



ZONING CLEARANCE REPORT

January 12, 2022

Prepared for
Town of Montverde
Attn: Paul Larino



TREE REMOVAL

17129 Lakeside Drive

Alt Key #: 1463441

Application No. 2022-01-007

Applicant: Greg Sirious

The applicant has requested approval to remove a 4.7' diameter oak tree which is in the location of the new home. 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: Single Family Medium Density (R1-M).

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.

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
January 12, 2022

Paul Larino
Town Manager
Town of Montverde
January 12, 2022

BOUNDARY SURVEY

LEGAL DESCRIPTION:

THE EAST 84 FEET OF THE SOUTH 200 FEET LOT X, LAKESIDE DIVISION OF MONTEVERDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 38, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FLOOD INFORMATION:

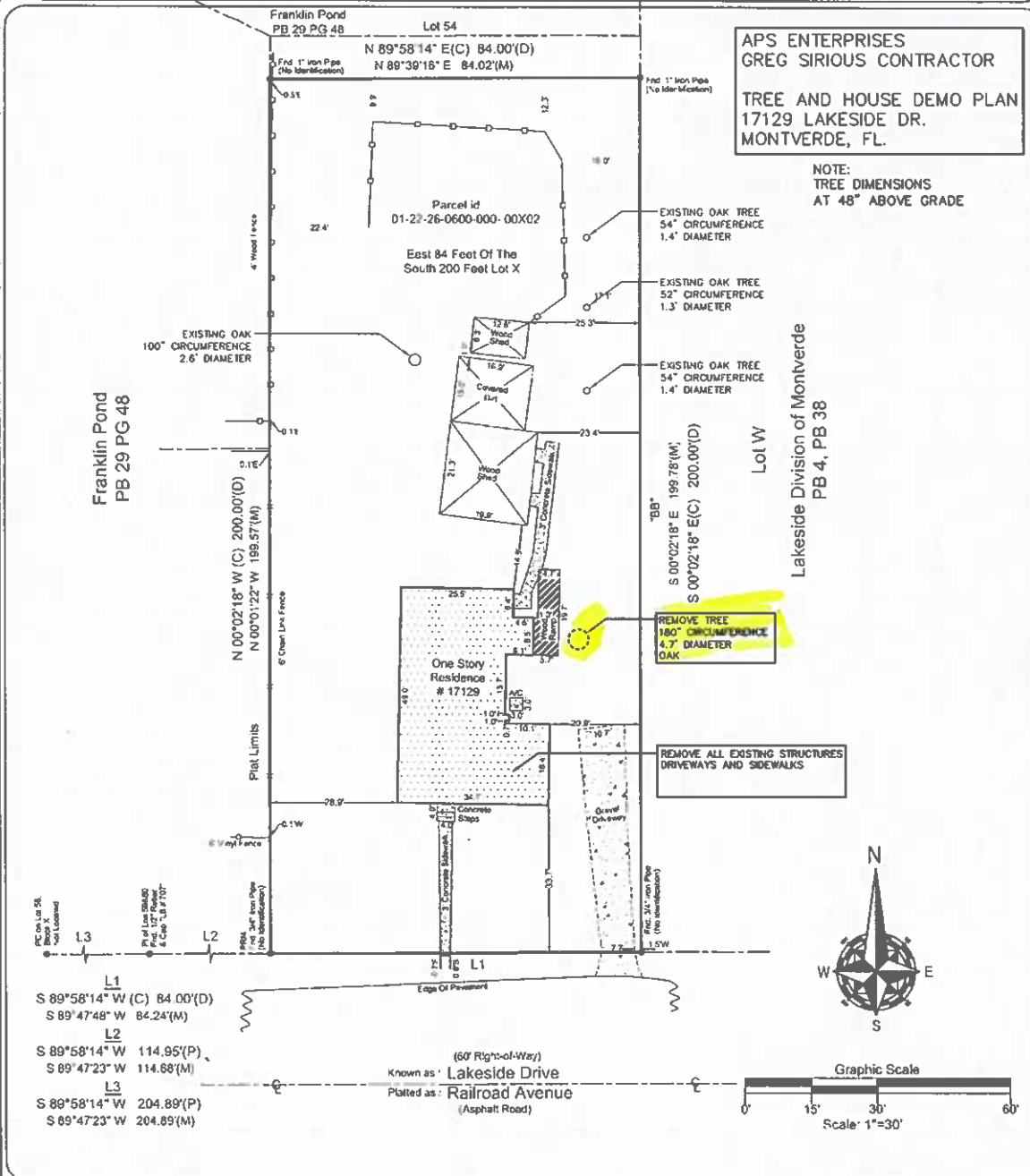
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN TOWN OF MONTEVERDE, COMMUNITY NUMBER 120614, DATED 12/18/2012.

CERTIFIED TO:

VANGIE DE LA CONCHA; SIGNATURE TITLE PROFESSIONALS INC.; WESTCOR LAND TITLE INSURANCE COMPANY



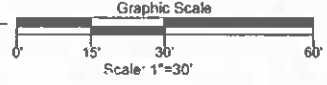
17129 LAKESIDE DRIVE, MONTVERDE, FLORIDA 34756



APS ENTERPRISES
GREG SIRIOUS CONTRACTOR
TREE AND HOUSE DEMO PLAN
17129 LAKESIDE DR.
MONTVERDE, FL.

NOTE:
TREE DIMENSIONS
AT 48" ABOVE GRADE

Lakeside Division of Montverde
PB 4, PB 38



**APPROVED
BY TOWN PLANNER**

Sean M Parks Jan 12, 2022



NOTES:
Survey is Based upon the Legal Description Supplied by Client.
Adjoining Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Issues Subject to any Easements and/or Restrictions of Record.
Boundary Markers Shown herein, if Any exist, are Based upon the Line Determined with a "BA" Building Line are NOT to be used to reconstruct Property Lines.
Fence Ownership is NOT determined.
Roof Overhang, Underpinning and Utilities and/or Footers have NOT been located UNLESS otherwise noted.
Septic Tanks and/or Drainfields locations are approximate and MUST be verified by appropriate Utility Location Companies.
Use of This Survey for Purposes other than intended, without Written Verification, Will be the User's Sole Risk and their Liability to the Surveyor. Nothing Herein shall be construed to give ANY Rights or Benefits to Anyone Other than those intended.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to me as Noted and Conform to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5A-17.052 Florida Administrative Codes, Pursuant to Section 472.12 Florida Statutes

Patrick K. Ireland, PLS 6637, LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal

Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.Irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

Legend: Wood Fence, Chain Link Fence



TREE REMOVAL PERMIT

(For all trees over 4-inches DBH^(*) and not designated on the current Florida Exotic Pest Council List)

APPLICATION NUMBER: 2022-01-007 (Assigned by Montverde Staff) DATE: 1/12/22

PAYMENT: _____ Check No.: _____

APPLICANTS NAME: Breg Sirois / APS Enterprises Unlimited Inc.

LAKE COUNTY ALT KEY No. (if known) 1463441

NUMBER OF TREES PROPOSED FOR REMOVAL^(*): 1

DESCRIPTION OF NEED FOR PROPOSED TREE REMOVAL: _____

This one tree is in the location of new home.

PROPERTY ADDRESS/LOCATION: 17129 Lake Side Drive

Montverde, FL 34756.

PHONE NUMBER AND E-MAIL ADDRESS (If you want to be contacted via e-mail): 407-832-8597

CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER (if applicable): APS Enterprises Unlimited

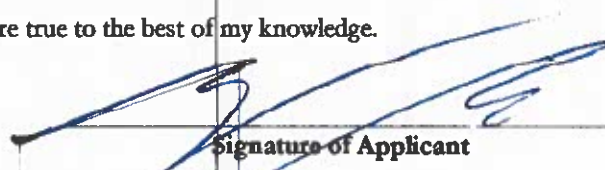
15604 Thoroughbred Lane Montverde, FL 34756

407-832-8597

PLEASE SUBMIT THE FOLLOWING ITEMS WITH THIS APPLICATION:

- 1.) A Tree Inventory consisting of a scaled aerial photograph, survey sketch, or other drawing at a scale of one inch equals 100 ft. (1"=100'). The drawing must indicate all property boundaries.
- 2.) On the drawing, indicate location of all individual trees, including diameter of the tree measured at 4½-ft. above ground surface and its common species name (i.e. "Live oak"). Trees less than 4-inches DBH may be excluded from the inventory.
- 3.) Indicate on the drawing the trees proposed for removal and location of replacement trees.

I certify that the statements in this application are true to the best of my knowledge.


Signature of Applicant

Please See Opposite Side (Page 2) For Notes and Replacement Criteria