



ZONING CLEARANCE REPORT

May 17, 2021

Prepared for
Town of Montverde
Attn: Paul Larino



Parcel No. 3794881 (ALT Key)
Application #: 2021-05-001
Applicant: Scott Hutcherson
16732 Magnolia Terrace Blvd.

Sidewalk & Patio Pavers

The applicant has requested approval to extend the existing sidewalk and add a 20' diameter patio, on Parcel No. 3794881 (ALT Key) at 16732 Magnolia Terrace Blvd. The applicant submitted an application with the required Town of Montverde Zoning Clearance Forms.

My review is based upon the aforementioned documents provided to me by the Town of Montverde.

The Subject Property is zoned Single-Family Low-Density (R1-L).

The proposed work is in conformance with zoning requirements of Chapter 10, Town of Montverde Land Development Code (LDC). The application is consistent with criteria as prescribed in Chapter 4 of the Town's LDC.

A zoning clearance is granted with the following conditions:

- 1.) Additions to the existing building require a zoning clearance and may also require submittal of a Zoning Clearance Application to the Town of Montverde.**

Applicant's Signature

Date

This report does not include comments (if any) from the Town of Montverde's consulting engineer.

Sean M. Parks, AICP, Parks Consulting Services
Consulting Town Planner
May 17, 2021

Paul Larino
Town of Montverde
May 17, 2021



Limits
 Fnd. 1/2" Iron Rod & Cap "Illegible"

S00°05'11"E(M)
 S00°05'20"E(P)

211.55'(M)
 211.47'(P)

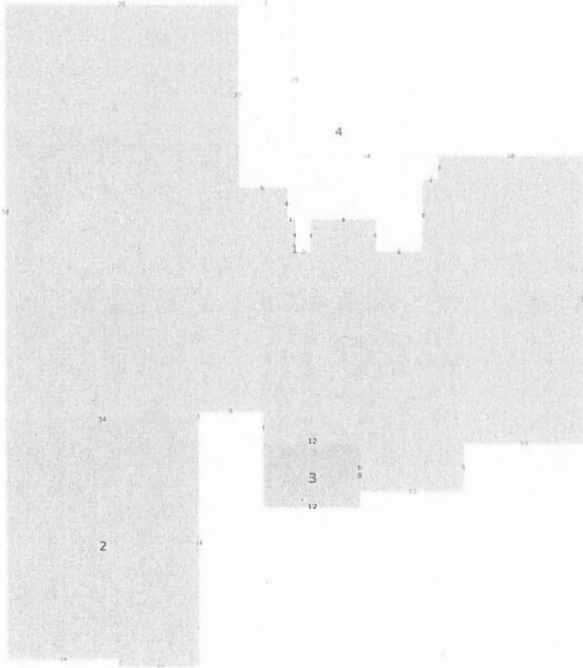
(Per Plat)

APPROVED BY TOWN PLANNER

Sean M Parks  May 17, 2021

4 OPEN PORCH No Wall 1 331 N 0% 0%
 FINISHED (OPF) Type (000)

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	SWIMMING POOL (POL)	250	SF	2006	\$7,438.00
0002	POOL DECKING (PLD)	1127	SF	2006	\$4,244.00
0003	SCREENED ENCLOSED STRUCTURE (SEN)	2521	SF	2006	\$5,559.00
0004	HOT TUB / SPA (HTB)	1	UT	2006	\$2,520.00

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
5009 / 313	9/29/2017	Warranty Deed	Qualified	Improved	\$425,000.00
3946 / 1965	8/25/2010	Warranty Deed	Unqualified	Improved	\$0.00
3901 / 900	3/16/2010	Warranty Deed	Unqualified	Improved	\$225,000.00
3875 / 1394	1/15/2010	Certificate of Title	Unqualified	Improved	\$100.00
3294 / 2210	10/10/2006	Warranty Deed	Qualified	Improved	\$495,000.00
3185 / 545	6/8/2006	Quit Claim Deed	Unqualified	Improved	\$0.00
3294 / 2207	6/8/2006	Quit Claim Deed	Unqualified	Improved	\$0.00
2629 / 1594	7/30/2004	Warranty Deed	Qualified	Vacant	\$55,900.00
2410 / 1932	9/9/2003	Warranty Deed	Unqualified	Vacant	\$35,000.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2021 WORKING VALUES that are subject to change until certified. 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	\$382,329	\$309,940	\$259,940	5.03270	\$1,308.20

PROPERTY RECORD CARD

General Information

Name:	HUTCHERSON SCOTT & SUSIE	Alternate Key:	3794881
Mailing Address:	16732 MAGNOLIA TERRACE BLVD MONTVERDE, FL 34756 Update Mailing Address	Parcel Number:	11-22-26-1300-000-01900
		Millage Group and City:	00MV (MONTVERDE)
		2020 Total Certified Millage Rate:	15.7001
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	16732 MAGNOLIA TERRACE BLVD MONTVERDE FL 34756 Update Property Location	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	MONTVERDE, MAGNOLIA TERRACE PHASE I SUB LOT 19 PB 43 PGS 45-47 ORB 5009 PG 313		

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	LT		\$0.00	\$70,200.00

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

Residential Building(s)

Building 001

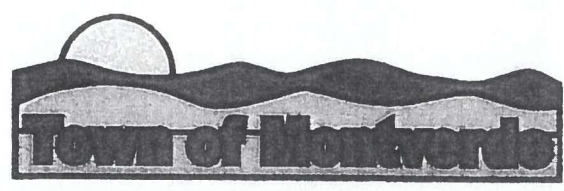
Residential	Single Family	Building Value: \$292,368.00	
Summary			
Year Built: 2005	Total Living Area: 2919	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 4	Full Bathrooms: 3	Half Bathrooms: 0	Fireplaces: 0
<i>Incorrect Bedroom, Bath, or other information?</i>			

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	2919	N	0%	0%	
2	GARAGE FINISHED STONE (GCF)	Stucco/Brick (003)	1	730	N	0%	0%	
3	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	96	N	0%	0%	

3/24/21

RECEIVED
3/24/21



PERMITTING REQUEST - ZONING CLEARANCE FORM
DIGITAL PLANS REQUIRED FOR ALL PLAN SUBMITTAL AS WELL AS PAPER PLAN SETS

Email Application and back-up documentation to:
permitting@mymontverde.com

APPLICATION NO. 2021-05-001 DATE SUBMITTED: 3/24/21

PAYMENT: _____ Check No.: _____

X CONTACT NAME: SCOTT HUTCHERSON

✓ PROPERTY ADDRESS/LOCATION: 16732 MAGNOLIA TERRACE BLVD

✓ TYPE OF PERMIT OR WORK REQUESTED: PAVERS

✓ DESCRIPTION OF PROPOSED ACTIVITY: EXTENSION TO SIDEWALK
AND ADD 20' DIAMETER PATIO

X LAKE COUNTY ALT KEY No. (If known) _____

TOTAL SQUARE FOOTAGE OF RESIDENCE: _____

TOTAL SQUARE FOOTAGE OF ACCESSORY STRUCTURE: _____

PHONE NUMBER AND E-MAIL ADDRESS: _____

BUILDER'S/CONTRACTOR'S NAME, ADDRESS, EMAIL ADDRESS AND PHONE NUMBER:

✓ SCOTT HUTCHERSON 407-427-2407

NOTE: Application shall include survey or sketch of the property indicating proposed activity. DIGITAL PLANS REQUIRED FOR ALL PLAN SUBMITTAL AS WELL AS PAPER PLAN SETS
SEE BACK SIDE OR ATTACHED FOR GENERAL AND SPECIFIC PERMIT CONDITIONS OR COMMENTS AFTER APPROVAL HAS BEEN ISSUED.

I certify that the statements in this application are true to the best of my knowledge.

Signature of Applicant

Please See Opposite Side