



ZONING CLEARANCE REPORT

July 19, 2021

Prepared for
Town of Montverde
Attn: Town Clerk



Parcel No. 1765960 (ALT Key)
Application #: 2021-07-xxx
Applicant: Paul Larino
17135 Porter Avenue

New Driveway Addition

The applicant has requested approval to add a new driveway and walkway on Parcel No. 1765960 (ALT Key) at 17135 Porter Avenue. 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 Office/Residential/Commercial (ORC).

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 19, 2021

Sandra Johnson, Town Clerk
Town of Montverde
July 19, 2021



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. _____ DATE SUBMITTED: 7-14-2021

PAYMENT: _____ Check No.: _____

CONTACT NAME: Paul Larino

PROPERTY ADDRESS/LOCATION: 17135 Porter Ave, Montverde

TYPE OF PERMIT OR WORK REQUESTED: Driveway - New

DESCRIPTION OF PROPOSED ACTIVITY: _____

LAKE COUNTY ALT KEY No. (if known) 1765960

TOTAL SQUARE FOOTAGE OF RESIDENCE: _____

TOTAL SQUARE FOOTAGE OF ACCESSORY STRUCTURE: _____

PHONE NUMBER AND E-MAIL ADDRESS: 407 469 2681


Townclerk@mymontverde.com

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

Town of Montverde

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

BELOW TO BE COMPLETED BY TOWN OF MONTVERDE STAFF

1. Legal Description of Property: Montverde Division C LOTS 13, 14, 15, 16 BUK 7
2. Utilities: Central Water Central Sewer Well Septic Tank
3. Existing zoning of property: Office/Residential/Commercial Lot Size: 14260 sq ft
4. Square Footage of Living Area: 1176 Square Footage of Accessory Structure(s): 532
5. Total Square Footage: 1708 Square Footage of Lot: 14260
6. Outside Dimensions: Width: _____ Depth: _____ Height: (to roof) _____
7. Setbacks: Front: _____ Rear: _____ R-Side: _____ L-Side _____
8. Flood Hazard Area: Yes _____ No _____

GENERAL PERMIT CONDITIONS:

- 1.) Town Ordinance requires a trash container on site for debris. Construction entrance must be noted on site plan.
- 2.) This permit does not guarantee approval from applicable Home Owners Association (HOA) rules. Please consult your HOA prior to initiating construction.

SPECIFIC PERMIT CONDITIONS: (to be added by Staff and inspected by Code Enforcement Offices)

Approved by Town Planner: _____

Date Approved by Town Planner: _____

Town Clerk: _____

Date: _____

Town of Montverde
17404 Sixth Street (Physical)
PO Box 560008 (Mailing)
Montverde, Florida 34756

(407) 469-2681 (Phone)
(407) 469-2773 (Fax)

Office Use:

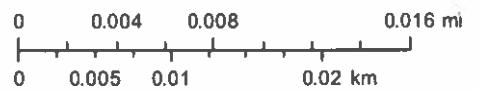
Date Application Received: _____ Received by: _____

Fees Due: _____ Fees Paid: _____ Date Paid: _____



July 15, 2021

1:500



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|----|-------------------------|---|---------------------------|
| — | Street Names | — | Property Name |
| — | Local Streets | — | Tax Parcels Alternate Key |
| 10 | Subdivision Lot Numbers | □ | Tax Parcels |
| □ | Building Footprints | □ | County Boundary |
| + | Address Locations | □ | Surrounding Counties |

Lake BCC