



ZONING CLEARANCE REPORT

May 4, 2021

Prepared for
Town of Montverde
Attn: Paul Larino



Parcel No. 2695331 (ALT Key)
17701 8th Street, Montverde, FL
Applicant: Gabriel DePaz
Application Number: 2021-04-007

The applicant has requested approval for an in-ground swimming pool and 20'x34' deck on Parcel No. 2695331 (ALT Key) at 17701 8th Street, in order to comply with Lake County to resolve the issue with the suspended permit #2006020851 and proceed with the sale of the home. The applicant submitted an application for the pool and deck.

The applicant has submitted 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 – Medium Density (R1-M).

The proposed site plan indicates 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.

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
352-988-7099

Paul Larino, Town Manager
Town of Montverde
407-469-2681; townmanager@mymontverde.com

Applicant:

May 4, 2021

May 4, 2021

Date:

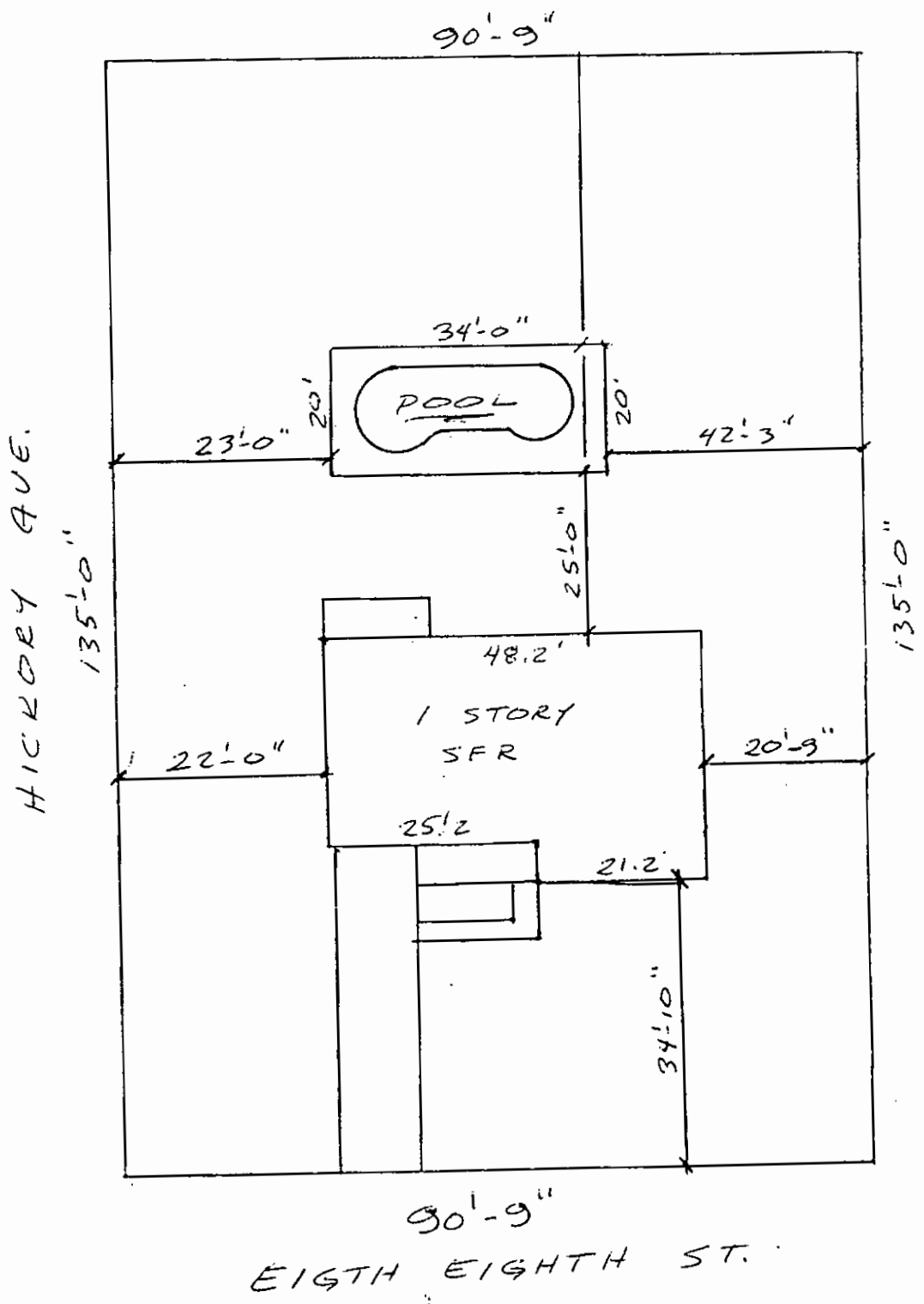
17701 EIGHTH ST.
MONTVERDE FL.
FEB 17 2006

2006020851

LOT 5 MONTVERDE L
PLAT BOOK 26 PG 43
LAKE CO. FLORIDA
34756

APPROVED
BY TOWN PLANNER

Sean M Parks  May 4, 2021



PAYMENT: \$125⁰⁰

PHONE #: 321-299-4837

CHECK #: 1159
2-14-06

CONTACT NAME: Tom Kelley

TOWN OF MONTVERDE - PERMITTING REQUEST - ZONING CLEARANCE DATE:

The undersigned applies for a permit to (Underline One) erect, add to, alter, repair, move or demolish a structure. This includes wells, fencing, irrigation, swimming pools, docks, etc.

TYPE PERMIT OR WORK REQUESTED: IN GROUND SWIMMING POOL

Legal Description: Lot 5 MONTVERDE LAKE Alternate Key #:

Address of building: 17701 8TH ST.

Owner's Name and Address: TIM & LORALY SHARPE

Builder's Name and Address: THOMAS D. KELLEY 561 W. MONTROSE #8
CLERMONT FL 34711

License #: RP 252557418

Square footage of living area: N/A

Square footage of accessory areas: N/A

Total square footage: N/A

Outside dimensions: Width: N/A Depth: Height: (to roof)

Zoning: SFR Lot Size: 90 x 135

Setbacks: Front: 25 Rear: 25 R-Side: 7.5 F-Side: 7.5

Square footage of Lot:

Flood hazard area? Yes No

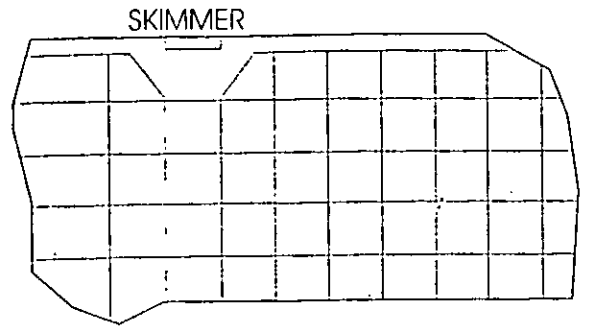
Remarks or special permit conditions: Town Ordinance requires a Trash Container on site for debris. Construction entrance must be noted on site plan. All HOA requirements must be met. Contractors must use Waste-Pro for all trash containers. Number is 407-774-0800 ask for Rita or Jeannie

COMMENTS:

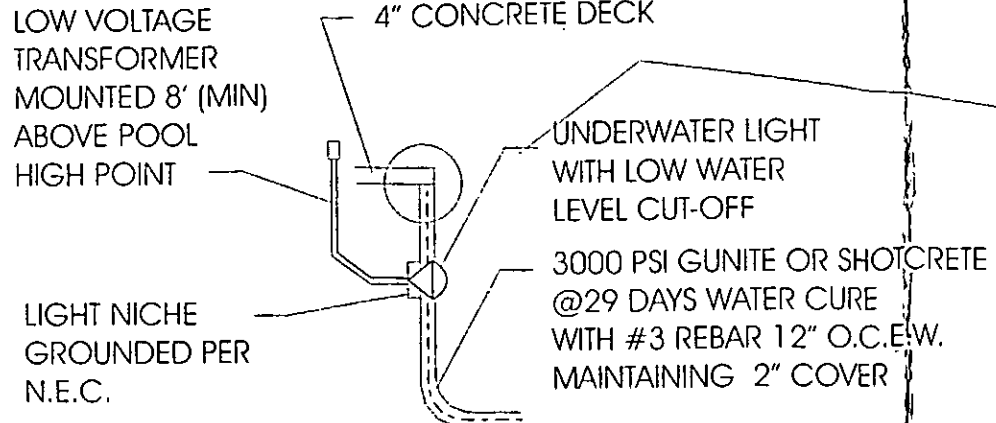
Signed: [Signature]
Planning & Zoning

Date: 2-14-06

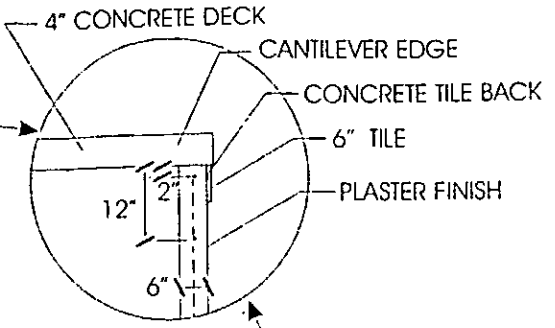
Signed: [Signature]
Clerk



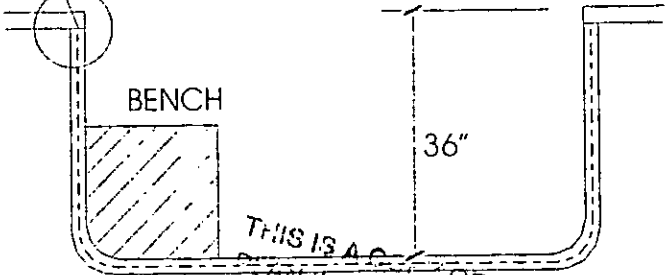
REINFORCING:
 #3 REBAR @ 12" O.C.E.W. TO 8' DEPTH
~~#3 REBAR @ 6" O.C.E.W. OVER 8' DEPTH~~
 TIE INTERSECTIONS W/ 16 GAUGE WIRE
 ALL BAR LAPS AT 16" MIN.
SHELL DETAIL



WALL SECTION



Lake County
MASTER FILE
 Date DEC 2 - 2005

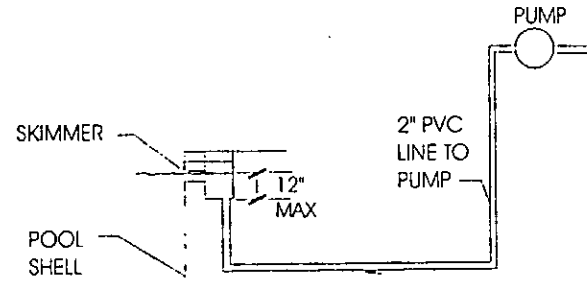


THIS IS A COPY OF A MASTER FILED IN LAKE COUNTY TO BE USED FOR THIS PROJECT ONLY. ANY CHANGES CONTRARY TO ORIGINAL REVIEWED MASTER FILED PLAN.
FEB 17 2006

CONTRACTOR:
 Tom Kelley
 561 W. Montrose St.
 Clermont, FL 34711

OWNER:

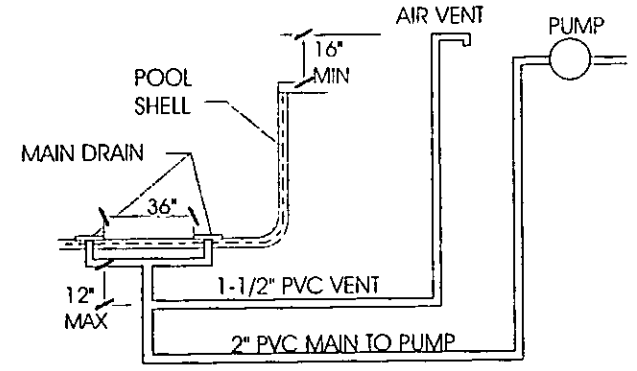
SUCTION PIPEWORK DIAGRAM FOR SKIMMER DRAIN SYSTEM



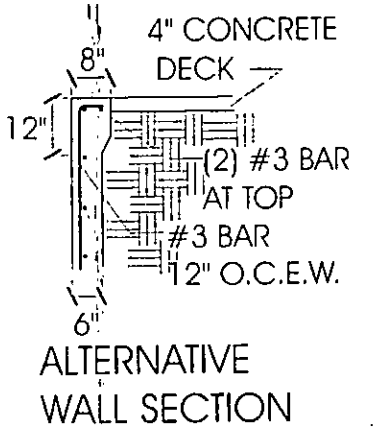
- NOTES:
1. MAIN SUCTION LINE IS TO BE 2"
 2. VENT LINE IS TO BE 1-1/2"
 3. VENT LINE IS TO HAVE SCREENED CAP TO PREVENT CLOGGING WITH DEBRIS OR BUGS.
 4. LABEL VENT: HANDS OFF, POOL SAFETY DEVICE.
 5. MAXIMUM UNDERWATER LENGTH OF VENT PIPE IS 30 FEET. 90 DEGREE BENDS SHOULD BE COUNTED AS 3 FT OF PIPE, 45 DEGREE BENDS AS 2 FT.
 6. MINIMUM PUMP FLOW REQUIRED IS 42 gpm; TEST FLOW RATE OF 60 gpm CLEARED VENT LINE IN LESS THAN 3 SEC.

Lake County
MASTER FILE
 Date DEC 2 - 2005

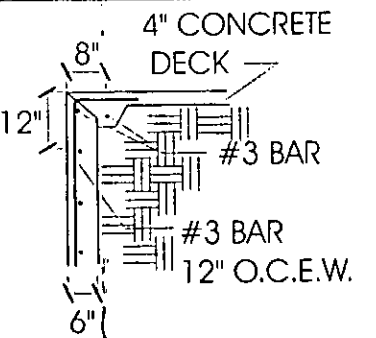
MAIN DRAINS WITH AIR VENT



CALCULATIONS:
 MAXIMUM FLOW IN SUCTION LINE IS 6 FPS = 60 gpm
 VOLUME OF WATER IN 30 FT x 1.5" DIA VENT LINE = 2.75 gal.
 $t_{min} = (2.75 \text{ gal}/60) * 60 = 2.75 \text{ sec.}$
 MINIMUM FLOW RATE REQUIRED TO CLEAR LINE IN 4 SECONDS:
 VOLUME OF WATER IN 30 FT x 1.5" DIA VENT LINE = 2.75 gal.
 $Q_{min} = (2.75 \text{ gal}/4 \text{ sec}) * 60 \text{ sec}/\text{min} = 41.25 \text{ gpm.}$



ALTERNATIVE WALL SECTION



ALTERNATIVE WALL SECTION

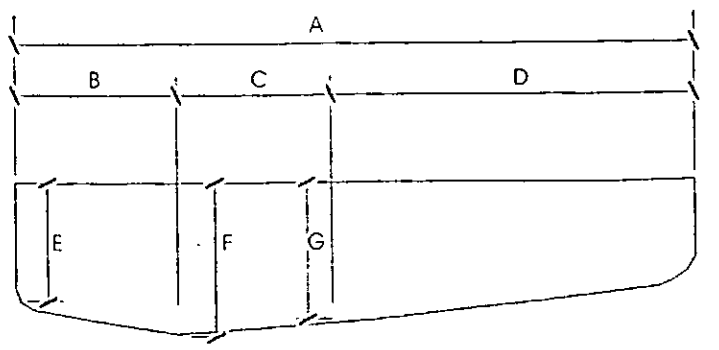
The following codes are to be met where required:
 Florida Building Code - Residential 2004
 Florida Building Code - Mechanical 2004
 Florida Building Code - Plumbing 2004
 Florida Building Code - Fuel Gas 2004
 1997 Standard Swimming Pool Code
 2002 National Electric Code
 98-76 Building Construction Administrative Code

GENERAL NOTES

1. FOR RESIDENTIAL POOLS UP TO WATER DEPTH OF 8'0", USE #3 REBAR 12" OCEW. FOR DEPTHS GREATER THAN 8'0", ADDITIONAL ENGINEERING IS REQUIRED.
2. CONCRETE COVER OVER REBAR MUST COMPLY WITH ALL BUILDING CODES. THIS POOL IS NOT DESIGNED TO RESIST POSSIBLE HYDROSTATIC UPLIFT FORCES. THE WATER SHALL NEVER BE REMOVED FROM THE POOL STRUCTURE UNLESS ALL HYDROSTATIC UPLIFT FORCES ARE TOTALLY REMOVED.
3. REINFORCING BARS SHALL CONFORM TO ASTM A15-58 I AND A305-58 I.
4. THE POOL AREA SHALL BE FENCED OR SCREENED PER COUNTY/CITY ORDINANCE. GATES SHALL BE SELF LATCHING AND SELF CLOSING.
5. PIPING SHALL BE PVC SCHEDULE 40. PIPING SYSTEMS SHALL BE PRESSURE TESTED TO 35psi PRIOR TO COVERING PIPES.
6. MAXIMUM VELOCITY IN SUCTION LINES SHALL BE 6 fps. MAXIMUM VELOCITY IN PRESSURE LINES SHALL BE 10 fps.
7. FLOOR THICKNESS SHALL BE A MINIMUM OF 6" WITH CODE REQUIRED COVER OF REINFORCING (MINIMUM OF 2").
8. FLOOR REINFORCING SHALL BE #3 BARS @ 12" OC EW. (STRUCTURAL GRADE 40 STEEL)
9. QUANTITIES OF UNDERWATER LIGHTS, SKIMMERS, WALL INLETS, ETC. MAY VARY. HOWEVER, THERE SHALL BE AT LEAST (1) SKIMMER PER 800 SQ FT OF POOL SURFACE, (2) WALL RETURN INLETS.
10. PLACEMENT OF THE FILTRATION EQUIPMENT SHALL COMPLY WITH ALL LOCAL CODES AND NEIGHBORHOOD RESTRICTIONS.
11. ELECTRICAL TO CONFORM TO LOCAL CODES.
12. THE SOIL BEHIND THE POOL WALL IS AN INTEGRAL PART OF THE STRUCTURE AND MUST NOT BE REMOVED WHEN THE POOL IS FULL OF WATER.
13. SWIM-OUTS AND/OR LADDERS ARE REQUIRED ON RESIDENTIAL POOLS.

DIMENSION REMARKS
 UP TO 40'
 7'
 15'
 MIN. OF 8'
 MIN. OF 7'
 MIN. OF 8'
 MIN. OF 5'
 MIN. OF 3'

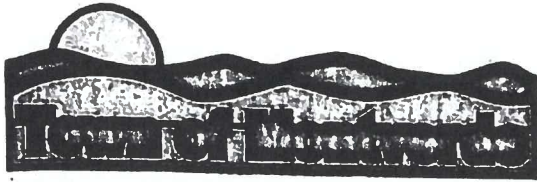
APPLIES TO DIVING POOLS ONLY



TYPICAL POOL SECTION

Lildon Engineering Company, Inc.
 548 B Hwy 27
 Minneola, Florida 34715
 (352) 394-2590 Ph. & FAX

Nov. 8, 2005
 Wayne A. Block PE # 52583



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: 2021-04-007 DATE SUBMITTED: 4/28/2021

PAYMENT: _____ Check No.: _____

CONTACT NAME: GABRIEL DEPAZ

PROPERTY ADDRESS/LOCATION: 17701 8th ST MONTVERDE FL

TYPE OF PERMIT OR WORK REQUESTED: ZONING CLEARANCE FOR POOL

DESCRIPTION OF PROPOSED ACTIVITY: OBTAIN ZONING CLEARANCE TO
COMPLY WITH LAKE CO TO RESOLVE ISSUE WITH SUSPENDED
PERMIT # 2006020851 SO WE CAN PROCEED WITH HOME SALE 5/3/21

LAKE COUNTY ALT KEY No. (if known) _____

TOTAL SQUARE FOOTAGE OF RESIDENCE: 1,005

TOTAL SQUARE FOOTAGE OF ACCESSORY STRUCTURE: _____

PHONE NUMBER AND E-MAIL ADDRESS: 352 246 5999 GABRIEL.DEPAZ@GMAIL.COM

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

(SEE ATTACHED IN EMAIL)

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