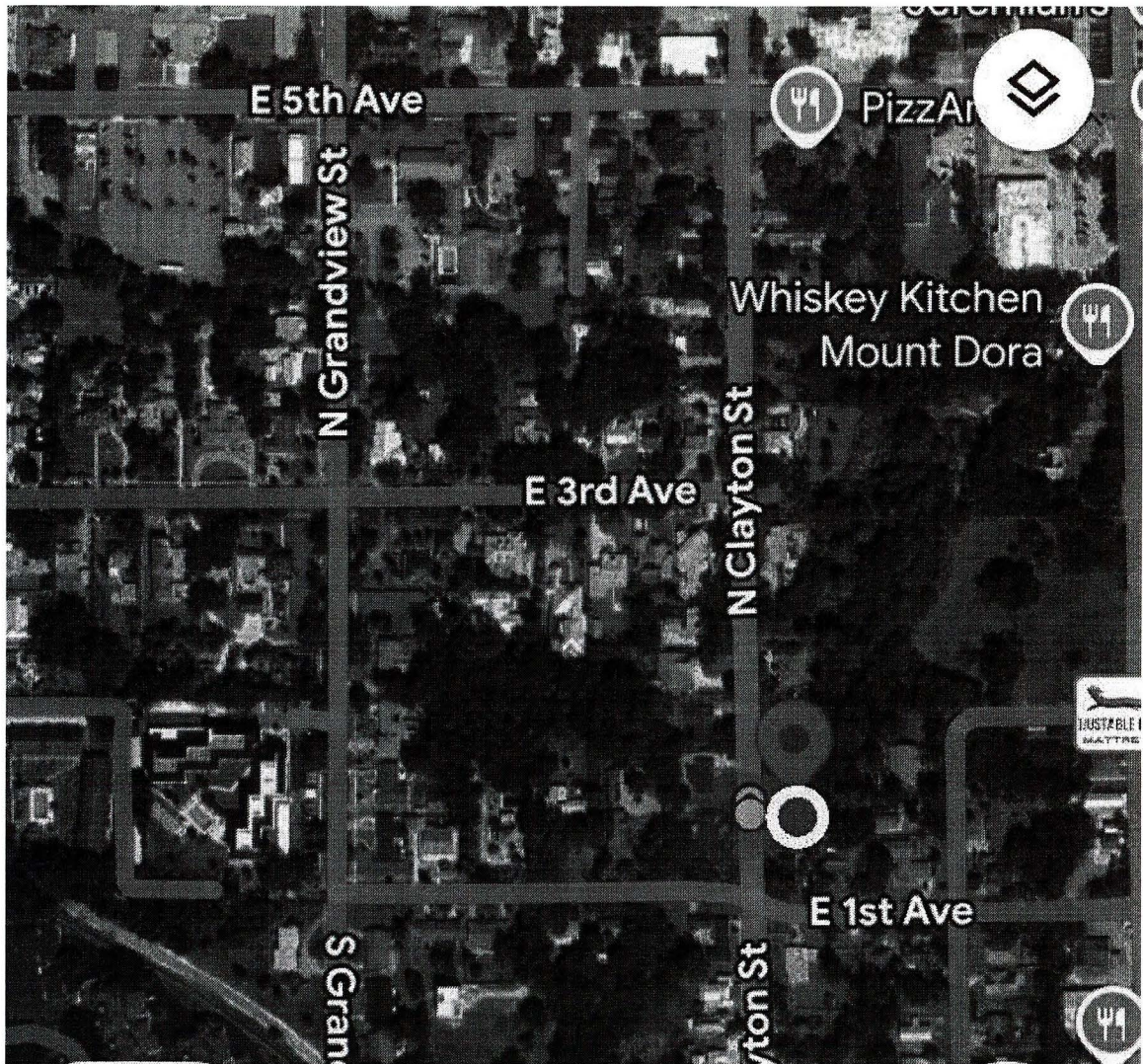
ARCH

SEARCH

IONS

MATOR

CHANGE



Prepared by, and return to:

Francheska Sabatini
Sabatini Law Firm P.A.
411 N. Donnelly Street, Suite 313
Mount Dora, FL 32757
(352) 486-2928

INSTRUMENT #2023154816
OR BK6200 PG 2013 - 2014 (2 PGS)
DATE: 12/21/2023 11:00:43 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEE \$18.00 DEED DOC \$3199.00

Parcel ID: 22-19-27-2900-00D-01300

(Place Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made effective this 18th day of December, 2023, between Kellie Smith, a single woman whose post office address is 1240 Winter Garden Vineland Rd, Apt V1 Winter Garden, FL 34787 ("Grantor"), and Carolyn Kelly Parlato, a single woman whose post office address is 110 N. Clayton St., Mount Dora, FL 32757 ("Grantee").

(Whatever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts, and trustees)

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has conveyed, granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, for following described land, situate, lying and being in Lake County Florida, to wit:

Lots 12, 13 and the South 15 feet of Lot 14, Block D, Alta Vista Subdivision of the Town of Mount Dora, according to the map or plat thereof as recorded in Plat Book 2, Page 14, Public Records of Lake County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

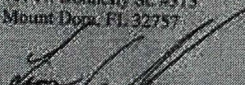
Subject to taxes for the year 2024 and subsequent years and easements, restrictions, and reservations of record, if any, but this instrument shall not operate to reimpose same.

IN WITNESS WHEREOF, Grantee has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


Franchesca Sabatini
411 N. Donnelly St. #313
Mount Dora, FL 32757


Kellie Smith


Liam Connell
411 N. Donnelly St. #313
Mount Dora, FL 32757

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of December, 2023 by Kellie Smith who ☐ is personally known or ☒ has produced drivers' licenses as identification.

[Seal]




Notary Public

Applicant Photos















PROPERTY RECORD CARD

General Information

Name:	PARLATO CAROLYN K	Alternate Key:	1469660
Mailing Address:	110 N CLAYTON ST MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	32-19-27-2600-00D-01200
		Millage Group and City:	00MD Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	110 N CLAYTON ST MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, ALTA VISTA LOTS 12, 13, S 15 FT OF LOT 14, BLK D PB 2 PG 14 ORB 6260 PG 2013		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

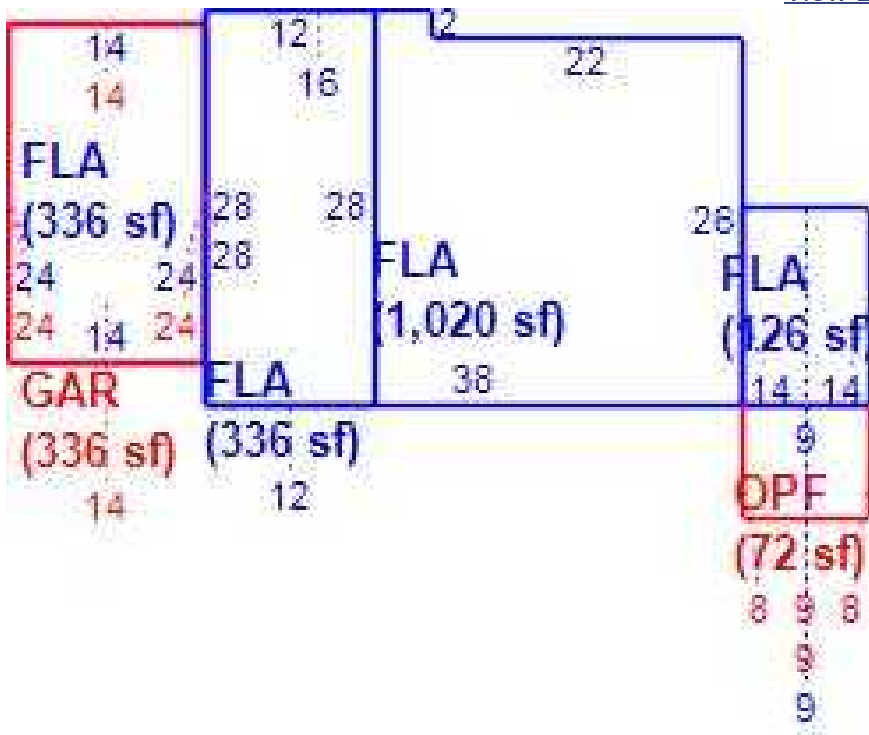
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	85	150		12750.000	FD		\$123,350.00	\$123,350.00
Click here for Zoning Info ⓘ				FEMA Flood Map					

Residential Building(s)

Building 1

Residential		Building Value: \$246,726.00	
Summary			
Year Built: 1952	Total Living Area: 1818 ⓘ	Central A/C: Yes	Fireplaces: 0
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	CONCRETE BLOCK PLAIN (02)	1.00	1818
GARAGE FINISH (GAR)		1.00	336
OPEN PORCH FINISHED (OPF)		1.00	72

[View Larger](#) / [Print](#) / [Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DECK - WOOD (DEC2)	192	SF	2018	\$640.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6260 / 2013	12/18/2023	Warranty Deed	Qualified	Improved	\$457,000.00
5988 / 2430	04/15/2022	Quit Claim Deed	Unqualified	Improved	\$0.00
5943 / 1326	03/28/2022	Warranty Deed	Unqualified	Improved	\$100.00
5660 / 249	02/20/2021	Warranty Deed	Qualified	Improved	\$335,000.00
5219 / 136	12/28/2018	Warranty Deed	Qualified	Improved	\$280,000.00
3642 / 2044	06/13/2008	Warranty Deed	Qualified	Improved	\$220,000.00

1957 / 1148	05/18/2001	Warranty Deed	Qualified	Improved	\$130,500.00
1145 / 274	12/01/1991	Warranty Deed	Qualified	Improved	\$73,000.00
1124 / 1107	08/01/1991	Warranty Deed	Unqualified	Improved	\$100,000.00
1027 / 761	08/01/1989	Warranty Deed	Qualified	Improved	\$63,200.00
612 / 2499	01/01/1976	Misc Deed/Document	Qualified	Improved	\$21,000.00
Click here to search for mortgages, liens, and other legal documents. 					

Values and Estimated Ad Valorem Taxes

Values shown are 2026 Working Values. If you need a 2025 Property Record Card, please contact our office.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$370,716	\$370,716	\$314,305	5.0254	\$1,579.51
SCHOOL BOARD STATE	\$370,716	\$370,716	\$340,716	3.0870	\$1,051.79
SCHOOL BOARD LOCAL	\$370,716	\$370,716	\$340,716	2.9980	\$1,021.47
LAKE COUNTY WATER DISTRICT	\$370,716	\$370,716	\$314,305	0.2940	\$92.41
NORTH LAKE HOSPITAL DIST	\$370,716	\$370,716	\$314,305	0.3859	\$121.29
ST JOHNS RIVER FL WATER MGMT DIST	\$370,716	\$370,716	\$314,305	0.1793	\$56.35
CITY OF MOUNT DORA	\$370,716	\$370,716	\$314,305	6.3000	\$1,980.12
LAKE COUNTY MSTU AMBULANCE	\$370,716	\$370,716	\$314,305	0.4629	\$145.49
LAKE COUNTY VOTED DEBT SERVICE	\$370,716	\$370,716	\$314,305	0.0400	\$12.57
				Total: 18.7725	Total: \$6,061.00

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

	Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
	Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
	Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
	Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
	Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
	Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
	Blind Exemption (up to \$500)	Learn More View the Law
	Disability Exemption (up to \$5,000)	Learn More View the Law
	Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
	Veteran's Disability Exemption (\$5,000)	Learn More View the Law
	Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
	Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law

Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data updated nightly.
Site Notice



Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
planning@mountdora.gov

DUE: March 18, 2026

TO: Planning and Zoning Commission

FROM: Development Review Committee
Ryan Winkler, AICP, Senior Planner

RE: Request for Variance Section 3.5.4(b.) of the City's Land Development Code to allow for an accessory structure greater than six-hundred (600) square feet; Located on the north of W 11th Avenue, east of Overlook Drive, and west of Normandy Drive (Site Address: 1218 Overlook Drive); Nicholas Tanner and Michelle Crunk (Owner); Nicholas Tanner (Applicant).
Project/Case No. VAR26-02

SUMMARY OF REQUEST:

A request for a variance to Land Development Code (*LDC*) Section 3.5.4(2.), allow an accessory building to be 672 square feet in lieu of 600 square feet.

REFERENCES/SUPPORT:

Section 2.5.1.6 (Variances) *LDC*

Section 3.5.4 (Accessory buildings/structures and uses in residential districts) *LDC*

SITE SUMMARY:

Owner: Nicholas Tanner and Michelle Crunk
Applicant: Nicholas Tanner
Existing Use: Single Family Residence (3,268-sf living area built in 1950)
Future Land Use: Low Density Residential
Zoning: R-1A (single-family)
Overlay Zones: None
Site Area: 0.46 acres or 19,940 square feet (199.40' x 100.00')

SURROUNDING PROPERTY TABLE:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Low Density Residential	R-1A	Single Family Homes
South	City	Low Density Residential	R-1A	Single Family Homes
East	City	Low Density Residential	R-1A	Single Family Homes
West	City	Low Density Residential	R-1A	Single Family Homes

ANALYSIS:

The subject property is located on the east side of Overlook Drive and west of Normandy Drive, generally located north of West 11th Avenue. The property is within with R-1A zoning district. According to Lake County Property Records, the property is constructed with a 3,268-sf single-family home, a 200-sf carport, 1,081-sf of decking, and a 192-sf of open porch.

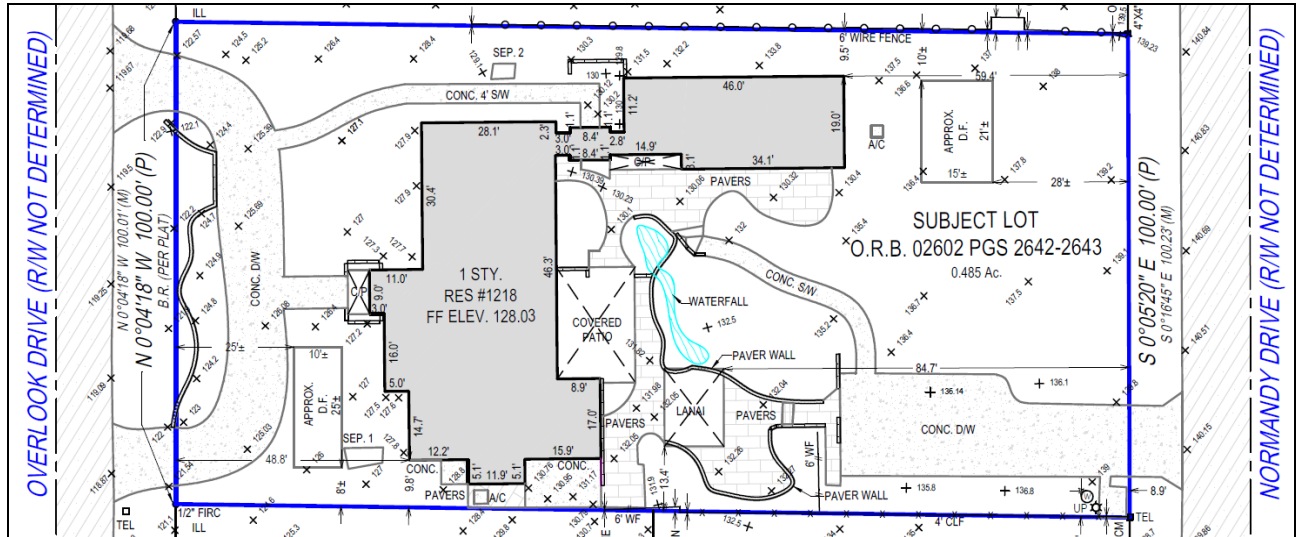


Figure 1 - Survey of Property

Land Development Code Section 3.5.4 establishes the standards for accessory buildings and structures within residential zoning districts. LDC Section 3.5.4(2) states that “accessory buildings shall not exceed 600 square feet.” LDC Chapter VIII defines ‘building’ as, “Any structure built for the support, shelter or enclosure of persons, chattels or property of any kind, which has enclosing walls for 50 percent of its perimeter. The word "structure" includes the word "building." LDC Chapter VIII defines accessory buildings and uses as “A subordinate building or a portion of the main building, the use of which is incidental to that of the dominant use of the main building or land. Accessory use is one which is incidental to the main use of the premises.”

The Applicant is requesting a variance to LDC Section 3.5.4(2), to allow a detached garage to be to be 672 square feet in lieu of 600 square feet. The applicant proposes to construct a detached accessory building at six-hundred seventy-two (672) square feet with a three-hundred and eight (308) square foot carport structure, total size of nine-hundred and eighty (980) square feet.

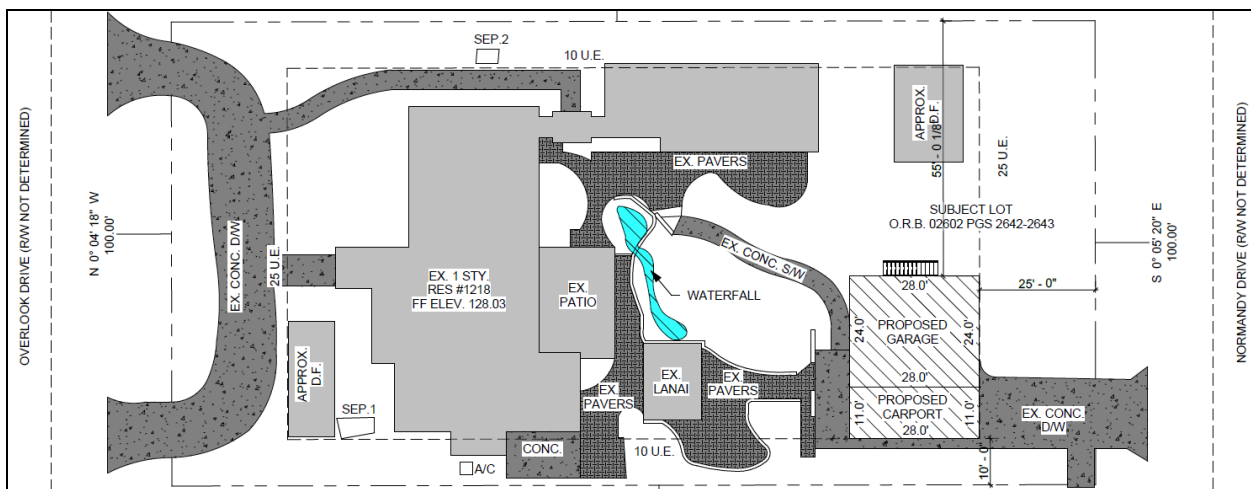


Figure 2 - Proposed Site Plan

The Applicant provided concept plan of the proposed detached garage and carport building showing the location, size, and height of the structure in relation to the existing primary residence and accessory buildings and uses. The applicant further provided detail to demonstrate the need for storage of oversized vehicles and personal materials with photo evidence and self-drawn diagrams.

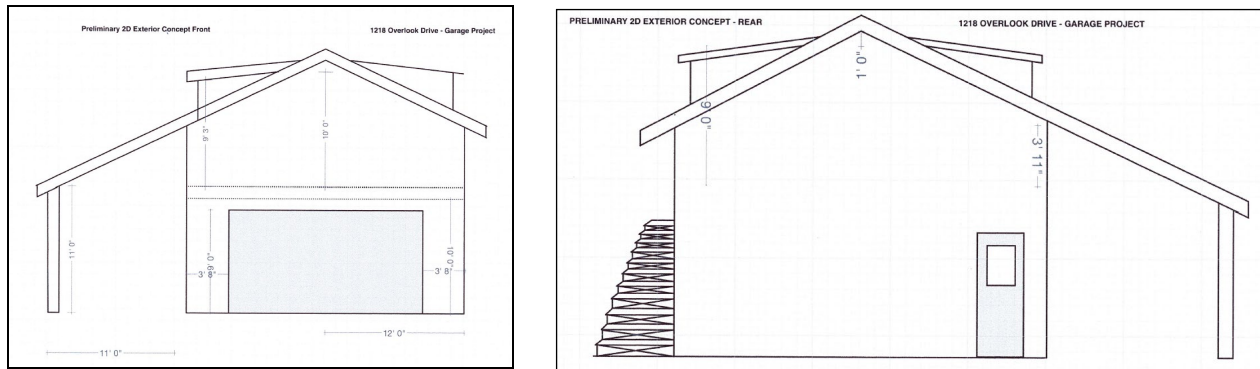


Figure 3 - Elevations of Proposed Garage

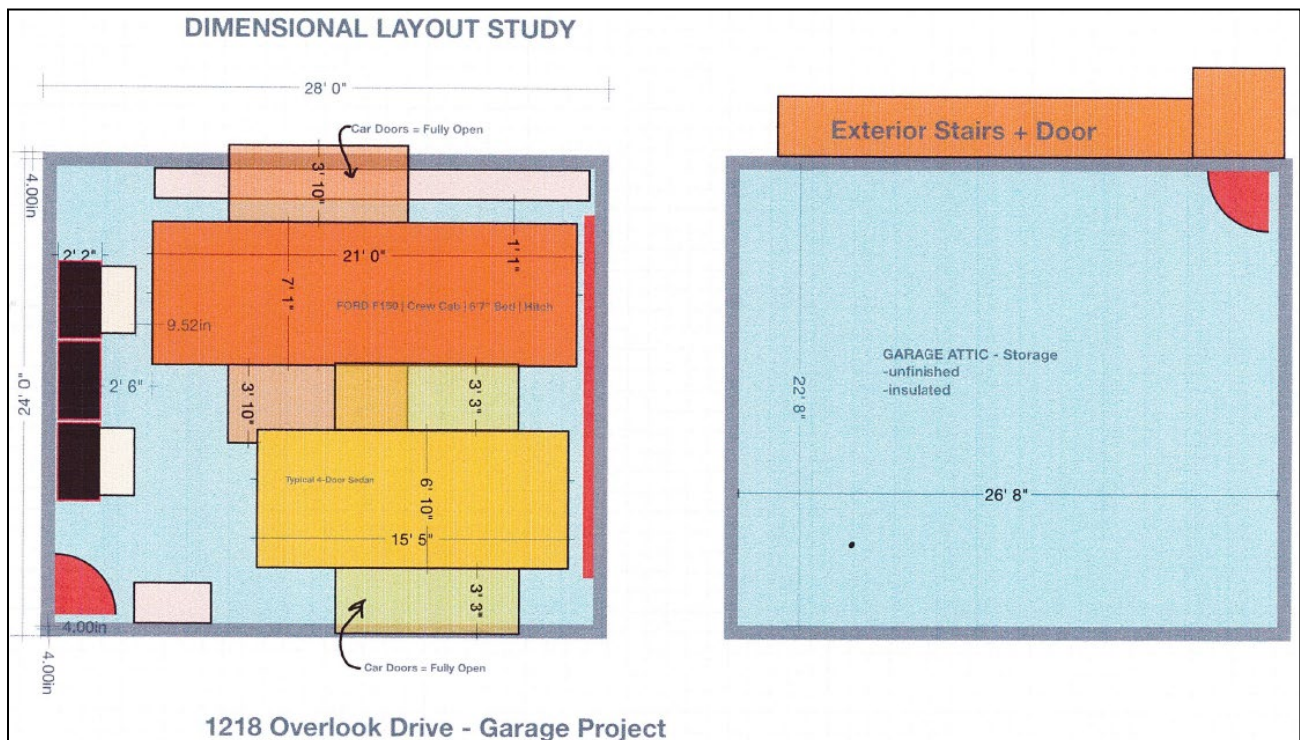


Figure 4 - Dimensional Layout Study

STANDARDS OF REVIEW

Pursuant to LDC Section 2.5.1(6), in order to authorize a variance, the commission must find:

- A. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district; such on-site conditions may include, but are not limited to, topography, preservation of vegetation, access, vehicular and pedestrian safety and preservation of scenic views;

Applicant's Response: Special conditions exist that are peculiar to the subject property include: lot size of approximately 20,000-sf, nearly doubled the minimum required; dual street frontage and dual driveway access, uncommon within the R-1A district; absence of any existing garage or carport, despite substantial primary dwelling; existing utility placement, on-site septic system, and mature landscaping that constrain attachment to the primary structure – these conditions are not generally applicable to other R-1A lots.

Staff Analysis: There is no evidence that special conditions and circumstances exist that are peculiar to the land, structure, or buildings involved. The applicant wishes to construct a detached garage larger than the Land Development Code permits. The size requirements of LDC Section 3.5.4(b) is applicable to all residential properties within the residential zoned districts, include R-1A.

B. That the special conditions and circumstances do not result from the actions of the applicant;

Applicant Response: The special conditions and circumstances are inherent to the property and were not created by our actions. Lot configuration, utility placement, and existing development patterns pre-date this request.

Staff Analysis: The special conditions and circumstances do result from the actions of the applicant. It is the applicant's wish to construct a detached garage greater than the size permitted by the Land Development Code. The Applicant has the option to design a detached garage that is code-compliant.

C. That granting the variance requested will not confer on the applicant any special privilege that is denied to other lands, buildings or structures in the same zoning district;

Applicant Response: Granting the requested variance will not confer a special privilege denied to other properties within the same R-1A zoning district; similar relief has previously been granted to other oversized R-1A lots within the immediate neighborhood, where detached accessory garage structures exceeding 600-sf were approved. The Applicant provided examples in the Application Narrative.

Staff Analysis: The granting of the variance requested will confer on the applicant a special privilege that is denied by the Code to other lands, buildings, or structures in the same zoning district. All accessory structures in this district are required to meet minimum requirements.

Pursuant to the LDC Section 2.5.1, nonconforming uses of neighboring lands, structures or buildings in the same zoning classifications or district, and permitted uses of lands, structures or buildings in other zoning classifications or districts shall not be considered grounds for the authorization of a variance. As such, even if variances had been granted to other properties within the zoning district or neighboring lands, they cannot be used as justification for granting this variance request.

D. That literal interpretation of the provisions would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would result in unnecessary and undue hardship on the applicant;

Applicant Response: Strict enforcement of the 600-sf limitation would deprive the owners of a reasonable residential amenity commonly enjoyed by similar situated properties, particularly given the absence of any existing garage and the oversized nature of the lot. This result in an unnecessary and undue hardship that is personal to the property and not shared by the surrounding parcels.

Staff Analysis: A literal interpretation of the Code would not deny the Applicant rights commonly enjoyed by other properties in the same zoning district. All properties in the R-1A zoning district are prohibited from constructing accessory buildings greater than six-hundred (600) square feet. It is the Applicant's desire to construct a detached garage at a size greater than six-hundred (600) square feet.

E. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

Applicant Response: The request variance exceeds the standard by only 72 sq, representing the minimum relief necessary to allow needed use of the property. The proposed structure remains subordinate to the primary dwelling and is significantly small than other approved detached accessory garage structure in the neighborhood.

Staff Analysis: The variance application is not necessary to allow a reasonable use of the property as the property is developed with a single-family dwelling and accessory structures. There is space available on-site to place a code-compliant detached garage.

F. That the granting of the variance will be in harmony with the general intent and purpose of this code and the comprehensive plan, will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and

Applicant Response: The variance is consistent with the intent of Section 3.5, which seeks to preserve residential character while allowing customary accessory uses at an appropriate scale. The proposed garage will not increase density or intensity of use and will be compatible with surrounding development.

Staff Analysis: The intent of the LDC's limitation on the square footage of accessory buildings is to ensure these structures remain subordinate and incidental to the main, primary building on a lot. This regulation is designed to protect the character, safety, and property values of residential neighborhoods.

Approval of this variance may may not be injurious to the neighborhood due to the size of the property which is double the minimum lot size requirement. The combination of square footage on this parcel would likely not affect neighboring properties due to the location of the structure and the size of the lot.

G. The granting of the variance will not be detrimental to the property or improvements in the area in which the property is located.

Applicant Response: The proposed detached garage will not be detrimental to surrounding properties. To the contrary, it will improve site organization, reduce on-street and driveway storage of vehicles and equipment, and enhance aesthetics.

Staff Analysis: There is no evidence that the granting of the variance may be detrimental to other property or improvements in the area. The code allows two accessory buildings, for a combined total of 1,200 square feet.

FINDINGS OF FACT

Staff has reviewed the application for compliance with LDC Section 2.5.1(6), and found:

1. The subject property is 1218 Overlook Drive, Mount Dora (PID 30-19-27-1600-000-04200, AK 1766907) and Michelle Crunk and Nicholas R Tanner are the property owners; and
2. The Property Owners seek to construct 672 square feet detached garage; and
3. LDC Section 3.5.4(2) states that accessory buildings shall not exceed 600 square feet; and
4. The Applicant submitted an application for variance to LDC Section 3.5.4(2) to allow an accessory building (detached garage) to be 672 square feet in lieu of 600 square feet; and
5. LDC Section 2.5.1(6), authorizes the Planning and Zoning Commission to grant variances if the Commission finds:
 - a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district; such on-site conditions may include, but are not limited to, topography, preservation of vegetation, access, vehicular and pedestrian safety and preservation of scenic views;
 - b. That the special conditions and circumstances do not result from the actions of the applicant;
 - c. That granting the variance requested will not confer on the applicant any special privilege that is denied to other lands, buildings or structures in the same zoning district;
 - d. That literal interpretation of the provisions would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would result in unnecessary and undue hardship on the applicant;
 - e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
 - f. That the grant of the variance will be in harmony with the general intent and purpose of this code and the comprehensive plan, will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and
 - g. The granting of the variance will not be detrimental to the property or improvements

in the area in which the property is located.

6. Staff finds that the variance request will provide a privilege that is denied to other lands, buildings and structures in the same zoning district; and
7. Staff finds that the enforcement of the setback would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district; and
8. Staff finds that the variance is not necessary to make possible the reasonable use of the land, building or structure; and
9. Staff finds that the variance application does not satisfy all seven-criterion established in LDC Section 2.5.1(6).

Based on these findings of fact, Staff recommends **DENIAL** of the variance application.

In granting any variance within their authority, the commission may prescribe appropriate conditions and safeguards, the violation of which shall be deemed a violation of this code. The commission may also prescribe a reasonable time limit within which the action for which the variance was requested shall be begun, completed or both.

Should the Planning and Zoning Commission to choose to grant the variance, it should be with the condition that only one accessory structure shall be allowed on the subject property and the structure shall have heightened architectural features facing public right-of-way.

BOARD ACTION:

The Commission may take one of the following actions:

1. **Reject Staff's Findings of Fact and Approve the variance request**, upon finding that the application satisfies the applicable Standards of Review.
The motion should identify the findings supporting approval and reference how the request meets the Standards of Review.
2. **Reject Staff's Findings of Fact and Approve the variance request with conditions**, upon finding that the application generally satisfies the Standards of Review, subject to conditions necessary to ensure compliance with the Land Development Code and to mitigate potential impacts.
The motion should clearly state the conditions of approval and identify the Standards of Review addressed by those conditions.
3. **Accept Staff's Findings of Fact and Deny the variance request**, upon finding that the application does not satisfy one or more of the applicable Standards of Review.
The motion should identify the specific Standards of Review that are not satisfied and provide supporting findings.

ATTACHMENTS:

Vicinity Map
Application

1218 OVERLOOK DRIVE

1218 Overlook Dr, Mt Dora, FL 32757

LOCATION



SCOPE OF WORK

GARAGE & CARPORT ADDITION

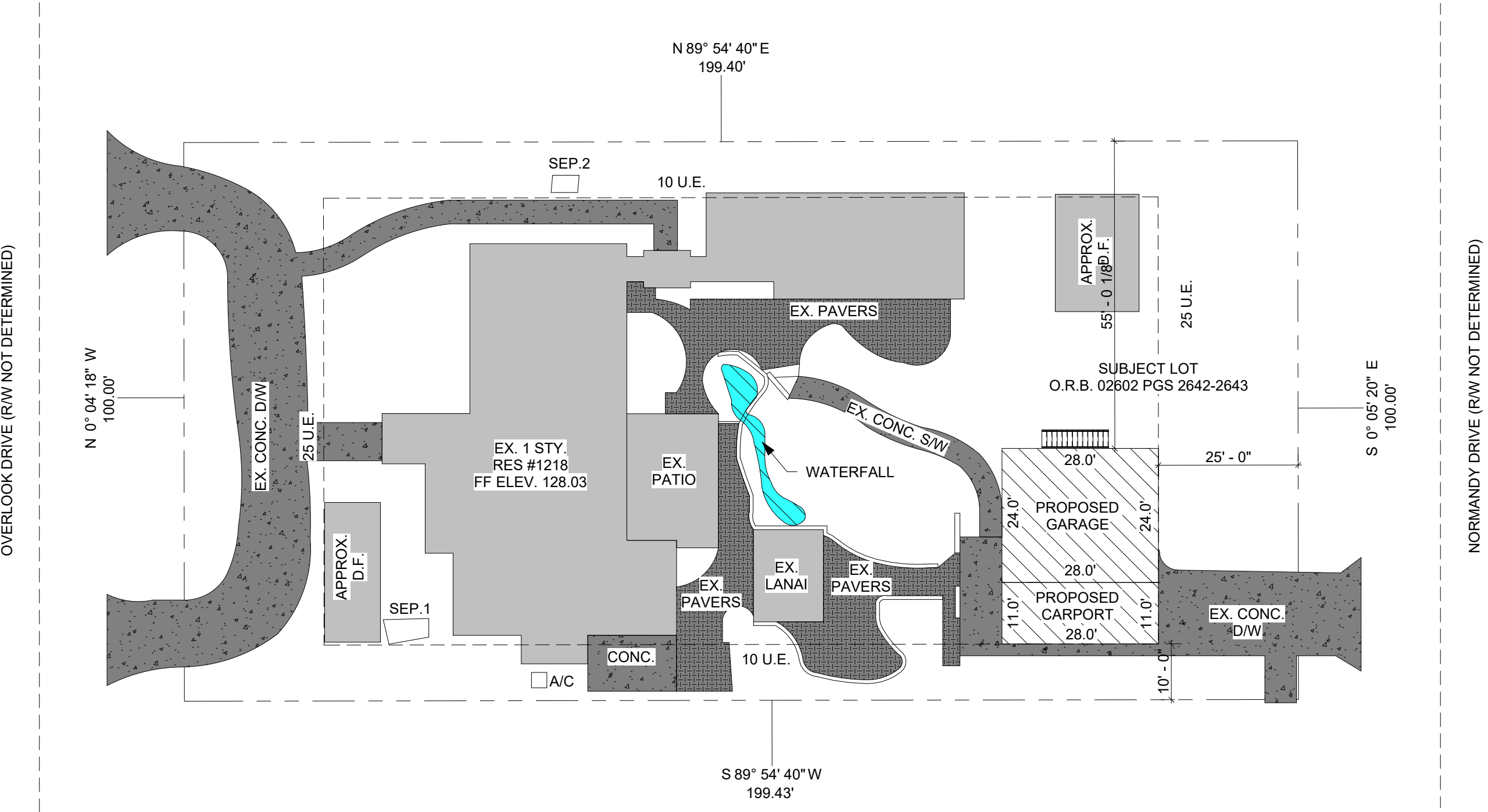
Sheet List

Sheet Number	Sheet Name
0-0	COVER SHEET
SN	STANDARD NOTES

NOTICE

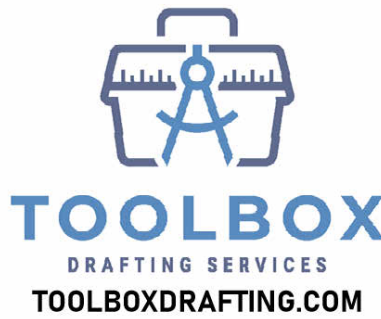
OWNER AND CONTRACTOR SHALL EXAMINE THE DRAWINGS AND ANY DOCUMENTATION IN DETAIL. IT SHALL BE THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND CONFIRM THE PLANS ACCURACY AND COMPLIANCE WITH REGULATORY AGENCIES. IT IS ORDINARY NOT TO INCLUDE DETAILS OF COMMON PRACTICE AND KNOWLEDGE OF A LICENSED CONTRACTOR. IF NECESSARY, FURTHER CLARIFICATION OF THESE PLANS SHOULD BE ACHIEVED BEFORE OBTAINING A CONSTRUCTION PERMIT AND START THE CONSTRUCTION. OTHERWISE THE CONTRACTOR AND OWNER ASSUMES RESPONSIBILITY FOR THE CONSTRUCTION IN QUESTION. METHODS OF CONSTRUCTION SHALL BE DETERMINED BY THE CONTRACTOR GENERAL CONTRACTOR SHALL VERIFY WITH SURVEYOR THAT DIMENSIONS INDICATED ON THE PLANS COMPLY WITH ALL YARD SETBACK REQUIREMNTS AND SHALL NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTS BEFORE CONSTRUCTION.
TO THE BEST OF OUR KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY.

1 SITE PLAN
1" = 20'-0"



NOTE: CERTIFICATION OF SITE PLAN APPLIES ONLY TO THE LOCATION OF THE PROPOSED WORK AND DO NOT CONSTITUTE A SURVEY. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND LOCATION BEFORE CONSTRUCTION

2 SITE PLAN NOTE AND SYMBOLS
1" = 20'-0"



LEE SMITH
ENGINEERING SERVICES
GROUP LLC
Professional Engineer
State of Florida
Registration # 36177
391 W. Alfred St. CA#8886
Tavares, FL 32778
Ph: (352)388-1735

SIGN / SEAL

DATE

PROJECT INFORMATION

ADDRESS:
1218 Overlook Dr, Mt Dora, FL 32757

PROJECT # | DATE:
744 | 01/07/26

1218 OVERLOOK
DRIVE

COVER
SHEET

PERMIT SET
SHEET

0-0



**VARIANCE
APPLICATION**

Date: 01/20/2026 Project Name: Detached Garage

1. Applicant's Name: Nicholas Tanner
Company's Name: _____
Address: 1218 Overlook Drive
City, State & Zip: Mount Dora, FL 32757
Phone: (402) 250-2711 E-mail: tanner.nick@gmail.com
2. Owner's Name: Nicholas Tanner & Michelle Crunk
Company's Name: _____
Address: 1218 Overlook Drive
City, State & Zip: Mount Dora, FL 32757
Phone: (402) 250-2711 E-mail: tanner.nick@gmail.com
3. The property generally located and list adjacent streets: Front driveway is on Overlook Dr. & rear driveway (where the garage would be) is on Normandy Dr.
4. The address(s) of the property: 1218 Overlook Drive Mount Dora, FL 32757
5. Building Size Existing: 3,268 sqft Proposed: 672 sqft
6. Size of property in Acres: 0.46 Square Feet: 19,941
7. Zoning District: R-1A Future Land Use Category: LD - Low Density Residential
8. Provide description of the proposed use: _____
Detached Garage for traditional residential vehicle, storage, etc.
9. Provide the specific Land Development Code Section. The Variance is requested to Section 3.5.4 - City of Mount Dora Land Development Code

10. State the reason for this request (attach written summary if additional space is needed):

See Exhibit A – Written Variance Narrative & Variance Criteria

11. CRITERIA: The Planning and Zoning Commission shall hear and decide requests for variances from the terms of the zoning regulations where, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship upon, and personal to, the applicant therefore, and not surrounding properties. In order to authorize a variance, the commission must find the following.

Complete each criteria below and provide justification (attach separate sheet if additional space is needed):

- a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district; such on-site conditions may include, but are not limited to, topography, preservation of vegetation, access, vehicular and pedestrian safety and preservation of scenic views:

See Exhibit A – Written Variance Narrative & Variance Criteria

- b. That the special conditions and circumstances do not result from the actions of the applicant:

See Exhibit A - Written Variance Narrative & Variance Criteria

- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by the chapter to other lands, buildings or structures in the same zoning district:

See Exhibit A - Written Variance Narrative & Variance Criteria

- d. That literal interpretation of the provisions would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work [incur] unnecessary and undue hardship on the applicant:

See Exhibit A – Written Variance Narrative & Variance Criteria

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:

See Exhibit A – Written Variance Narrative & Variance Criteria

- f. That the grant of the variance will be in harmony with the general intent and purpose of this code and the comprehensive plan, will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and

See Exhibit A – Written Variance Narrative & Variance Criteria

- g. The granting of the variance will not be detrimental to the property or improvements in the area in which the property is located.

See Exhibit A – Written Variance Narrative & Variance Criteria

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.



Owner/Applicant Signature

01/20/2026

Date

SUBMITTAL CHECKLIST

Provide electronic copies (PDF) of the application, drawings, reports, and all supported documents listed below. Application may be uploaded to City's FTP site at the following link: <https://moundora.files.com>. Application drawings and document may be copied to CD, thumb drive and delivered to the Planning and Development Department. Contact staff for alternative submittals methods.

The following items must be submitted:

1. **Application Fee**

Non-Residential: \$ 1,000.00

Existing Single-Family Dwelling Unit: \$ 250.00

*Resubmittal Fee: If substantial revisions are required as determined by the development review committee, all planning, zoning, and development applications shall be submitted within 60 days from the development review committee meeting at which the recommendations were made. After the 60 day time-frame a new application fee is required prior to any further city review.

Notes: Separate application and fee required for each variance request.

Additional costs incurred by the city engineer, city attorney, or outside consultants shall be billed directly to the applicant.

2. Completed application.
3. List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Lake County Property Appraisers. Provide written list (see attached) and provide list in Excel Spread Sheet Format and copy Excel spread sheet to CD with submittal packet.
4. Site Plan (conceptual). Site plan shall show the size and location of any structures, parking areas, setbacks, buffers, source of utilities, stormwater management concept, existing improvements, proposed improvements, landscaping, existing trees, and other site features to support the proposed use. Show existing and proposed improvements. Must be drawn to scale.
5. The Property Card(s) from the Lake County Property Appraiser's office.
6. Location Map.
7. Proof of ownership (warranty deed or title certificate).
8. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale). Legal description of the property.
9. Provide reduced copy of survey and site plan not larger than 11" x 17" paper size.
10. Owner authorization letter, notarized from the owner(s), designating the applicant to act on their behalf.

11. Electronic version (emailed or copied to a CD) of the full application submittal (application, site plan, survey, all reports, owner Excel spread sheet, drawings, etc.) in PDF.
12. One reduced copy (11" x 17") of the site plan and survey.

PROCEDURES

1. Application Submittal Due Date: Completed application form with support documents must be submitted on or before the first Monday on any month.

***** Incomplete submittals will not be accepted*****

2. Development Review Committee (DRC) meeting is held on the last Wednesday of the month in which the submittal was received and reviewed.
3. The application will be forwarded to the Planning and Zoning Commission for final action to be considered at their next available meeting, after it completes the Development Review Committee process.

SURROUNDING OWNERS LIST

List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Property owners obtained from the Lake County Property Appraisers web site. Provide a written list (see below). Also provide the owners list in Excel Spread Sheet Format and copy to CD with submittal packet.

Eric Neilson

Name

1210 Overlook Drive

Address

Mount Dora FL 32757

City State Zip

Joyce Long

Name

995 W 11th Ave

Address

Mount Dora FL 32757

City State Zip

Kathleen Taylor

Name

1224 Normandy Drive

Address

Mount Dora FL 32757

City State Zip

Jeffery & Peggy Herbst

Name

1237 Overlook Drive

Address

Mount Dora FL 32757

City State Zip

Christopher Eldred

Name

1207 Overlook Drive

Address

Mount Dora FL 32757

City State Zip

Raymond & Brenda Ramirez

Name

3642 Hidden River Ln

Address

Tavares FL 32778

City State Zip

Patricia Carroll

Name

1212 Normandy Drive

Address

Mount Dora FL 32757

City State Zip

Kenneth Atterman & Heather Jenk

Name

1230 Overlook Drive

Address

Mount Dora FL 32757

City State Zip

Damon Carroll & Tony Bananto

Name

PO BOX 293

Address

Mount Dora FL 32756

City State Zip

Name

Address

City State Zip

Note: Hearing Notifications (Mailings): The applicant shall pay, as part of the application fee, mailings to surrounding owners for the initial 200 notices. The applicant shall reimburse the City the mailing cost for all notices after 201 and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing. Such cost shall be billed directly to the applicant.

Updated 5/13/2021

PROPERTY RECORD CARD

General Information

Name:	CRUNK MICHELLE & NICHOLAS R TANNER	Alternate Key:	1766907
Mailing Address:	1218 OVERLOOK DR MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	30-19-27-1600-000-04200
		Millage Group and City:	00MD Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	1218 OVERLOOK DR MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, PINE CREST BEG 25 FT E & 100 FT S OF SW COR OF SE 1/4 OF NW 1/4 SEC 30-19-27 RUN E 199.43 FT, S 100 FT, W 199.43 FT, N 100 FT TO POB BEING LOT 2 UNRECORDED PLAT OF PINE CREST PB 4 PG 15 PARCEL 42 ORB 6514 PG 350		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	0	0		1.000	Lot		\$134,470.00	\$134,470.00
Click here for Zoning Info ⓘ				FEMA Flood Map					

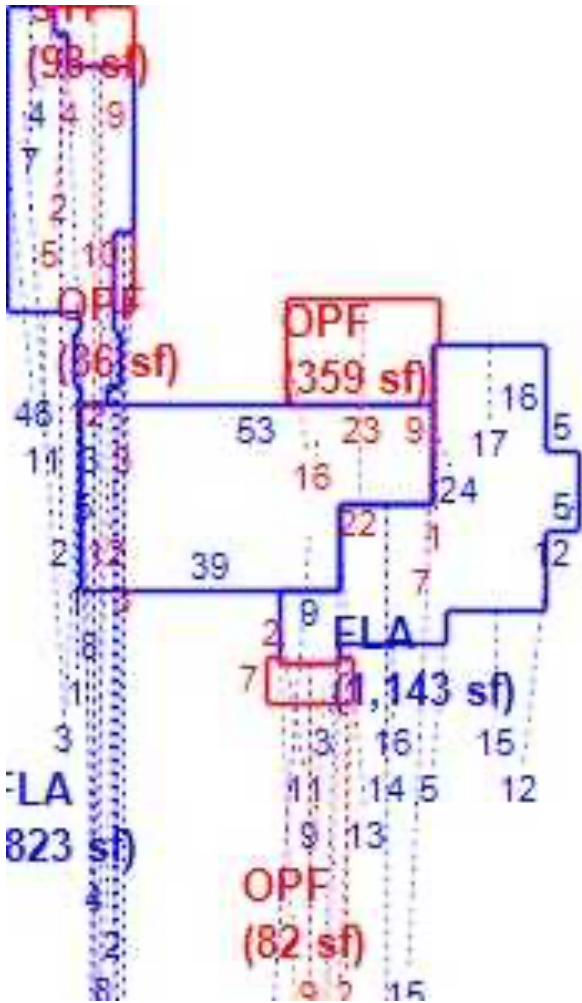
Residential Building(s)

Building 1

Residential		Building Value: \$451,495.00	
Summary			
Year Built: 1950	Total Living Area: 3268 ⓘ	Central A/C: Yes	Fireplaces: 0
Bedrooms: 4	Full Bathrooms: 3	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	BRICK/BLOCK STUCCO OR SIDING (03)	1.00	3268

OPEN PORCH FINISHED (OPF)	1.00	477
STORAGE ROOM FINISH (STF)	1.00	98

[View Larger](#) / [Print](#) / [Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPORT/POLE SHED UNFINISHED (UCP1)	200	SF	1987	\$240.00
2	POOL/COOL DECK (PLD3)	876	SF	2012	\$4,495.00
3	OPEN PORCH UNFINISHED (UOP2)	192	SF	2012	\$801.00
4	POOL/COOL DECK (PLD3)	205	SF	2016	\$1,165.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6514 / 350	04/15/2025	Warranty Deed	Qualified	Improved	\$850,000.00
2602 / 2462	06/24/2004	Quit Claim Deed	Unqualified	Improved	\$0.00
1447 / 158	06/01/1996	Warranty Deed	Qualified	Improved	\$65,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) [i](#)

Values and Estimated Ad Valorem Taxes ⓘ

Values shown are 2026 Working Values. If you need a 2025 Property Record Card, please contact our office.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$592,666	\$592,666	\$541,944	5.0254	\$2,723.49
SCHOOL BOARD STATE	\$592,666	\$592,666	\$567,666	3.0870	\$1,752.38
SCHOOL BOARD LOCAL	\$592,666	\$592,666	\$567,666	2.9980	\$1,701.86
LAKE COUNTY WATER DISTRICT	\$592,666	\$592,666	\$541,944	0.2940	\$159.33
NORTH LAKE HOSPITAL DIST	\$592,666	\$592,666	\$541,944	0.3859	\$209.14
ST JOHNS RIVER FL WATER MGMT DIST	\$592,666	\$592,666	\$541,944	0.1793	\$97.17
CITY OF MOUNT DORA	\$592,666	\$592,666	\$541,944	6.3000	\$3,414.25
LAKE COUNTY MSTU AMBULANCE	\$592,666	\$592,666	\$541,944	0.4629	\$250.87
LAKE COUNTY VOTED DEBT SERVICE	\$592,666	\$592,666	\$541,944	0.0400	\$21.68
				Total: 18.7725	Total: \$10,330.17

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

VARIANCE APPLICATION ATTACHMENTS

Project: Detached Garage

Address: 1218 Overlook Drive Mount Dora, FL 32757 | **Parcel ID:** 30-19-27-1600-000-04200 | **Alt Key:** 1766907

Submission Date: 01/20/2026

TABLE OF CONTENTS

<u>Exhibit</u>	<u>Page(s)</u>	<u>Title</u>	<u>Description</u>
Exhibit A	2-3	Variance Narrative & Criteria	Detailed explanation of the variance request and hardship justification
Exhibit B	4-5	Neighborhood Precedent	Examples of approved detached garage accessory structures on similarly situated oversized “nonconforming” lots (property card for each example also included)
Exhibit C	6	List of Owners	List the owner’s names and mailing addresses for all property lying within 300 feet surrounding the subject property.
Exhibit D	7-8	Site Plan (Conceptual)	Proposed garage location, setbacks, access, and existing improvements (reduced size)
Exhibit E	9-12	Property Card	From the Lake County Property Appraiser’s Office
Exhibit F	13	Location Map	Subject property’s location on a map
Exhibit G	14	Proof of Ownership	Warranty Deed or Title Certificate
Exhibit H	15-17	Boundary Survey	Signed and sealed survey (reduced size)
Attachment C-1		List of Owners	Excel Document
Attachment D-1		Site Plan (Conceptual)	Full Size Version
Attachment G-1		Warranty Deed	PDF
Attachment H-1		Boundary Survey	Full Size Version

VARIANCE APPLICATION ATTACHMENTS

Project: Detached Garage

Address: 1218 Overlook Drive Mount Dora, FL 32757 | **Parcel ID:** 30-19-27-1600-000-04200 | **Alt Key:** 1766907

Submission Date: 01/20/2026

EXHIBIT A – WRITTEN VARIANCE NARRATIVE & VARIANCE CRITERIA

Project: Variance Request – Detached Garage

Zoning District: R-1A

Requested Relief: Increase of detached accessory structure size from 600 sq ft to 672 sq ft.

Description:

This exhibit provides the owners' written narrative describing the reason for the variance request, unique property conditions, hardship justification, and consistency with the intent of the Land Development Code.

10. State the Reason for This Request

We respectfully request a variance to permit construction of a **672-square-foot detached accessory garage**, exceeding the 600-square-foot limitation by **72 square feet**, on an **oversized R-1A zoned lot of just under 20,000 square feet**.

The subject property satisfies or exceeds **all R-1A dimensional and use requirements**, including minimum lot size, lot width, and dwelling size. The property is **unique in that it contains no existing garage or carport**, despite being developed with a substantial primary dwelling. The proposed detached garage is intended to provide **reasonable and customary residential vehicle and equipment storage**, consistent with other similarly situated "non-conforming" properties within the neighborhood.

Due to the configuration of the lot, existing utility locations, the on-site septic system, and the preservation of established and mature landscaping, **attaching a garage to the primary residence would be overly challenging and cost-prohibitive**, and would result in unnecessary disruption to the site. A detached structure allows for appropriate placement that complies with all setback and easement requirements while preserving the character and functionality of the property.

The requested variance is **modest in scope**, represents the **minimum relief necessary**, and will not alter the residential character of the neighborhood or impair public health, safety, or welfare. To the contrary, the proposed garage will **improve site organization and aesthetics by reducing on-street and driveway vehicle and equipment storage**, thereby enhancing the overall appearance and orderly development of the surrounding area.

11. Variance Criteria

a. Special Conditions and Circumstances

Special conditions exist that are peculiar to the subject property, include:

- Lot size of approximately 20,000 square feet, nearly double the minimum required
- Dual street frontage and dual driveway access, uncommon within the R-1A district
- Absence of any existing garage or carport, despite a substantial primary dwelling
- Existing utility placement, on-site septic system, and mature landscaping that constrain attachment to the primary structure
 - These conditions are not generally applicable to other R-1A lots.

VARIANCE APPLICATION ATTACHMENTS

Project: Detached Garage

Address: 1218 Overlook Drive Mount Dora, FL 32757 | **Parcel ID:** 30-19-27-1600-000-04200 | **Alt Key:** 1766907

Submission Date: 01/20/2026

b. Conditions Not Self-Created

The special conditions and circumstances are inherent to the property and were not created by our actions. Lot configuration, utility placement, and existing development patterns pre-date this request.

c. No Special Privilege

Granting the requested variance will not confer a special privilege denied to other properties within the same R-1A zoning district. Similar relief has previously been granted to other oversized R-1A lots within the immediate neighborhood, where detached accessory garage structures exceeding 600 square feet were approved under comparable conditions. These approvals establish clear precedent for the requested variance.

Examples include the following nearby properties:

1. **1237 N. Overlook Drive (Parcel No. 30-19-27-1900-002-01800)**
 - a. Located directly across the street from the subject property.
 - b. Contains an approximately 1,760-square-foot detached accessory structure consisting of a four-car garage with a guest suite.
2. **1765 Overlook Drive (Parcel No. 30-19-27-1600-000-03600)**
 - a. Located a short distance down the street from the subject property.
 - b. Contains an approximately 965-square-foot detached accessory garage structure.

Accordingly, approval of the requested variance would be consistent with prior City actions and would not result in preferential treatment, but rather equal application of zoning relief to similarly situated properties.

d. Unnecessary and Undue Hardship

Strict enforcement of the 600-square-foot limitation would deprive the owners of a reasonable residential amenity commonly enjoyed by similarly situated properties, particularly given the absence of any existing garage and the oversized nature of the lot. This results in an unnecessary and undue hardship that is personal to the property and not shared by surrounding parcels.

e. Minimum Variance Necessary

The requested variance exceeds the standard by only 72 square feet, representing the minimum relief necessary to allow needed use of the property. The proposed structure remains subordinate to the primary dwelling and is significantly smaller than other approved detached accessory garage structure in the neighborhood.

f. Harmony with Code Intent and Comprehensive Plan

The variance is consistent with the intent of Section 3.5, which seeks to preserve residential character while allowing customary accessory uses at an appropriate scale. The proposed garage will not increase density or intensity of use and will be compatible with surrounding development.

g. No Detriment to Surrounding Properties

The proposed detached garage will not be detrimental to surrounding properties. To the contrary, it will improve site organization, reduce on-street and driveway storage of vehicles and equipment, and enhance neighborhood aesthetics.

VARIANCE APPLICATION ATTACHMENTS

Project: Detached Garage

Address: 1218 Overlook Drive Mount Dora, FL 32757 | **Parcel ID:** 30-19-27-1600-000-04200 | **Alt Key:** 1766907

Submission Date: 01/20/2026

EXHIBIT B – NEIGHBORHOOD PRECEDENT

Description:

This exhibit identifies nearby oversized R-1A properties that have previously received approval for detached accessory garage structures exceeding 600 square feet, demonstrating consistency with neighborhood precedent and City approvals.

1. 1237 N. Overlook Drive (Parcel No. 30-19-27-1900-002-01800)

- a. Located directly across the street from the subject property.
- b. Contains an approximately 1,760-square-foot detached accessory garage structure consisting of a four-car garage and a guest suite.

2. 1765 Overlook Drive (Parcel No. 30-19-27-1600-000-03600)

- a. Located a short distance down the street from the subject property.
- b. Contains an approximately 965-square-foot detached accessory garage structure.

VARIANCE APPLICATION ATTACHMENTS

Project: Detached Garage
Address: 1218 Overlook Drive Mount Dora, FL 32757 | Parcel ID: 30-19-27-1600-000-04200 | Alt Key: 1766907
Submission Date: 01/20/2026

PROPERTY RECORD CARD

General Information

Name:	HERBST JEFFERY P & PEGGY L	Alternate Key:	1533015
Mailing Address:	1237 OVERLOOK DR MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: 	30-19-27-1900-002-01800
		Millage Group and City:	00MD Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	My Public Services Map 
Property Location:	1237 N OVERLOOK DR MOUNT DORA FL, 32757	Property Name:	Submit Property Name 
		School Information:	School Locator & Bus Stop Map  School Boundary Maps 
Property Description:	MOUNT DORA, SYLVAN SHORES LOTS 18, 19, 20, N 17 FT LOT 21, BLK 2 PB 9 PG 56 ORB 909 P 1207		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

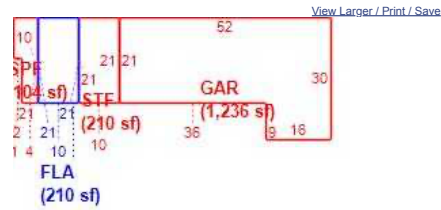
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	0	0	167X150	1.000	Lot		\$178,500.00	\$178,500.00
Click here for Zoning Info				FEMA Flood Map					

Residential Building(s)

Building 1

Residential	Building Value: \$352,122.00		
Summary			
Year Built: 1922	Total Living Area: 2449	Central A/C: Yes	Fireplaces: 1
Bedrooms: 4	Full Bathrooms: 3	Half Bathrooms: 1	
Incorrect Bedroom, Bath, or other information?			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
BASEMENT FINISHED (BSF)		1.25	567
BASEMENT (BSM)		1.25	1314
FINISHED LIVING AREA (FLA)	BRICK/BLOCK STUCCO OR SIDING (03)	1.25	2062

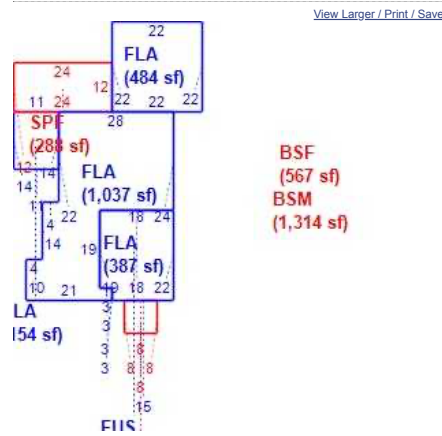
STORAGE ROOM FINISH (STF)	1.00	210
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NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of all valuations property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or benefit/qualifiable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data updated nightly.
Site Notice

FINISHED AREA UPPER STORY (FUS)	1.25	387
OPEN PORCH FINISHED (OPF)	1.25	64
SCREEN PORCH FINISHED (SPF)	1.25	288



Building 2

Residential	Building Value: \$83,729.00		
Summary			
Year Built: 1922	Total Living Area: 210 🔗	Central A/C: No	Fireplaces: 0
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? 🔗			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	BRICK/BLOCK STUCCO OR SIDING (03)	1.00	210
GARAGE FINISH (GAR)		1.00	1236
SCREEN PORCH FINISHED (SPF)		1.00	104

PROPERTY RECORD CARD

General Information

Name:	TURNER THOMAS E & DEBRA D	Alternate Key:	1730121
Mailing Address:	1765 OVERLOOK DR MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: 	30-19-27-1600-000-03600
		Millage Group and City:	00MD Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	My Public Services Map 
Property Location:	1765 OVERLOOK DR MOUNT DORA FL, 32757	Property Name:	Submit Property Name 
		School Information:	School Locator & Bus Stop Map  School Boundary Maps 
Property Description:	MOUNT DORA, PINE CREST BEG ON W LINE OVERLOOK DRIVE 562.5 FT N OF AVALON WAY, RUN NLY ALONG OVERLOOK DR 100.97 FT, W TO LAKE, S ALONG LAKE TO PT W OF POB, E TO POB PB 4 PG 15 PARCEL 36 ORB 6293 PG 1869 ORB 6544 PG 494		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY LAKE FRONTAGE (0103)	100	650		65000.000	FD		\$609,000.00	\$609,000.00
Click here for Zoning Info				FEMA Flood Map					

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	BOAT HOUSE (BHS4)	754	SF	2001	\$22,055.00
2	BOAT DOCK (DOC3)	258	SF	2001	\$2,097.00
3	SWIMMING POOL - RESIDENTIAL (POL5)	800	SF	2004	\$51,000.00
4	POOL/COOL DECK (PLD3)	1660	SF	2004	\$8,518.00
5	SCREEN ENCLOSED STRUCTURE (SEN2)	4120	SF	2004	\$6,850.00
6	DETACHED GARAGE (DGF7)	960	SF	2004	\$43,200.00
7	FINISHED SCREEN PORCH (FSP4)	2500	SF	2004	\$27,609.00

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of all valuations property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or benefit/qualifiable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

VARIANCE APPLICATION ATTACHMENTS

Project: Detached Garage

Address: 1218 Overlook Drive Mount Dora, FL 32757 | **Parcel ID:** 30-19-27-1600-000-04200 | **Alt Key:** 1766907

Submission Date: 01/20/2026

EXHIBIT C – LIST OF OWNERS

Description:

This exhibit list's the owner's names and mailing addresses for all properties lying within 300 feet surrounding the subject property.

SURROUNDING NEIGHBORS	PROPERTY ADDRESS	MAILING ADDRESS
Joyce Long	995 W 11th Ave	995 W 11th Ave Mount Dora, FL 32757-3701
Patricia Carroll	1212 Normandy Dr	1212 Normandy Dr Mount Dora, FL 32757-3703
Kathleen Taylor	1224 Normandy Dr	1224 Normandy Dr Mount Dora, FL 32757-3703
Kenneth Atterman & Heather Jenkins	1230 Overlook Dr	1230 Overlook Dr Mount Dora, FL 32757-3771
Raymond & Brenda Ramirez	1001 W Eleventh Ave	3642 Hidden River Ln, Tavares, FL 32778-9750
Eric Neilsen	1210 Overlook Dr	1210 Overlook Dr Mount Dora, FL 32757-3771
Christopher Eldred	1207 Overlook Dr	1207 Overlook Dr Mount Dora, FL 32757-3750
Damon Carroll & Anthony Bananto	1217 Overlook Dr	PO BOX 293 Mount Dora FL, 32756-0293
Jeffery & Peggy Herbst	1237 N Overlook Dr	1237 Overlook Dr Mount Dora, FL 32757-3750

Please see *Attachment C-1* the Excel Document Version of the List of Owners.

VARIANCE APPLICATION ATTACHMENTS

Project: Detached Garage

Address: 1218 Overlook Drive Mount Dora, FL 32757 | **Parcel ID:** 30-19-27-1600-000-04200 | **Alt Key:** 1766907

Submission Date: 01/20/2026

EXHIBIT D – SITE PLAN (CONCEPTUAL)

Description:

This exhibit contains a reduced size version of the subject property's Site Plan (Conceptual), including building footprint, setbacks, easements, driveway access, existing improvements, and overall site organization.

Please see *Attachment D-1* for the full-size Site Plan Conceptual).

Project: Detached Garage
Address: 1218 Overlook Drive Mount Dora, FL 32757 | **Parcel ID:** 30-19-27-1600-000-04200 | **Alt Key:** 1766907
Submission Date: 01/20/2026

1218 Overlook Dr, Mt Dora, FL 32757

PROJECT LOCATION

Map showing the project location at the intersection of W 118th Ave and Overlook Dr. The map includes street names, house numbers, and a red pin indicating the specific site.

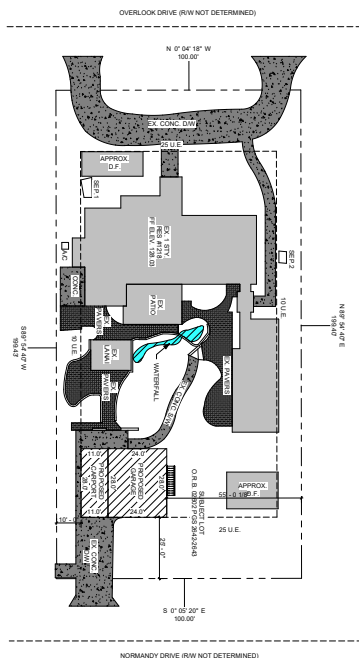
GARAGE & CARPORT ADDITION

Sheet Number	Sheet Name
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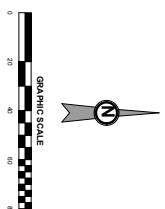
0-0	COVER SHEET
0-1	STANDARD NOTES

[illegible]

① SITE PLAN
1" = 20'-0"



② SITE PLAN NOTE AND SYMBOLS
1" = 20'-0"



COVER SHEET

PERMIT SHEET
0-0

**1218 OVERLOOK
DRIVE**

PROJECT INFORMATION

DATE _____

SIGN/SEAL

LEE SMITH
ENGINEERING SERVICES
GROUP LLC
Professional Engineer
State of Florida
Registration # 36177
331 W. Alfred St. CA#83846
Tampa, FL 32718
Ph: (813) 286-7735

TOOLBOX
DRAFTING SERVICES
TOOLBOXDRAFTING.COM

VARIANCE APPLICATION ATTACHMENTS

Project: Detached Garage

Address: 1218 Overlook Drive Mount Dora, FL 32757 | **Parcel ID:** 30-19-27-1600-000-04200 | **Alt Key:** 1766907

Submission Date: 01/20/2026

EXHIBIT E – PROPERTY CARD

Description:

This exhibit, found on pages 8-10 of this document, contains the subject property's Lake County Property Appraiser's Office Property Card.

VARIANCE APPLICATION ATTACHMENTS

Project: Detached Garage

Address: 1218 Overlook Drive Mount Dora, FL 32757 | **Parcel ID:** 30-19-27-1600-000-04200 | **Alt Key:** 1766907

Submission Date: 01/20/2026

PROPERTY RECORD CARD

General Information

Name:	CRUNK MICHELLE & NICHOLAS R TANNER	Alternate Key:	1766907
Mailing Address:	1218 OVERLOOK DR MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	30-19-27- 1600-000- 04200
		Millage Group and City:	00MD Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	1218 OVERLOOK DR MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, PINE CREST BEG 25 FT E & 100 FT S OF SW COR OF SE 1/4 OF NW 1/4 SEC 30-19-27 RUN E 199.43 FT, S 100 FT, W 199.43 FT, N 100 FT TO POB BEING LOT 2 UNRECORDED PLAT OF PINE CREST PB 4 PG 15 PARCEL 42 ORB 6514 PG 350		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	0	0		1.000	Lot		\$134,470.00	\$134,470.00

[Click here for Zoning Info](#) ⓘ[FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$451,495.00		
Summary			
Year Built: 1950	Total Living Area: 3268 ⓘ	Central A/C: Yes	Fireplaces: 0
Bedrooms: 4	Full Bathrooms: 3	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	BRICK/BLOCK STUCCO OR SIDING (03)	1.00	3268

VARIANCE APPLICATION ATTACHMENTS

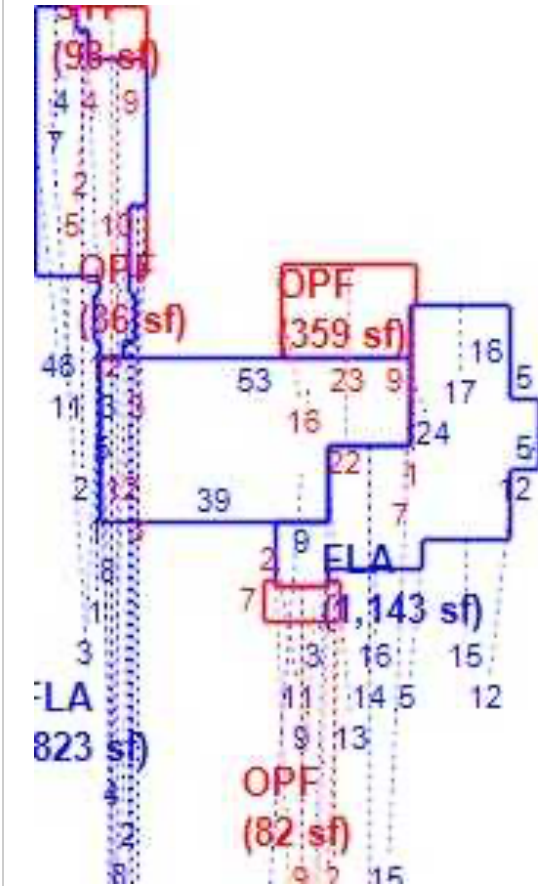
Project: Detached Garage

Address: 1218 Overlook Drive Mount Dora, FL 32757 | **Parcel ID:** 30-19-27-1600-000-04200 | **Alt Key:** 1766907

Submission Date: 01/20/2026

OPEN PORCH FINISHED (OPF)	1.00	477
STORAGE ROOM FINISH (STF)	1.00	98

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPORT/POLE SHED UNFINISHED (UCP1)	200	SF	1987	\$240.00
2	POOL/COOL DECK (PLD3)	876	SF	2012	\$4,495.00
3	OPEN PORCH UNFINISHED (UOP2)	192	SF	2012	\$801.00
4	POOL/COOL DECK (PLD3)	205	SF	2016	\$1,165.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6514 / 350	04/15/2025	Warranty Deed	Qualified	Improved	\$850,000.00
2602 / 2462	06/24/2004	Quit Claim Deed	Unqualified	Improved	\$0.00
1447 / 158	06/01/1996	Warranty Deed	Qualified	Improved	\$65,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

VARIANCE APPLICATION ATTACHMENTS

Project: Detached Garage

Address: 1218 Overlook Drive Mount Dora, FL 32757 | **Parcel ID:** 30-19-27-1600-000-04200 | **Alt Key:** 1766907

Submission Date: 01/20/2026

Values and Estimated Ad Valorem Taxes ⓘ

Values shown are 2026 Working Values. If you need a 2025 Property Record Card, please contact our office.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$592,666	\$592,666	\$541,944	5.0254	\$2,723.49
SCHOOL BOARD STATE	\$592,666	\$592,666	\$567,666	3.0870	\$1,752.38
SCHOOL BOARD LOCAL	\$592,666	\$592,666	\$567,666	2.9980	\$1,701.86
LAKE COUNTY WATER DISTRICT	\$592,666	\$592,666	\$541,944	0.2940	\$159.33
NORTH LAKE HOSPITAL DIST	\$592,666	\$592,666	\$541,944	0.3859	\$209.14
ST JOHNS RIVER FL WATER MGMT DIST	\$592,666	\$592,666	\$541,944	0.1793	\$97.17
CITY OF MOUNT DORA	\$592,666	\$592,666	\$541,944	6.3000	\$3,414.25
LAKE COUNTY MSTU AMBULANCE	\$592,666	\$592,666	\$541,944	0.4629	\$250.87
LAKE COUNTY VOTED DEBT SERVICE	\$592,666	\$592,666	\$541,944	0.0400	\$21.68
				Total: 18.7725	Total: \$10,330.17

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

VARIANCE APPLICATION ATTACHMENTS

Project: Detached Garage

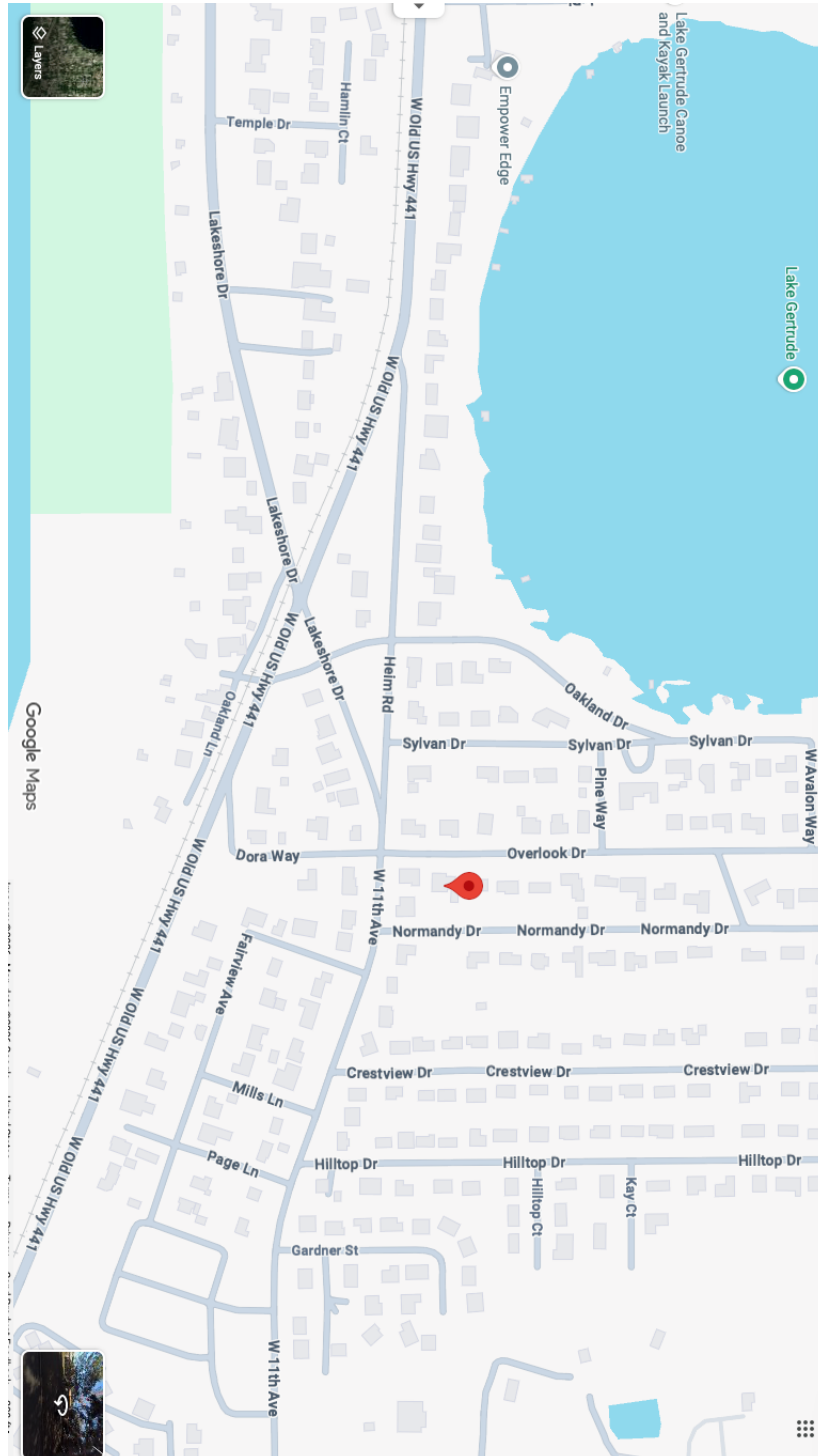
Address: 1218 Overlook Drive Mount Dora, FL 32757 | **Parcel ID:** 30-19-27-1600-000-04200 | **Alt Key:** 1766907

Submission Date: 01/20/2026

EXHIBIT F – LOCATION MAP

Description:

This exhibit contains the subject property's location on a map.



VARIANCE APPLICATION ATTACHMENTS

Project: Detached Garage

Address: 1218 Overlook Drive Mount Dora, FL 32757 | **Parcel ID:** 30-19-27-1600-000-04200 | **Alt Key:** 1766907

Submission Date: 01/20/2026

EXHIBIT G – PROOF OF OWNERSHIP

Description:

This exhibit contains the subject property owner's proof of ownership (Warranty Deed or Title Certificate).

Please see *Attachment G-1* for a copy the Warranty Deed.

VARIANCE APPLICATION ATTACHMENTS

Project: Detached Garage

Address: 1218 Overlook Drive Mount Dora, FL 32757 | **Parcel ID:** 30-19-27-1600-000-04200 | **Alt Key:** 1766907

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EXHIBIT H – BOUNDARY SURVEY

Description:

This exhibit, found on pages 14 -15 of this document, contains a reduced size version of the signed and sealed boundary survey of the subject property, including existing improvements, legal description, and certification by a licensed surveyor. Reduced and full-size versions are included.

Please see *Attachment H-1* for the full-sized Boundary Survey.

Project: Detached Garage
Address: 1218 Overlook Drive Mount Dora, FL 32757 | **Parcel ID:** 30-19-27-1600-000-04200 | **Alt Key:** 1766907
Submission Date: 01/20/2026

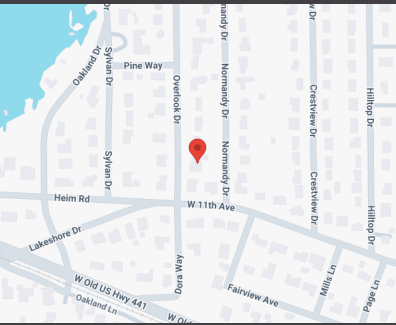
[illegible]

Project: Detached Garage
Address: 1218 Overlook Drive Mount Dora, FL 32757 | **Parcel ID:** 30-19-27-1600-000-04200 | **Alt Key:** 1766907
Submission Date: 01/20/2026

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BNI Central Florida



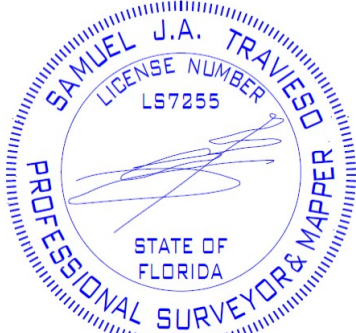
PROPERTY ADDRESS:
1218 OVERLOOK DRIVE, MOUNT DORA, FLORIDA 32757

SURVEY NUMBER: 2503.6209

DATE SIGNED: 04/09/25 **FIELD WORK DATE:** 4/7/2025

REVISION DATE(S):
(REV.1 4/11/2025) (REV.1 4/9/2025)

POINTS OF INTEREST
NONE VISIBLE



SAMUEL J.A. TRAVIESO

STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 7255
EXACTA LAND SURVEYORS, LLC | LB#8291

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



Exacta Land Surveyors, LLC

Exacta Land Surveyors, LLC
LB# 8291

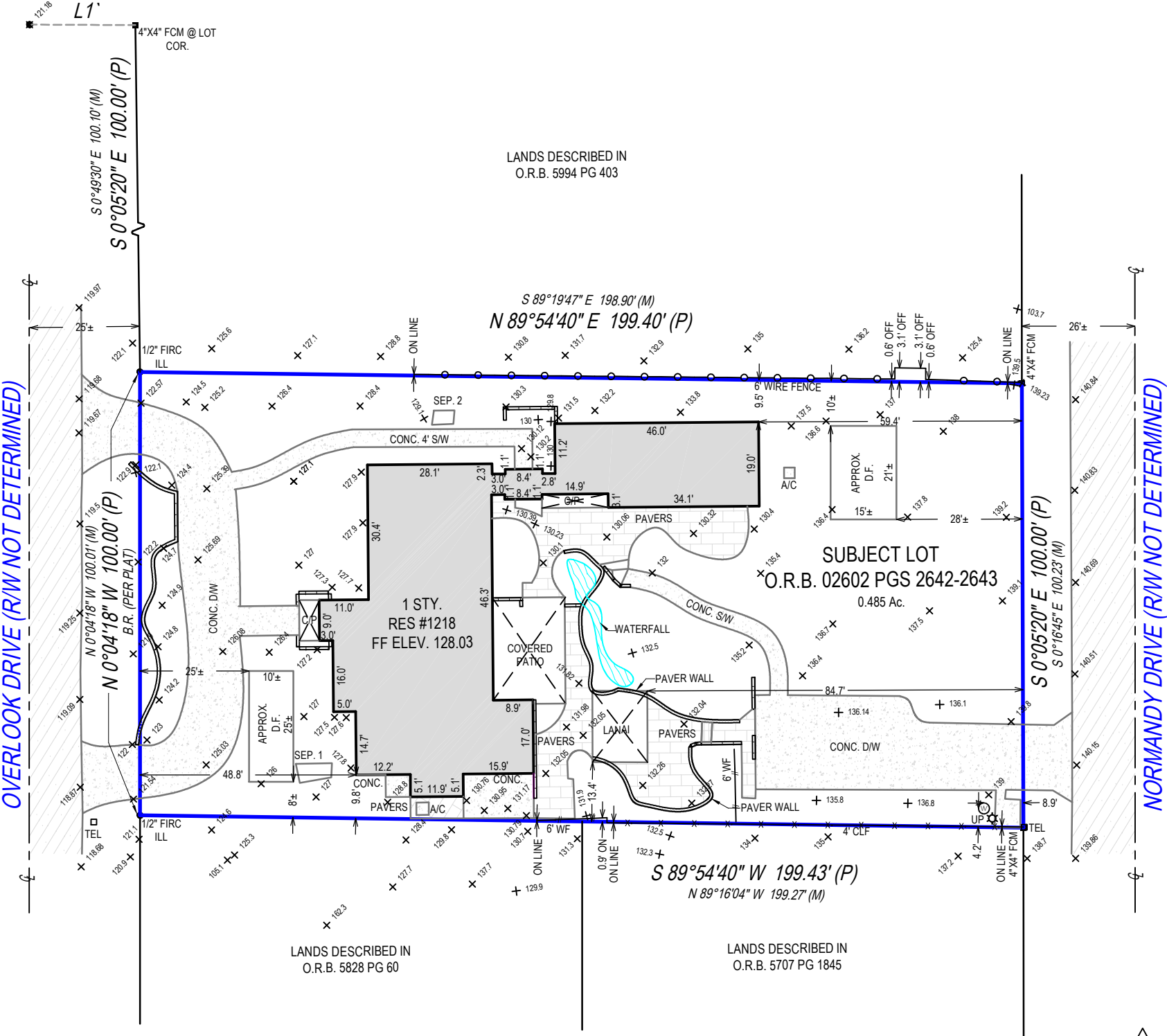
o: 866.735.1916 | f: 866.744.2882

131 West Broadway Street, Suite 1001, Oviedo, FL 32765



**AFFILIATE
MEMBERS**

2503.6209
BOUNDARY SURVEY
LAKE COUNTY



LINE TABLE:
L1 N 89°54'40" E 25.00' (P)
S 89°48'22" E 23.86' (M)

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.
BASIS OF ELEVATIONS SHOWN:
DESIGNATION: F 428
PID: AB5233
ELEVATION: 66.86 NAVD88

SEPTIC TANK AND DRAINFIELD LOCATION DEPICTED HEREON
ARE BASED ON A VISUAL ABOVE GROUND INSPECTION. NO
EXCAVATION WAS PERFORMED TO DETERMINE ITS LOCATION.

SEPTIC 1

WELL TO D.F. = 156'±
WELL TO SEP. = 148'±
WELL TO RES. = 102'±
SEP. TO RES. = 5'±
D.F. TO RES. = 21'±

SEPTIC 2

WELL TO D.F. = 74'±
WELL TO SEP. = 148'±
WELL TO RES. = 87'±
SEP. TO RES. = 15'±
D.F. TO RES. = 17'±

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 1218 OVERLOOK DRIVE, MOUNT DORA, FLORIDA 32757	
SURVEY NUMBER: 2503.6209	
CERTIFIED TO: MICHELLE CRUNK AND NICHOLAS TANNER; LESLIE CAMPIONE, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.; UNITED WHOLESale MORTGAGE, LLC	
DATE SIGNED: 04/09/25	
BUYER: Michelle Crunk and Nicholas Tanner	
LENDER: UNITED WHOLESale MORTGAGE, LLC	
TITLE COMPANY: LESLIE CAMPIONE, P.A.	
COMMITMENT DATE: NOT REVIEWED	CLIENT FILE NO:
LEGAL DESCRIPTION: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 27 EAST, THE SAME BEING A POINT IN THE CENTER LINE OF OVERLOOK DRIVE, ACCORDING TO THE PLAT OF SYLVAN SHORES SUBDIVISION, RUN THENCE EAST 25 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF THE SAID OVERLOOK DRIVE, THENCE SOUTH 100 FEET TO A CEMENT MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF OVERLOOK DRIVE FOR POINT OF BEGINNING; RUN EAST 199.43 FEET TO A CEMENT MONUMENT, SOUTH 100 FEET TO A CEMENT MONUMENT, THENCE WEST 199.43 FEET TO A CEMENT MONUMENT THE EAST RIGHT-OF-WAY LINE OF OVERLOOK DRIVE, THENCE NORTH ALONG THE SAID RIGHT-OF-WAY LINE TO POINT OF BEGINNING, THE SAME BEING ALSO KNOWN AS LOT NO. 2 OF THE UNRECORDED PLAT OF PINE CREST SUBDIVISION	
FLOOD ZONE INFORMATION: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF MT DORA, COMMUNITY NUMBER 120137, PANEL NUMBER 0367 DATED 12/18/2012.	

- GENERAL SURVEYORS NOTES:**
- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
 - The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
 - If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
 - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
 - Alterations to this survey map and report by other than the signing surveyor are prohibited.
 - Dimensions are in feet and decimals thereof.
 - Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
 - Unless otherwise noted “SIRC” indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
 - If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
 - The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
 - Points of Interest (POI’s) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI’s may not represent all items of interest to the viewer. There may be additional POI’s which are not shown or called-out as POI’s, or which are otherwise unknown to the surveyor.
 - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
 - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
 - Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
 - Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:	
LINETYPES Boundary Line Center Line ***** Chain Link or Wire Fence Easement Edge of Water Iron Fence Overhead Lines Structure Survey Tie Line Vinyl Fence Wall or Party Wall Wood Fence SURFACE TYPES Asphalt Brick or Tile Concrete Covered Area Water Wood </	

JOB SPECIFIC SURVEYOR NOTES:

THE BEARINGS ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NORTH AMERICAN DATUM OF 1983, (2011 ADJUSTMENT). ON THE WESTERLY PROPERTY LINE OF THE SUBJECT LOT , LOCATED WITHIN ACCORDING TO THE DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 02602 , PAGES 2462 AND 2463 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



Exacta Land Surveyors, LLC

LB# 8291

o: 866.735.1916 | f: 866.744.2882

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SEE PAGE 1 OF 2 FOR MAP OF PROPERTY

PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES