



ZONING CLEARANCE REPORT

July 29, 2019

Prepared for
Town of Montverde
Attn: Brenda Brasher, Town Clerk



DOCK, BOATHOUSE & COVERED DECK INSTALLATION

Parcel No. 1463157 (ALT Key)

17540 Strahan Street, Montverde, FL 34756

Applicant: Jon T. Sidell

Application Number: 2019-07-014

NOTE: To Lake County Building Department – This Zoning Clearance is Not Valid Unless Conditions Signature Block Below is Completed by Applicant.

The applicant has requested approval for construction of a dock with boathouse and covered deck on Parcel No. 1463157 (ALT Key) at 17540 Strahan Street. The proposed dock will connect and begin at the existing seawall. The applicant submitted an application consistent with the Town code within a residential neighborhood.

The applicant has submitted the required Town of Montverde Zoning Clearance Form. My review is based upon the 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: Applicant must initial each condition within initial box.

- The boathouse shall not contain livable quarters.
- Additions to the existing building require a zoning clearance and may also require submittal of a Zoning Clearance Application to the Town of Montverde.
- All shoreline development must comply with all applicable federal, state, and municipal regulations, including, but not limited to St. Johns River Water Management District (SJRWMD), the Florida Department of Environmental Protection (FDEP), and U.S. Army Corps of Engineers.



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
July 19, 2019

Brenda Brasher
Town of Montverde
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July 19, 2019

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Bluewater Dock Boat Lifts
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Date: