



ZONING CLEARANCE REPORT

November 10, 2021

Prepared for
Town of Montverde
Attn: Paul Larino



NEW STAIRS

17115 Franklin Avenue

Alt Key #2868384

Application No. 2021-11-001

Applicant: Edwin Santos

The applicant has requested approval for installation of wood stairs outside the barn / with railing still in progress. 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 property is zoned Office / Residential / Commercial.

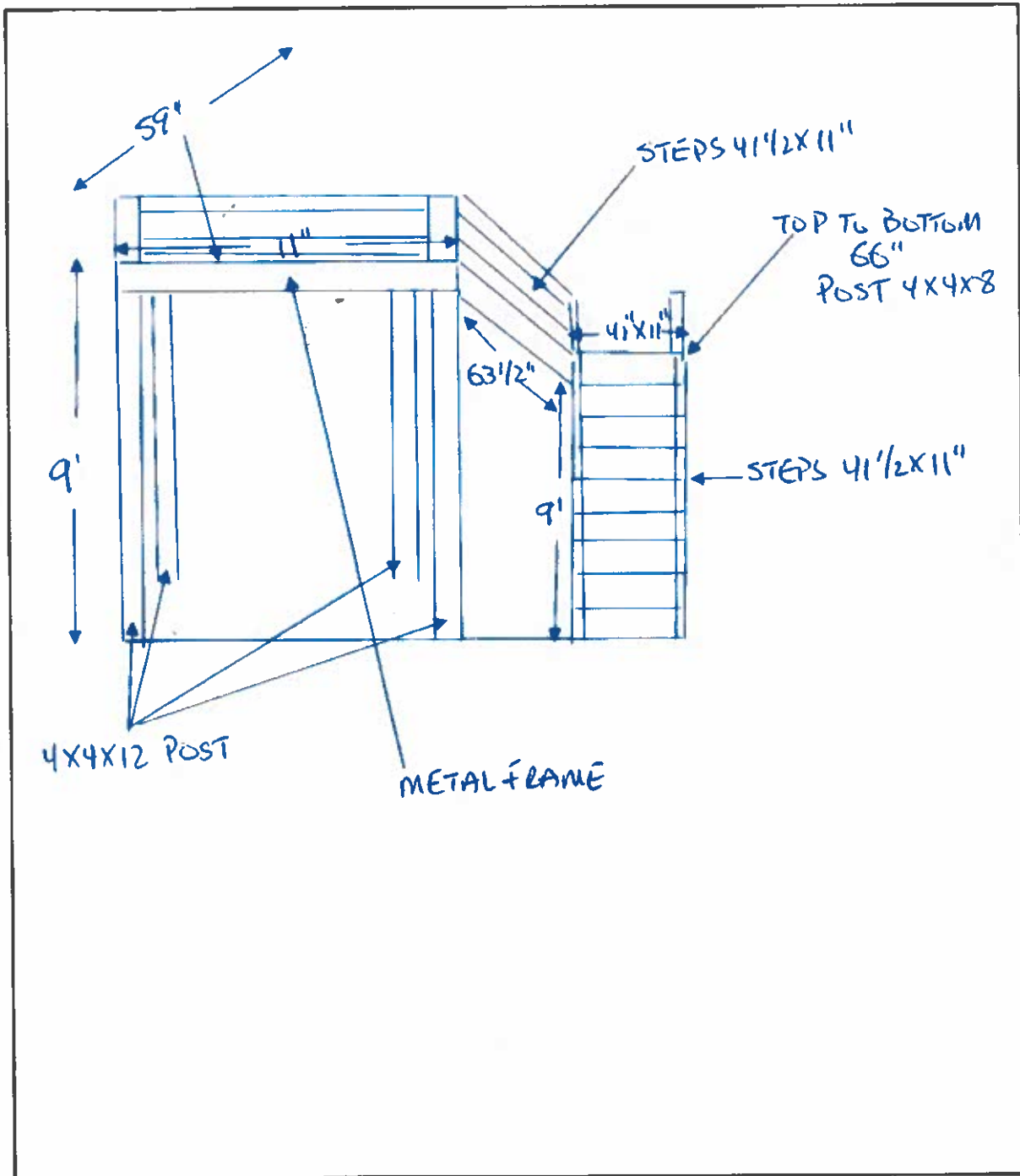
The proposed plan indicates conformance with zoning requirements of Chapter 10, Town of Montverde Land Development Code (LDC). The application is consistent with criteria as prescribed in Chapter 4 of the Town's LDC.

The proposed plans for utilization of Town ROW indicate conformance with requirements stipulated in Article I Sec. 22 of the Town of Montverde LDC. The applicant shall acknowledge and adhere to the comments and requirements prescribed above by the Town's Engineer.

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

Sean M. Parks, AICP, QEP
Parks Consulting Services
Consulting Town Planner
November 10, 2021

Paul Larino
Town Manager
Town of Montverde
November 10, 2021



- Steps Treated to Ground Contact Wood Standard Rise 6-12-in/ Depth of Step 10-in
- Severe weather Max Wood
- Prime Guard Plus Exterior Screws/bolts
- Galvanize Metal Straps/Steps/Post
- 2X6 Treated Wood
- 4X4 Treated Wood
- 3/4-in Treated wood,
- Concrete Footer

PROPERTY RECORD CARD

General Information

Name:	SANTOS EDWIN & CRUZITA	Alternate Key:	2868384
Mailing Address: Update Mailing Address	PO BOX 691957 ORLANDO, FL 32869-1957	Parcel Number: ⓘ	01-22-26-0900-002-00500
		Millage Group and City:	00MV (MONTVERDE)
		2021 Total Certified Millage Rate:	15.5714
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location: Update Property Location ⓘ	17115 FRANKLIN AVE MONTVERDE FL 34756	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MONTVERDE DIVISION C LOTS 5 TO 12 INCL, BLK 2 *UNRECORDED PLAT SEE DEED FOR FULL PROPERTY DESCRIPTION ORB 4250 PG 1754		

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	\$49,000.00

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

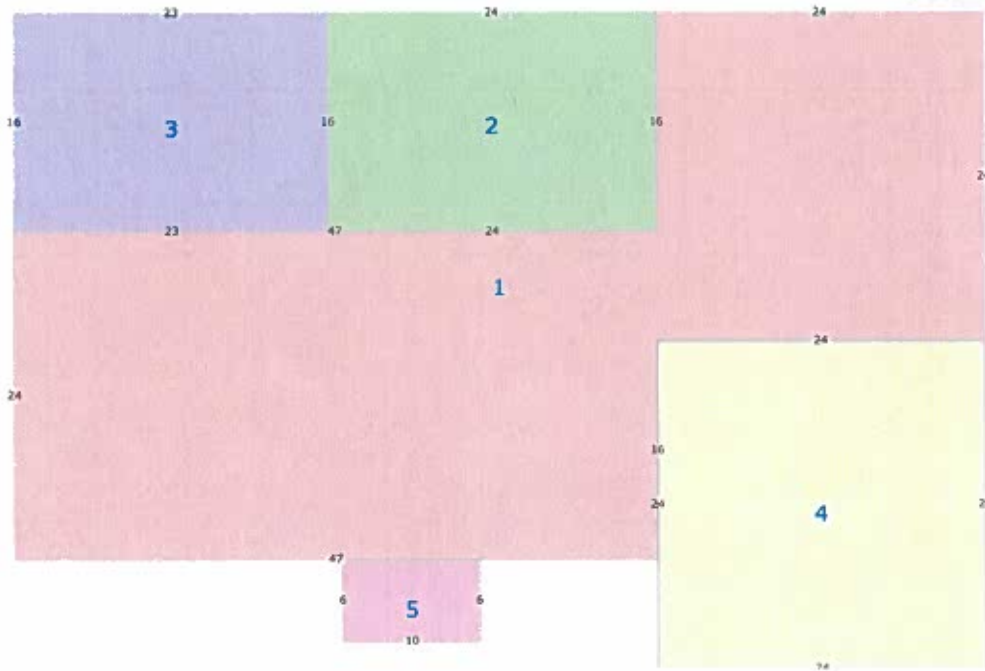
Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$77,725.00						
Summary								
Year Built: 1987	Total Living Area: 1704 ⓘ	Central A/C: Yes	Attached Garage: Yes					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 1					
Incorrect Bedroom, Bath, or other information? ⓘ								
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)	Wood (001)	1	1704	N	0%	0%	<input type="checkbox"/>
2	SCREEN PORCH FINISHED (SPF)	No Wall Type (000)	1	384	N	0%	0%	<input type="checkbox"/>
3	SCREEN PORCH FINISHED (SPF)	No Wall Type (000)	1	368	N	0%	0%	<input type="checkbox"/>
4	GARAGE FINISHED	Wood (001)	1	576	N	0%	0%	<input type="checkbox"/>

5	WOOD (GAF) OPEN PORCH UNFINISHED (OPU)	No Wall Type (000)	1	60	N	0%	0%	<input type="checkbox"/>
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[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	GARAGE DETACHED (DGF)	480	SF	1998	\$3,672.00
0002	CARPOR/POLE SHED - UNFINISHED (UCP)	288	SF	2004	\$877.00
0003	CARPOR/POLE SHED - UNFINISHED (UCP)	216	SF	2009	\$794.00

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
4250 / 1754	12/4/2012	Warranty Deed	Qualified	Improved	\$97,000.00
929 / 2347	8/1/1987	Warranty Deed	Unqualified	Vacant	\$0.00
1210 / 684	8/1/1987	Quit Claim Deed	Unqualified	Improved	\$0.00
918 / 1727	3/1/1987	Quit Claim Deed	Unqualified	Vacant	\$1.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 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 FUND	\$132,068	\$132,068	\$132,068	5.05290	\$667.33
LAKE COUNTY MSTU AMBULANCE	\$132,068	\$132,068	\$132,068	0.46290	\$61.13
SCHOOL BOARD STATE	\$132,068	\$132,068	\$132,068	3.59400	\$474.65

SCHOOL BOARD LOCAL	\$132,068	\$132,068	\$132,068	2.99800	\$395.94
TOWN OF MONTVERDE	\$132,068	\$132,068	\$132,068	2.83000	\$373.75
ST JOHNS RIVER FL WATER MGMT DIST	\$132,068	\$132,068	\$132,068	0.21890	\$28.91
LAKE COUNTY VOTED DEBT SERVICE	\$132,068	\$132,068	\$132,068	0.09180	\$12.12
LAKE COUNTY WATER AUTHORITY	\$132,068	\$132,068	\$132,068	0.32290	\$42.64
				Total: 15.5714	Total: \$2,056.47

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: \$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law

Agricultural Classification[Learn More](#) [View the Law](#)

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

Assessment Reduction Savings 

The assessment reductions marked with a  above are providing a tax dollar savings of: **\$0.00**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on October 4, 2021.

Site Notice



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. 2024-11-001 DATE SUBMITTED: Email 11/4/21

PAYMENT: _____ Check No.: _____

CONTACT NAME: Edwin SANTOS

PROPERTY ADDRESS/LOCATION: 17115 FRANKLIN AVE

TYPE OF PERMIT OR WORK REQUESTED: WOOD WORK-STAIRS

DESCRIPTION OF PROPOSED ACTIVITY: INSTALL STAIRS OUTSIDE BARN / STILL IN WORKING PROCESS -> RAILING
ESTIMATE COST \$500⁰⁰

LAKE COUNTY ALT KEY No. (if known) 2868384

TOTAL SQUARE FOOTAGE OF RESIDENCE: 480^{sq} BARN HOUSE 1704^{sq} ft

TOTAL SQUARE FOOTAGE OF ACCESSORY STRUCTURE: 100^{sq}


PHONE NUMBER AND E-MAIL ADDRESS: 407-325-5000

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

OWNER - Edwin SANTOS PO Box 691957 ORLANDO
FL 32869 SS351PATR.NET 407-325-5000

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