



# ZONING CLEARANCE REPORT

**July 7, 2021**

Prepared for  
Town of Montverde  
Attn: Paul Larino



**Parcel No. 1531136 (ALT Key)**  
**Application #: 2021-07-001**  
**Applicant: Paul Madison**  
**16901 Franklin Avenue**

## **Replace Driveway with Pavers**

The applicant has requested approval to remove existing asphalt driveways and replace with pavers on Parcel No. 1531136 (ALT Key) at 16901 Franklin Avenue. No changes to be made to footprint or dimensions. 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  
July 7, 2021

\_\_\_\_\_  
Paul Larino, Town Manager  
Town of Montverde  
July 7, 2021

**Description:**

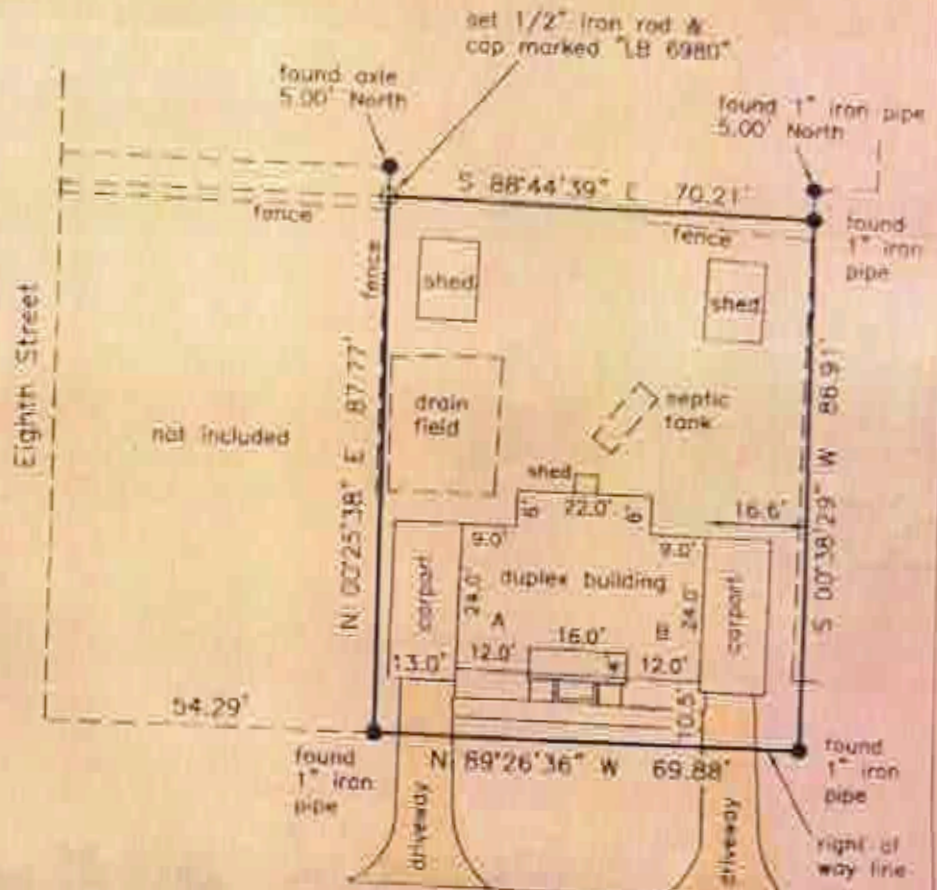
The East 70.00 feet of the West 124.00 feet of the South 87.00 feet of Block 2, Division E, Town of Montverde, Florida.

**Map of Boundary Survey**

address: 16901 Franklin Avenue  
Montverde, FL 34756



Scale = 1" = 30'



**Town of Montverde**

I hereby declare that based on my examination of the Flood Insurance Rate Map number 12089C 0585 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X

**APPROVED BY TOWN PLANNER**  
Sean M Parks  July 7, 2021

**Notes:**

- Bearings based on the N. line of Franklin Ave as being N 89°26'36" W, an assumed meridian.
- Legal description from GRB 1064, Page 597
- No title commitment or abstract has been provided for the subject property. There may be recorded or unrecorded documents which could affect this parcel.
- No adjacent or underground improvements, other than those shown, located this date.
- Subject property contains 0.140 acres, more or less, and is subject to any rights of way or easements of record.
- Septic & drainfield location flagged by client.

**Surveyor's Certification**

I hereby certify to Eric Blomstrom that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 54-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

*Jeffrey P. Rhoden* 03/08/18  
JEFFREY P. RHODEN PSM #5322  
STATE OF FLORIDA

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Prepared for 18016.001  
Eric Blomstrom  
**Rhoden Land Surveying, Inc.**  
LB #6980  
420 E. Minnehaha Ave.  
Clermont, FL 34711  
352-394-6255

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	BLOMSTROM ERIC T	<b>Alternate Key:</b>	1531136
<b>Mailing Address:</b>	16729 KAMALIN CT CLERMONT, FL 34715 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	01-22-26-1000-002-00004
		<b>Millage Group and City:</b>	00MV (MONTVERDE)
		<b>2020 Total Certified Millage Rate:</b>	15.7001
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	16901 FRANKLIN AVE MONTVERDE FL 34756 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> <a href="#">School Boundary Maps</a>
<b>Property Description:</b>	MONTVERDE, DIVISION E E 70 FT OF W 124 FT OF S 87 FT OF BLK 2 *UNRECORDED PLAT SEE DEED FOR FULL PROPERTY DESCRIPTION ORB 1064 PG 597		

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	MULTI FAMILY <5 UNITS (0800)	0	0		1	LT	\$0.00	\$19,950.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

## Residential Building(s)

### Building 001

Residential	Duplex	Building Value: \$41,279.00	
<b>Summary</b>			
Year Built: 1959	Total Living Area: 896	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0

[Incorrect Bedroom, Bath, or other information?](#)

### Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Map Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	896	N	0%	0%	
2	CARPOT FINISHED (CPF)	No Wall Type (000)	1	288	N	0%	0%	



**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 2021-07-001 DATE SUBMITTED: 6/28/2021 <sup>Email</sup>

PAYMENT: \_\_\_\_\_ Check No: \_\_\_\_\_

CONTACT NAME: Paul Madison

PROPERTY ADDRESS/LOCATION 16901 Frankline Ave, Mount Verde FL

TYPE OF PERMIT OR WORK REQUESTED Building - Replace Existing Driveway  
DESCRIPTION OF PROPOSED ACTIVITY: Remove Existing Asphalt  
Driveways. Replace with Pavers. Same Footprint  
+ Dimensions for Driveway.

LAKE COUNTY ALT KEY No (if known) 1531136

TOTAL SQUARE FOOTAGE OF RESIDENCE: 896 per side

TOTAL SQUARE FOOTAGE OF ACCESSORY STRUCTURE: 264

PHONE NUMBER AND E-MAIL ADDRESS: 407-725-9829  
P.MADISON@live.com

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

Paul Madison Construction LLC. 16801 18981 US. Hwy 4  
# 288 Mount Dora FL 32757 407-725-9829 License #  
CRC13303?

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