



ZONING CLEARANCE REPORT

September 8, 2020

Prepared for
Town of Montverde
Attn: Brenda Brasher



Parcel No. 3874537 (ALT Key)
Application #: 2020-07-013
Applicant: Karen & Kevin Rohr
16905 Alpha Avenue

The applicant has requested approval to replace/cover the existing front concrete walkway and driveway with pavers, as well as to widen the driveway with pavers. The applicant has also requested to extend and widen the existing rear patio with pavers and foundation wall, on Parcel No. 3874537 (ALT Key) at 16905 Alpha Avenue. The applicant submitted an application and survey indicating the proposed additions.

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.

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:

Applicant must initial each condition.

- 1.) Additions to the existing structure require a zoning clearance and may also require submittal of a Zoning Clearance Application to the Town of Montverde.
- 2.) New driveway/pavers must be at least 5' from the property line.



3.) If a retaining wall is over 36" in height, the wall should be shown with the grading plan and design certified by a state registered engineer. Any wall 36" and over shall be installed with a decorative aluminum handrail, as required by the Florida Building Code. Walls over 60" in height will not be allowed. Wood retaining walls are prohibited.

NOTE: This Zoning Clearance does not constitute issuance of any required Building Permits from the Town of Montverde. The Town Building Inspector approves applications for structures according the Florida Building Code.

A Building Permit is required prior to construction.

The Applicant acknowledges that the aforementioned conditions including setbacks and landscaping and tree removal permit (if required) must be completed in accordance with the Town's Land Development Code and Applicant is responsible for any cost associated with required changes subsequent to inspection by the Town and prior to issuance of a final Certificate of Occupancy and/or Building Permit.

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

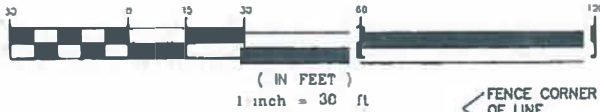
Brenda Brasher
Town Clerk
Town of Montverde

September 8, 2020

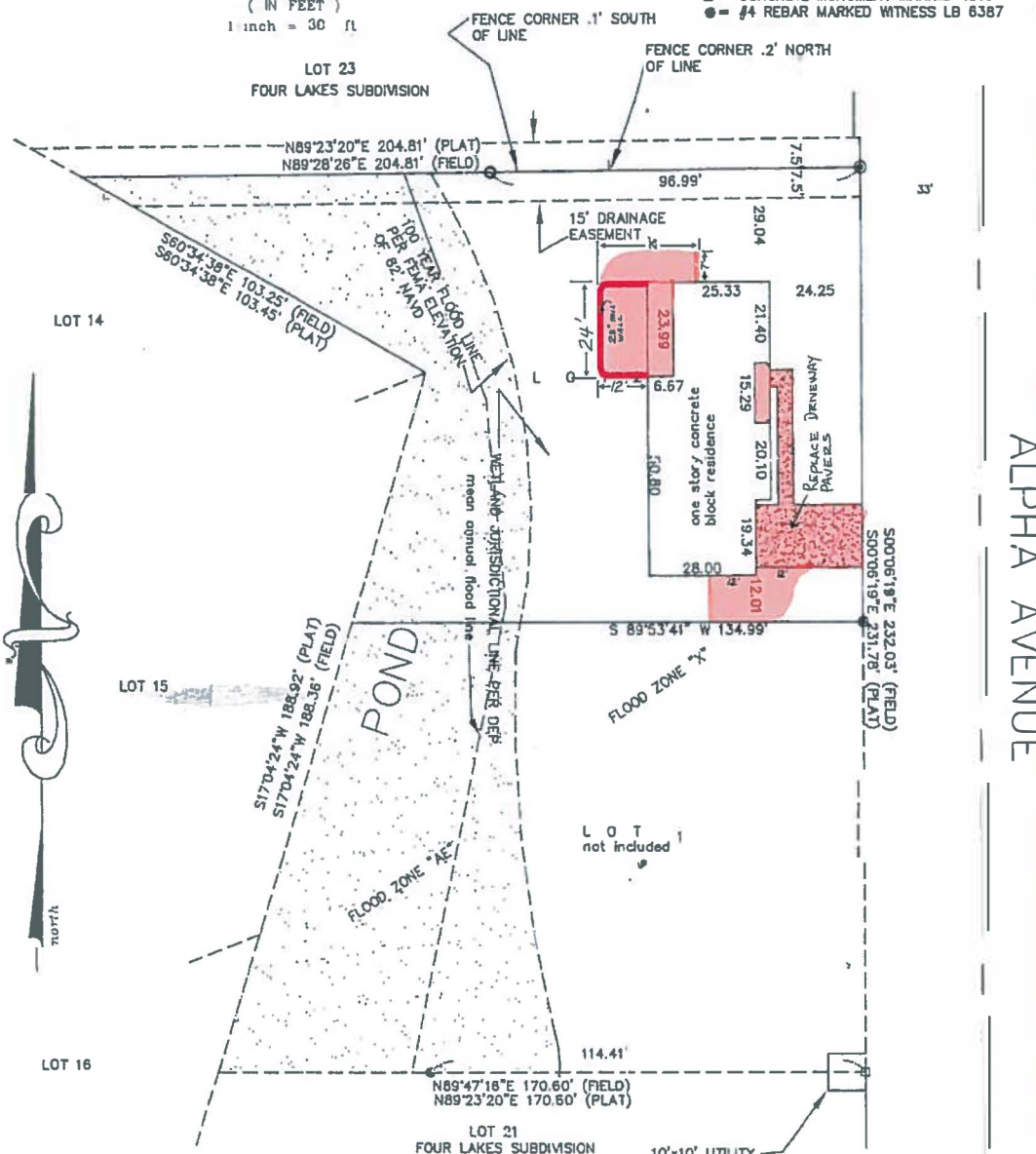


Refr
Montvale

GRAPHIC SCALE



- ⊙ = #4 REBAR UNMARKED
- = 1/2" IRON PIPE UNMARKED
- ⊞ = CONCRETE MONUMENT MARKED 1916
- = #4 REBAR MARKED WITNESS LB 6387



ALPHA AVENUE

DESCRIPTION
LOT 2, HAMMERT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGE 80, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

- NOTES
1. BEARINGS BASED ON THE PLAT BEARING OF S.00°06'19"E. ALONG THE WEST RIGHT OF WAY LINE OF ALPHA AVENUE.
 2. APPARENT ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN.
 3. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED.
 4. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 5. PROPERTY SHOWN HEREON LIES IN FLOOD ZONES "X" & "AE" BY ELEVATION.
 6. CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
 7. WETLAND JURISDICTIONAL LINE SHOWN HEREON BASED ON DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 8. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF SAID SIGNING PARTY.

Revised 4/15/2015 for final survey


Blackburn Surveying, Inc. L.B. # 6528 642 WEST HIGHWAY 50 P.O. Box 121022 Clermont, Florida 34712 (352) 394-4417 Fax (352) 394-7058	BOUNDARY SURVEY FOR: WEBER CONSTRUCTION	
	SCALE: 1" = 30' DATE: 9/16/2014	APPROVED BY: PMK
HAMMERT SUBDIVISION LAKE COUNTY, FLORIDA		
PAGE NO. 1	DRAWING NO. hammert2	

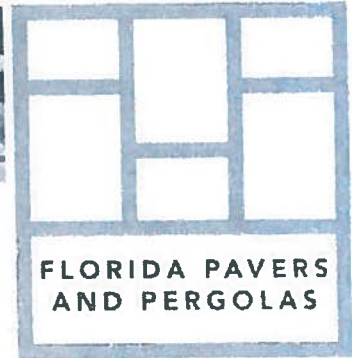
C 4/16/15

PATRICK M. KELLEY, P.L.S. FLORIDA SURVEYOR'S CERTIFICATE NO. 4423
 NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER.
 THE SURVEY DEPICTED HEREIN IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

APPROVED

BY TOWN PLANNER


 Sean M. Parks
 Sept 8, 2020

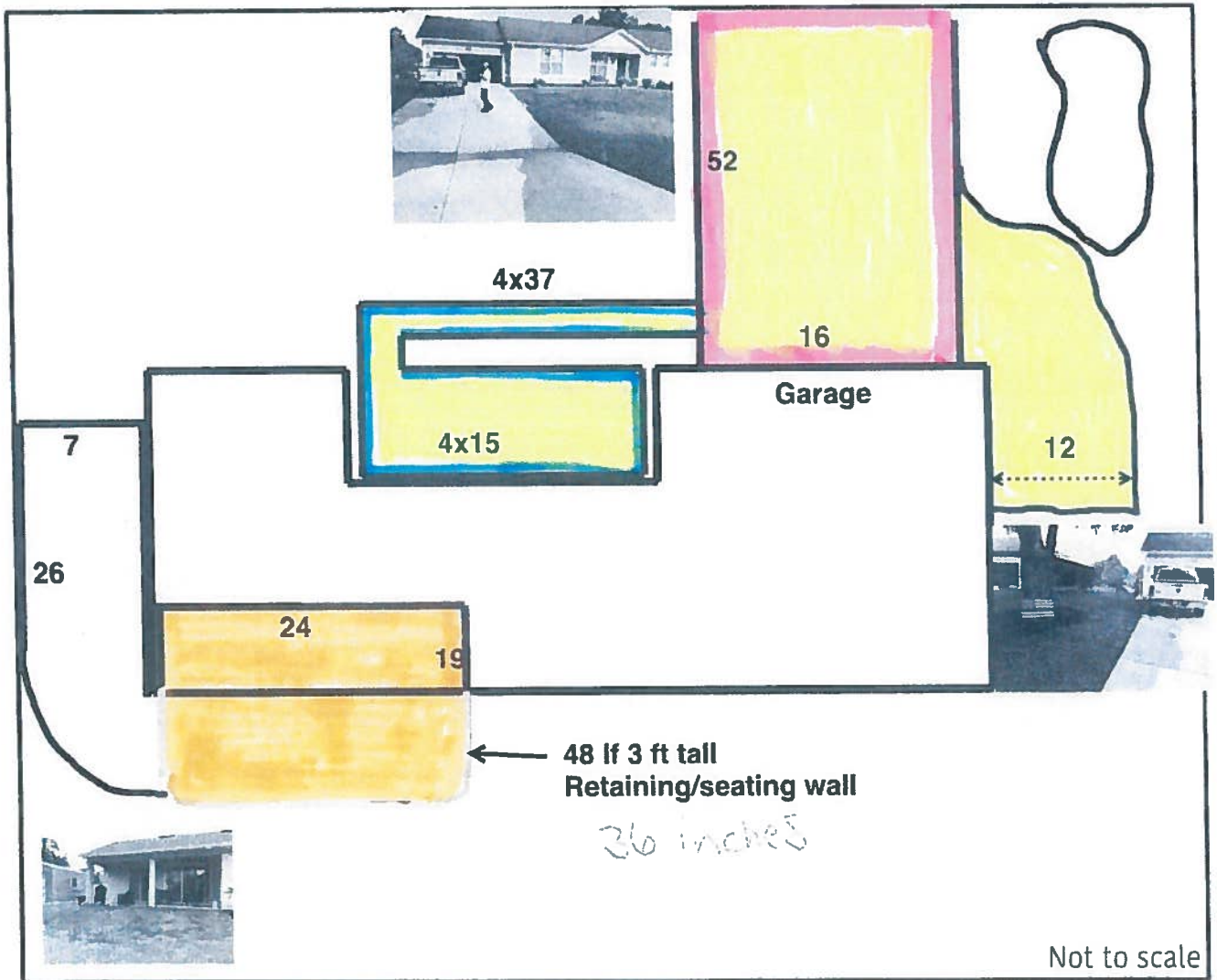


Customer Name: Kevin rohr

Additional Notes:

- Excavate as needed
- Cap sprinklers as needed
- Install and plate compact crushed concrete base as needed
- Install pavers per drawing below
- Install concrete edge restraint as needed
- Sweep and wash sand into all of the paver joints
- Clean area as needed

****Sealing pavers is recommended but NOT included in this quote
 ****(for pool deck remodels)pool interior will need professional cleaning it is NOT included in this quote
 ****We will only cap sprinklers that are marked





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

RECEIVED
7/20/20

APPLICATION NO. 2020-07-013 DATE SUBMITTED: 7-17-20

PAYMENT: \$100.00 Check No.: 8024

CONTACT NAME: JAMES AND KAREN ROHR

PROPERTY ADDRESS/LOCATION: 16905 ALPHA AVE

TYPE OF PERMIT OR WORK REQUESTED: BRICK PAVEMENT PATIO AND ~~DRIVEWAY~~ EXTENSION

DESCRIPTION OF PROPOSED ACTIVITY: Brick Paver Patio and
Drive way extension

LAKE COUNTY ALT KEY No. (if known) _____

TOTAL SQUARE FOOTAGE OF RESIDENCE: 1550

TOTAL SQUARE FOOTAGE OF ACCESSORY STRUCTURE: _____

PHONE NUMBER AND E-MAIL ADDRESS: 407-393-2367
Karenrhr218@gmail.com

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

FLORIDA PAVERS AND PERGOLAS 407-502-3431

201 W. MITCHELL HAMMOCK RD OUIDER, FL EMAIL FLORIDAPAVERSANDPERGOLAS.COM

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.

Karen Rohr
Signature of Applicant

BELOW TO BE COMPLETED BY TOWN OF MONTVERDE STAFF

1. Legal Description of Property: _____
2. Utilities: Central Water _____ Central Sewer _____ Well _____ Septic Tank _____
3. Existing zoning of property: _____ Lot Size: _____
4. Square Footage of Living Area: _____ Square Footage of Accessory Structure(s): _____
5. Total Square Footage: _____ Square Footage of Lot: _____
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 Officer)

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: 7/20/20 Received by: Maol
Fees Due: \$100.00 Fees Paid: \$100.00 Date Paid: 7-22-20