



# ZONING CLEARANCE REPORT

**April 1, 2020**

Prepared for  
Town of Montverde  
Attn: Brenda Brasher



**Parcel No. 3794843 (ALT Key)**  
**17726 Sugar Pine Way**  
**Applicant: Ryan Jones**  
**Application Number: 2020-04-001**

The applicant has requested approval for construction of an in-ground concrete swimming pool and enclosed deck on Parcel No. 3794843 (ALT Key) at 17726 Sugar Pine Way. The proposed pool and deck totals 2,724 ft<sup>2</sup>. Setbacks meet the Town's Code.

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 – Low Density (R1-L).

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.**

- 1.) Landscaping if proposed should be completed in conformance with the Town of Montverde Land Development Code. Any new trees planted on-site to meet the minimum four canopy tree requirement must be at least 2.5-inches caliper and in a thirty (30) gallon container or greater.**





2.) Please see the attached prohibited plant list. The applicant should adhere to these guidelines when planning and installing landscaping.

3.) If trees are proposed for removal, the applicant agrees to submit (prior to installation) an application for a tree removal permit and subsequent required tree mitigation.



**This Zoning Clearance does not grant Building Permit approval. A building permit must be issued by the Town's Building Official 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.**

\_\_\_\_\_  
**Applicant's Signature**

**Date:** \_\_\_\_\_

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

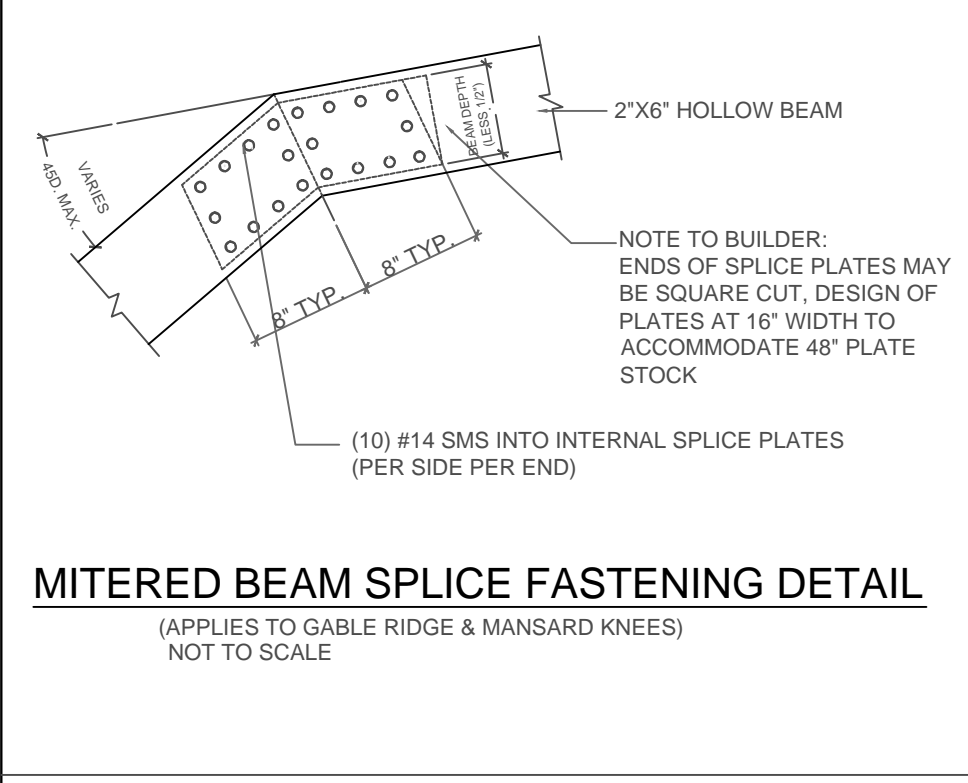
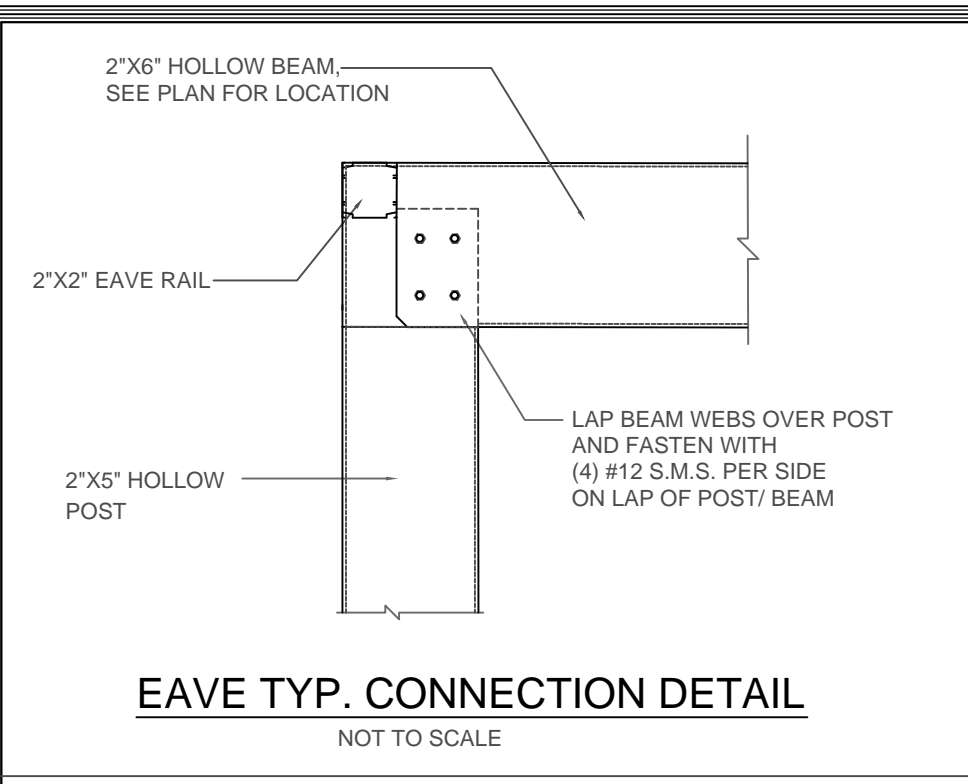
\_\_\_\_\_  
Sean M. Parks, AICP, Parks Consulting  
Services  
Consulting Town Planner  
April 1, 2020

\_\_\_\_\_  
Brenda Brasher  
Town Clerk  
Town of Montverde  
April 1, 2020



### **Town Prohibited of Montverde Tree and Plant Species List**

1. Australian Pine (Casuarina species)
2. Cajeput or Punk Tree (Melaleuca Quinquenervia)
3. Chinaberry (Melia Aedarach)
4. Ear Tree (Enterlobium Cyclocarpum)
5. Eucalyptus species
6. Florida Holly or Brazilian Pepper (Schninus Terebinthifolius)
7. Paper Mulberry (Broussonetia Papyrifera)
8. Cherry Laurel (Prunus Caroliniana)
9. Queen Palm (Syagrus romanzoffiana)
10. Camphor Tree (Cinnamomum camphora)



**PROJECT DESIGN CRITERIA:**  
 1-THE BASIC WIND SPEED, MPH, 130  
 2-THE WIND IMPORTANCE FACTOR, 1.0  
 3-THE WIND EXPOSURE CATEGORY, C  
 4-THE APPLICABLE INTERNAL PRESSURE COEFFICIENT, .55  
 5- RISK CATEGORY - 1

Cable Pairs	Pressure =>	17 PSF	18 PSF	21 PSF	25 PSF	29 PSF
1	(TABULAR)	288	261	205	180	160
2	VALUES	536	487	383	335	298
3	IN	712	647	509	445	396
4	SQUARE	816	742	583	510	453
5	(FEET)	868	789	620	543	482
K - Bracing (Pairs)						
1		800	545	429	375	333
2		1110	1009	793	694	617

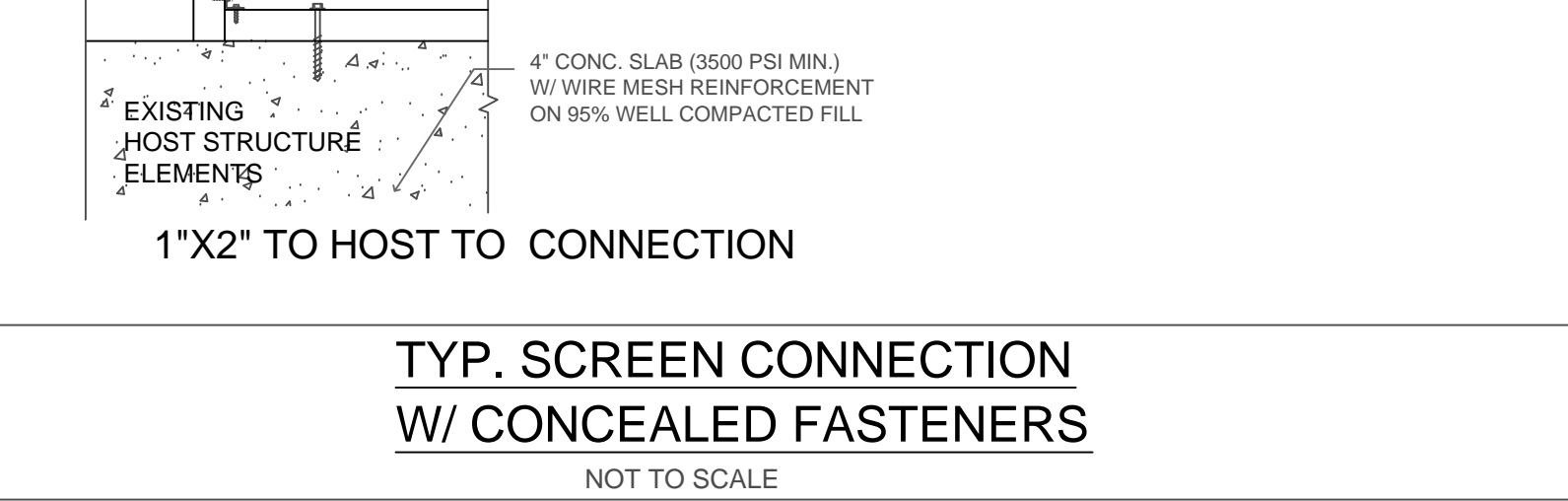
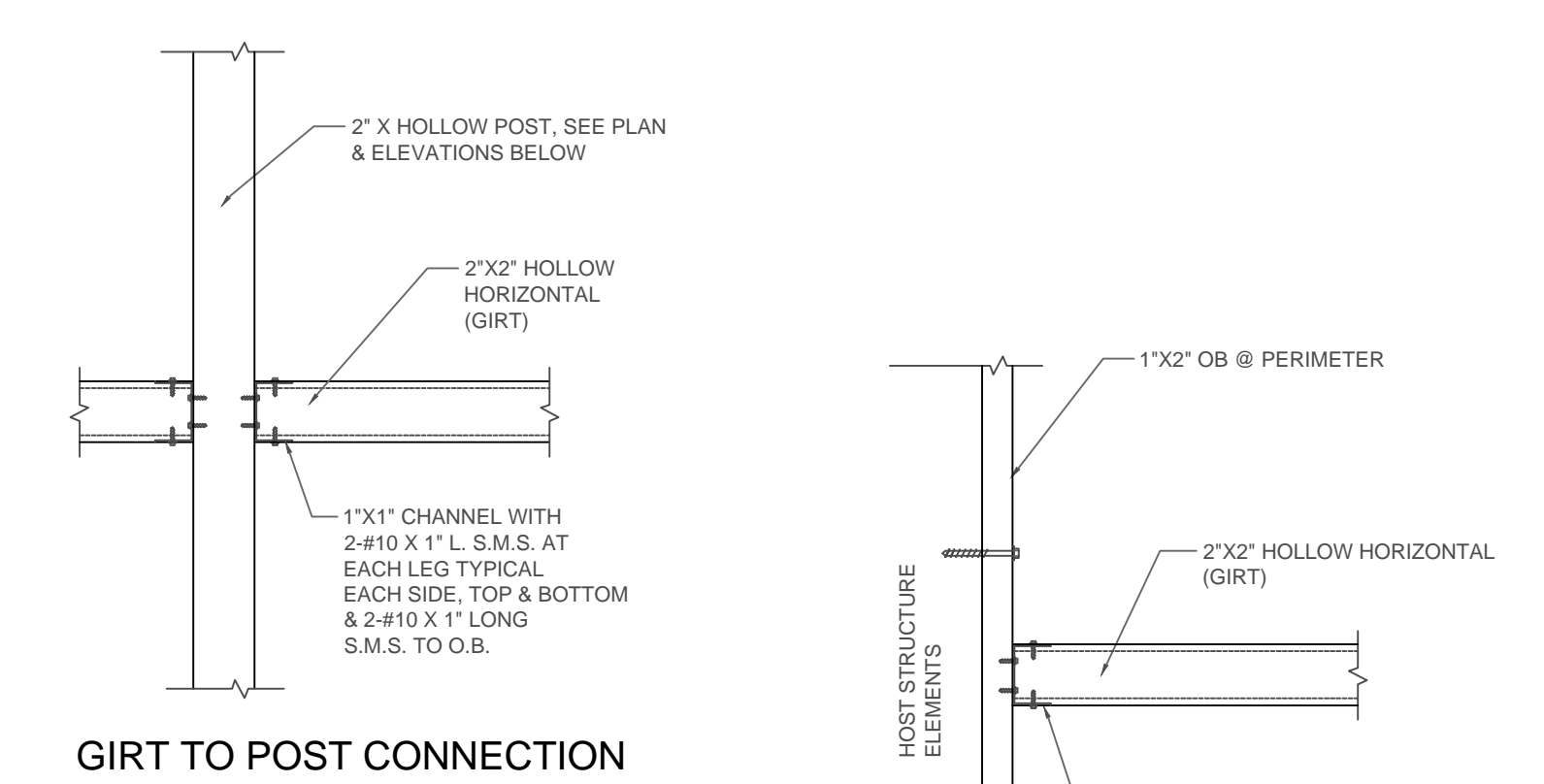
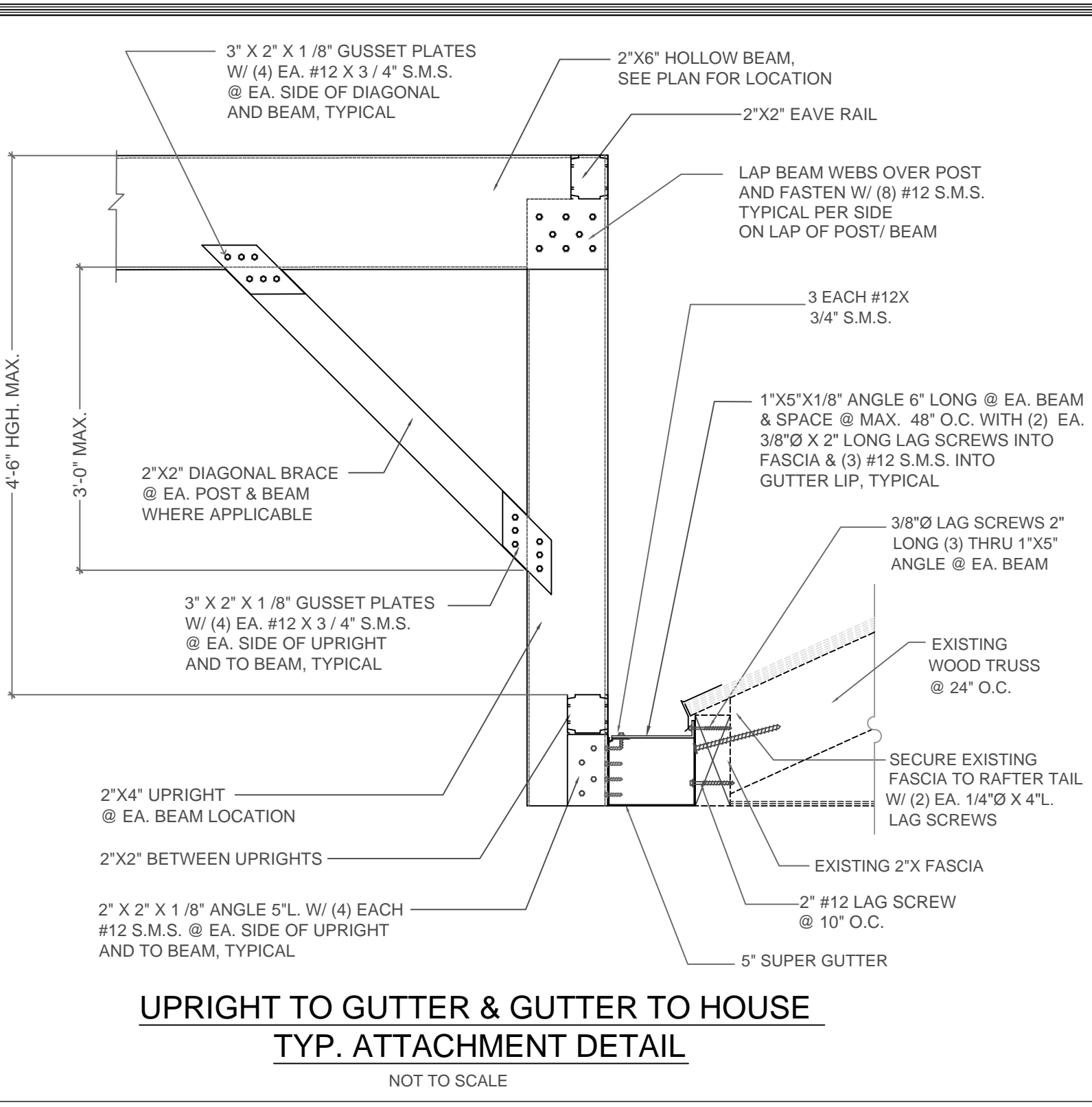
Monolithic Footings		Allowable Spans
Total Height (in)	Bottom Width (in)	Screen Roofs
4" Nominal Patio Slab (only)		
8	8	35'
8	12	42'
12	12	50'
12	16	55'
16	16	60'-5"

Total Span			
Height (in)	Width (in)	Allowable	Reinforcement
8	8	18'	2 EACH #3
8	12	25'	2 EACH #3
12	12	38'	2 EACH #3
12	16	45'	2 EACH #3
16	16	53'-4"	2 EACH #3

Beam	Required Post	Post & Beam Spacing											
		4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5	8.0			
2 x 4 x 0.045 x 0.100 S.M.B.	2 x 3	1	1	1	1	1	1	1	1	1	1	1	1
2 x 5 x 0.050 x 0.116 S.M.B.	2 x 3	1	1	1	1	1	1	1	1	1	1	1	1
2 x 6 x 0.050 x 0.120 S.M.B.	2 x 3	1	1	1	1	1	1	1	1	1	1	1	1
2 x 7 x 0.055 x 0.120 S.M.B.	2 x 4	1	1	1	1	1	1	1	1	1	1	1	1
2 x 8 x 0.072 x 0.224 S.M.B.	2 x 4	1	1	1	1	1	1	1	1	1	1	1	1
2 x 9 x 0.072 x 0.224 S.M.B.	2 x 5	1	1	1	1	1	1	1	1	1	1	1	1
2 x 9 x 0.082 x 0.306 S.M.B.	2 x 5	1	1	1	1	2	2	2	2	2	2	2	2
2 x 10 x 0.092 x 0.389 S.M.B.	2 x 6	1	1	2	2	2	2	2	2	2	2	2	2

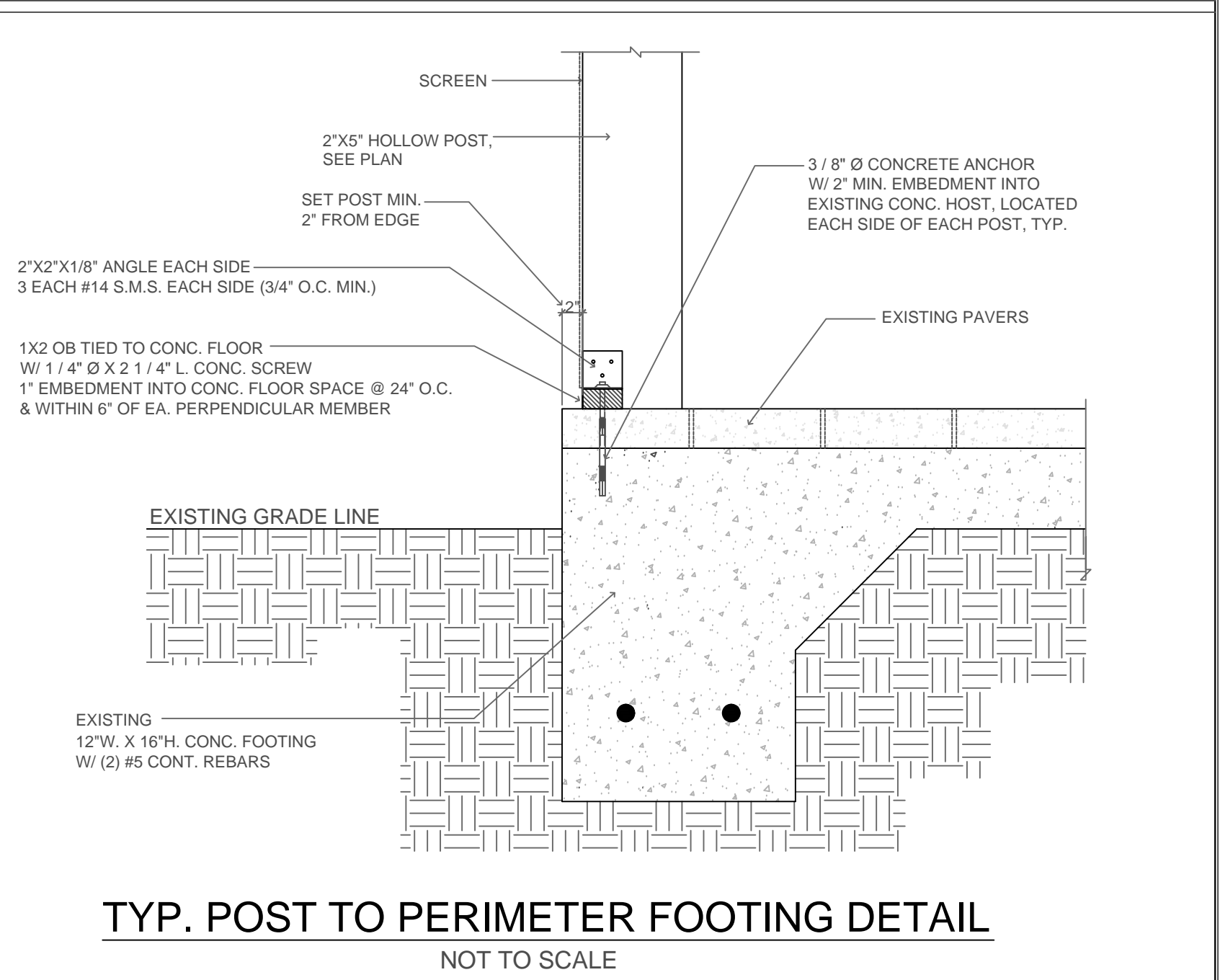
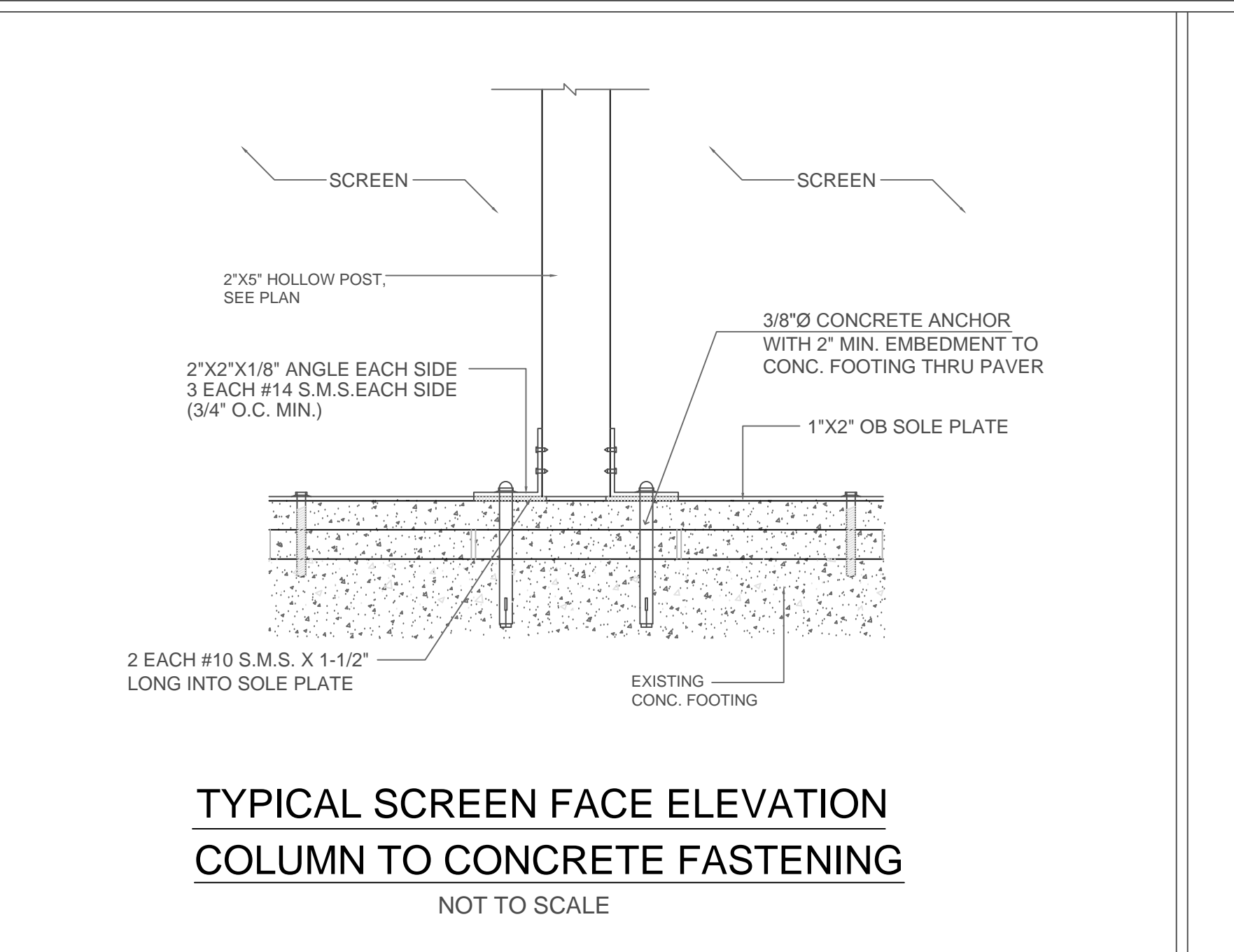
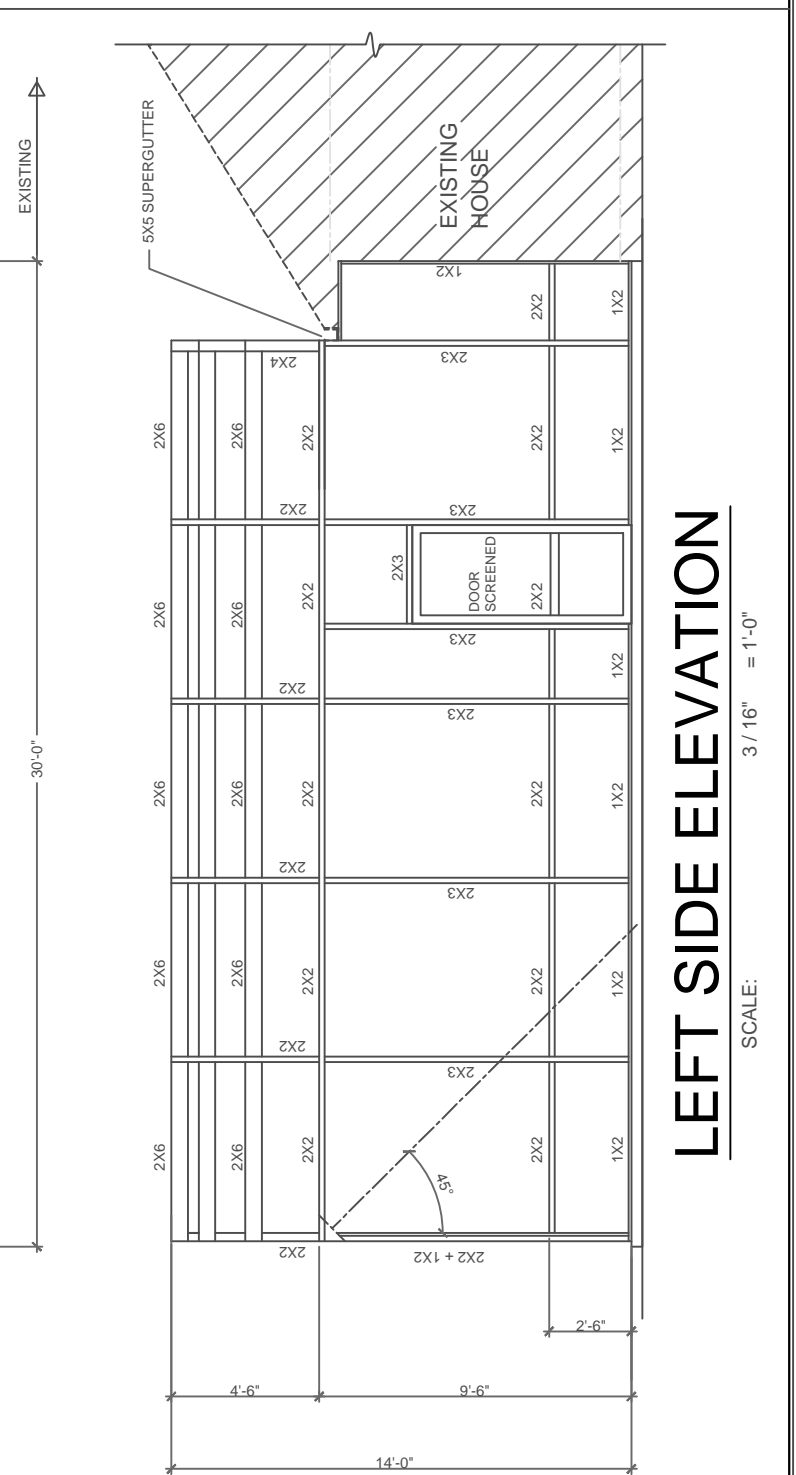
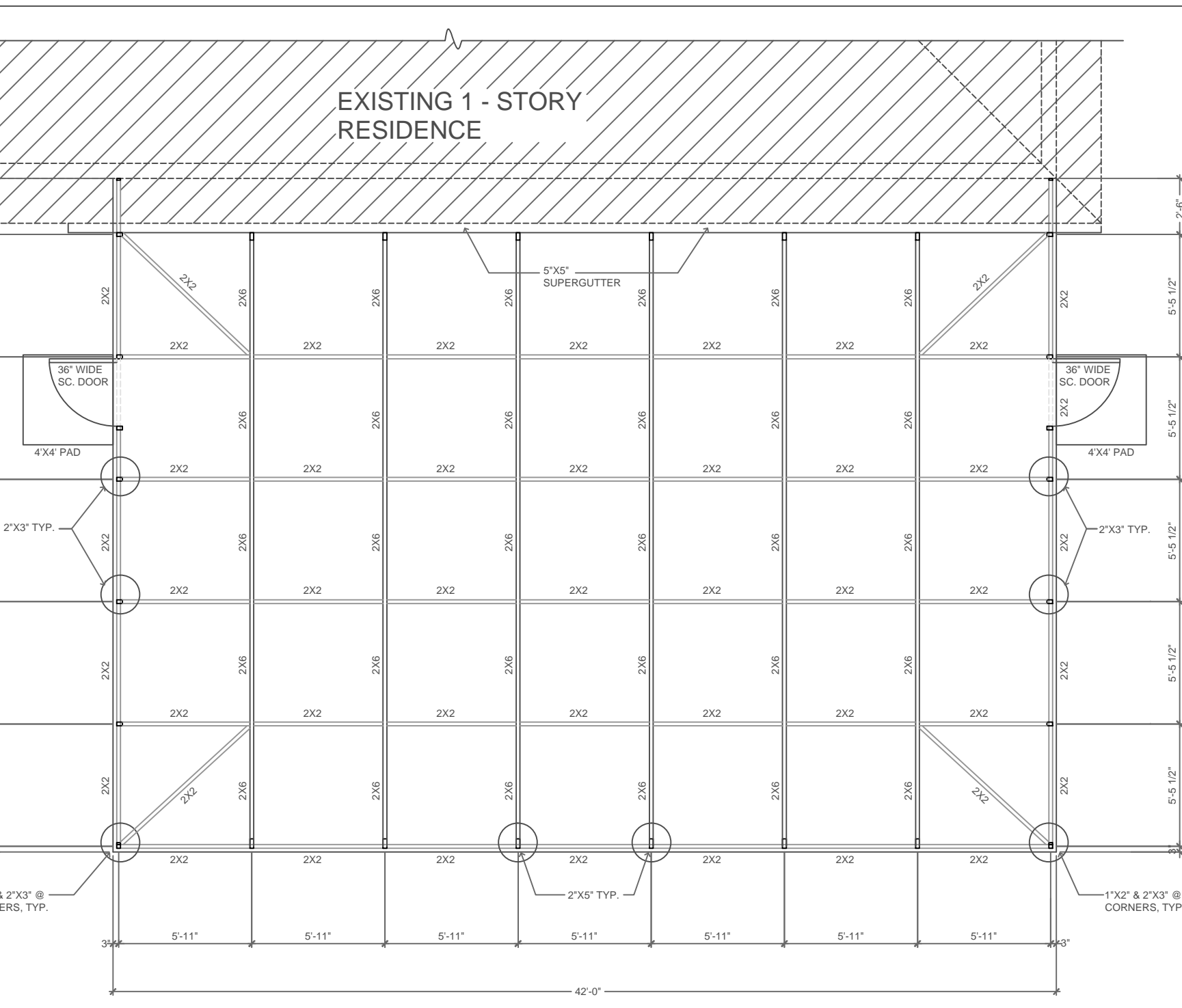
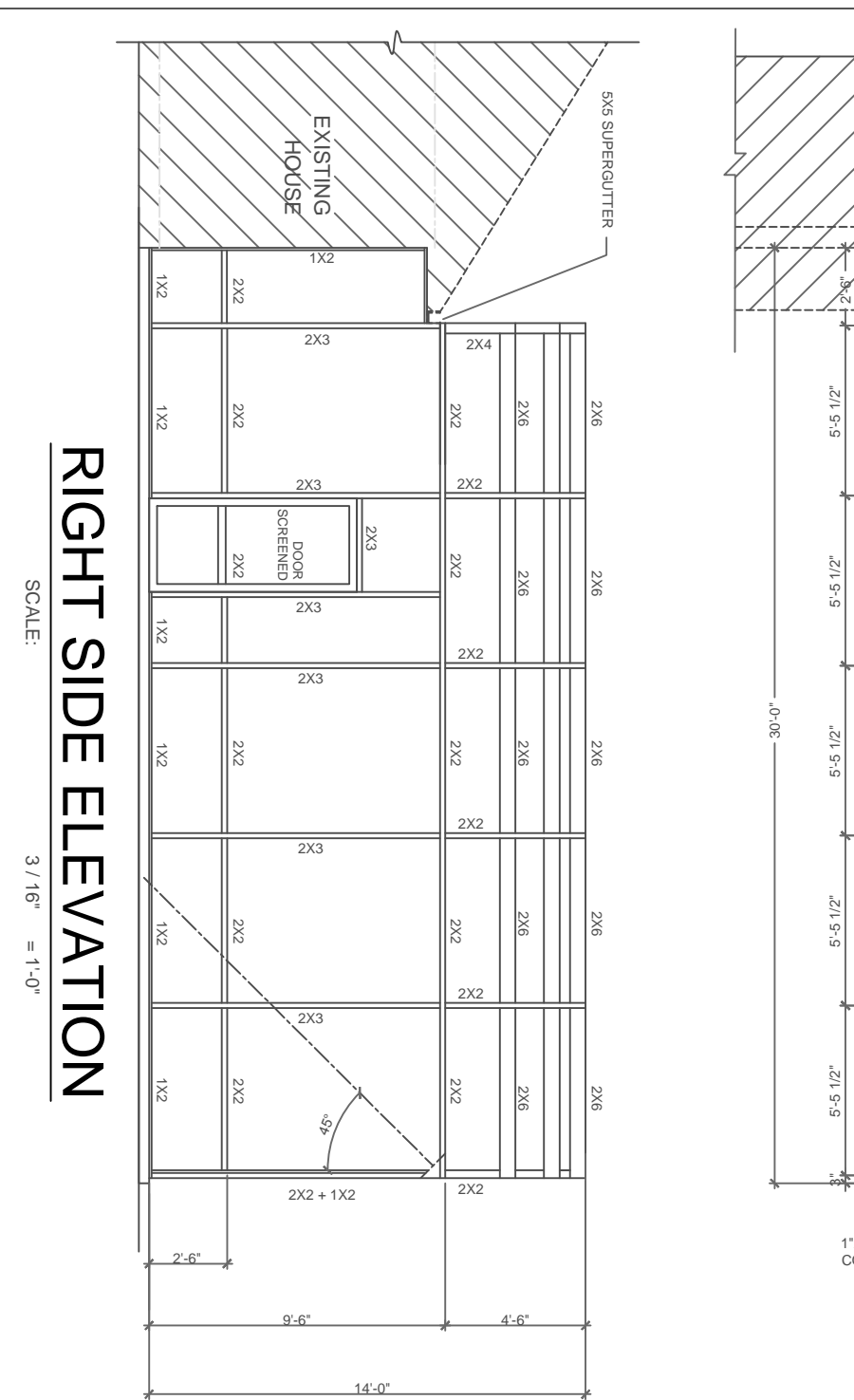
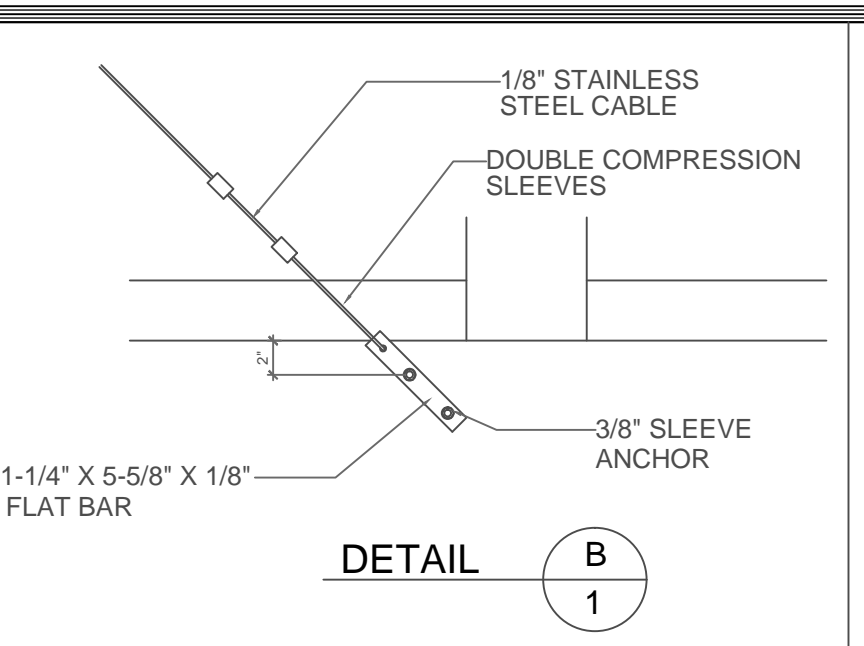
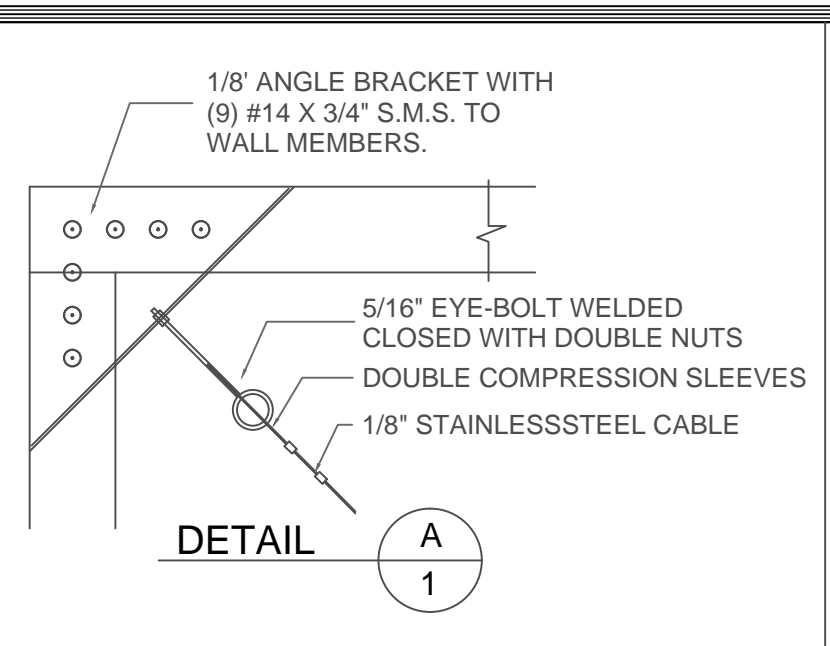
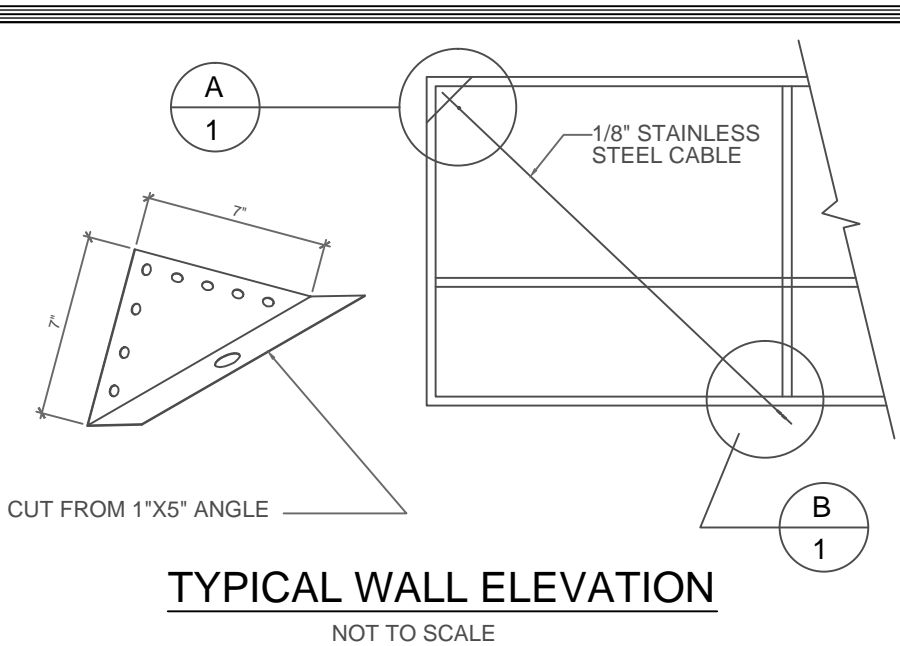
NOTE: Spacing greater than 7'-0" for 2x6 Beam require 2x4 Posts (MIN)

Post / Column	Load Width or Spacing(W)				
	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"
2 x 4 x 0.046" x 0.05"	12'-11"	11'-10"	10'-9"	9'-11"	8'-10"
2 x 5 x 0.050" x 0.048"	16'-1"	14'-11"	13'-9"	12'-8"	11'-3"
2 x 6 x 0.050" x 0.060"	18'-10"	17'-3"	15'-8"	14'-6"	12'-11"
2 x 7 x 0.060" x 0.060"	21'-6"	19'-11"	18'-5"	17'-0"	15'-10"
2 x 8 x 0.072" x 0.112"	26'-6"	24'-8"	23'-2"	22'-0"	20'-11"
2 x 9 x 0.072" x 0.112"	29'-2"	27'-11"	25'-6"	24'-3"	22'-9"
2 x 9 x 0.082" x 0.153"	31'-3"	29'-0"	27'-4"	25'-11"	24'-10"
2 x 10 x 0.092" x 0.187"	38'-3"	33'-8"	31'-8"	30'-1"	28'-9"



Self-Mating Beams	Beam Spacing / Load Width				
	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"
2 x 4 x 0.048" x 0.05"	16'-7"	16'-7"	16'-7"	16'-7"	16'-0"
2 x 5 x 0.050" x 0.048"	22'-9"	22'-9"	21'-10"	20'-9"	19'-10"
2 x 6 x 0.050" x 0.060"	28'-10"	27'-2"	25'-7"	24'-3"	23'-3"
2 x 7 x 0.050" x 0.060"	33'-5"	31'-11"	29'-3"	27'-9"	26'-7"
2 x 8 x 0.072" x 0.112"	41'-3"	38'-3"	38'-0"	34'-3"	32'-9"
2 x 9 x 0.072" x 0.112"	45'-4"	42'-11"	39'-7"	37'-8"	35'-11"
2 x 9 x 0.082" x 0.153"	48'-7"	45'-11"	42'-5"	40'-4"	38'-7"
2 x 10 x 0.082" x 0.187"	58'-4"	52'-4"	49'-3"	46'-9"	44'-9"

(Spans shown above are clear spans, from inside face of post to inside face of post or gutter)  
 Note: for a screen roofs using hollow extrusions, use Purlin or Girt span table, for Snap Extrusion or 2x4 Snap or Hollow, use Table 102a below.



**SCREENED POOL ENCLOSURE ENGINEERING FOR: OGLE RESIDENCE**

ALMIGHTY SCREENS LLC  
 This Structure is in Compliance with the 6th Edition of the 2017 Florida Building Code, including the 2014 National electrical code, building code adopted NFPA 70, one and two family dwellings - in chapter 35 of the Florida building code, Residential. THIS BUILDING HAS BEEN DESIGNED FOR ULTIMATE WIND SPEED OF 124 MPH IN THE THE RISK CATEGORY - 1 AS PER ASCE 7-16 HAZARDS BY LOCATION

Tajmir - Davis And Associates, Inc.  
 SIGN & SEAL:  
 TEL: (386) 445-7624  
 FAX: (386) 446-0456  
 ENGINEER:  
 FERRY TRONA  
 FL. LIC. # 98189  
 ADDRESS:  
 25 PALM HARBOR VILLAGE WAY,  
 SUITE 7 PALM COAST, FLORIDA 32137

1  
 PAGE NUMBER

ADDRESS: 10505 PINE WAY  
 FLORENCE PARK SUBDIVISION  
 LAKE COUNTY FLORIDA

CHECKED BY:

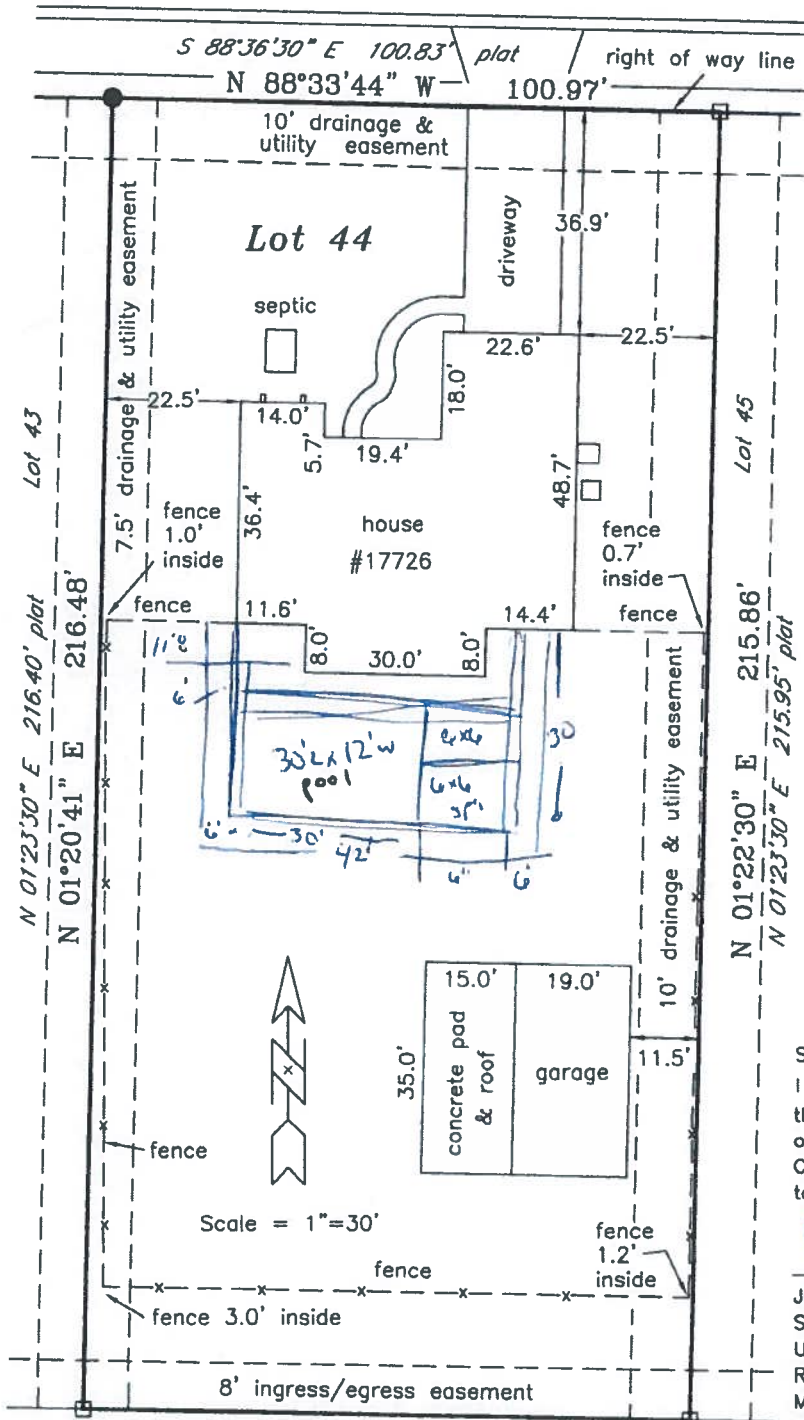
JOB NO.  
 DATE: 03 / 06 / 2020  
 REV. 1:  
 REV. 2:  
 REV. 3:

SCALE: AS SHOWN  
 DRAWN BY:  
 NOTE: SCREENPOOLALMIGHTY1720SUGARPINE

# Map of Boundary Survey

RECEIVED  
4/11/2020

50' R/W per plat *Sugar Pine Way*



## Description:

Lot 44, PINES OF MONTVERDE, according to the plat thereof, as recorded in Plat Book 43, Pages 24 and 25, Public Records of Lake County, Florida.

## Notes:

- Bearings based on the East line of Lot 44 as being N 01°22'30" E, an assumed meridian.
- Legal description supplied by client.
- No title commitment or abstract has been provided for the subject property. There may be recorded or unrecorded documents which could affect this parcel.
- Subject property contains 0.501 acres, more or less, and is subject to any rights of way or easements of record.
- Lot 44 is subject to a Sumter Electric Coop. easement recorded in ORB 288, PG 80, Public Records of Lake County, Florida.

## Town of Montverde

I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0585 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

## LEGEND:

- Denotes found 4"x4" concrete monument, marked "LB 6642" unless otherwise noted.
- Denotes found 1/2" iron rod & cap marked "LB 6642"

## Surveyor's Certification

I hereby certify to KEVIN AND BROOKE OGLE that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

*Jeffrey P. Rhoden* 02/21/20  
JEFFREY P. RHODEN PSM #5322  
STATE OF FLORIDA

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

*Survey for proposed pool JAR*

Prepared for: 99018.178  
KEVIN AND BROOKE OGLE

## Rhoden Land Surveying, Inc.

LB #6980  
420 E. Minnehaha Ave.  
Clermont, FL 34711  
352-394-6255

-Septic tank location based on clean out location and information provided by builder. Septic tank is located beneath the ground surface. An accurate location of the septic tank would require digging to uncover the structure.



FLORENCE PARK SUBDIVISION  
Plat Book 11, Page 55