



REQUEST FOR CONDITIONAL USE PERMIT REQUEST TO VACATE RIGHT-OF-WAY

DATE: February 27, 2019

**Montverde Town Council
Montverde Planning and Zoning Board**

APPLICANT: Judy Stone
16301 Burke Street
Montverde, FL 34756

Requested Actions: Approval of Resolution 2019-003 granting a Conditional Use Permit to utilize Parcel No. 1462479 to conduct a painting/coating process for firearms. The applicant proposes to customize firearms utilizing the Cerakote process as well as retail transfers and sales of used firearms, ammunitions, and accessories.

The Cerakote process is a light manufacturing process and is proposed to be completed in the detached garage/workshop. Commercial sales shall be conducted in the front portion of the principle structure. The rear portion of the structure shall be utilized as living quarters.

Approval of Resolution 2019-XX granting the vacation of the Division Street Right-of-Way (ROW) as depicted on Figure 3. The ROW has been utilized for many years by the applicant. There is no record of the Town objecting to the use of the ROW. The portion of ROW being utilized by the applicant terminates a short distance north of the Property.

Analysis: Judy Stone (Applicant) proposes to utilize property owned by Elaine Mastin for a commercial use related to firearms sales. The property is



Prepared by:
Parks Consulting Services, LLC

located at 16947 Lakeside Drive and zoned C-1 Commercial (See Figures 1 and 2).

In the future, the applicant plans to sell bait and tackle, hunting gear, golf cart sales, and outdoor gear at the same location.

The applicant has submitted an application for a Conditional Use Permit. Manufacturing uses within the C-1 zoning district require a Conditional Use Permit pursuant to Chapter 10, Sec 10-58 (c). The Cerakote process is described in the attachment to this report. Materials data sheets are provided as an attachment to this report.

The sales of firearms are permitted within the C-1 zoning district. A CUP is required only because the applicant proposes a light manufacturing process (Cerakote) to coat firearms being sold.

Staff has determined that the application is complete and in accordance with the procedures specified in Sec. 10-11, Town of Montverde, Land Development Code (LDC).

Chapter 10, Sec. 10-11 provides criteria for review of all Conditional Use Applications. The following criteria shall be utilized in determining approval or denial of a Conditional Use Permit application:

The proposed use is not detrimental to the character of the area or inconsistent with trends of development in the area;

The proposed use does not have an unduly adverse effect on existing traffic patterns, movements and intensity;

The proposed use is consistent with the comprehensive plan; and

The proposed use will not adversely affect the public interest.



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After careful review, staff has determined that the applicant's request for proposed use is consistent with all four (4) of the aforementioned criteria for approval. The proposed use is not detrimental to the character of the area and is appropriate for the Town's central core district.

The proposed use is consistent with the Town's Comprehensive Plan and will not negatively affect traffic. The Town's Comprehensive Plan encourages retail, especially outdoor related businesses within the Town's Central business core.

The applicant will be required to submit a site plan depicting a parking layout with the minimum number of parking spots required (4). The number of parking spaces is required by the Town's LDC based on area of the structures utilized ($754 \text{ ft}^2 + 300 \text{ ft}^2$).

The site plan submitted by the applicant must be in complete accordance with Chapter 4, Town of Montverde, LDC. This includes a parking plan and landscape plan (including buffer along adjacent uses).

The Division Street ROW has been utilized for many years by the applicant. There is no record of the Town objecting to the use of the ROW. The portion of ROW being utilized by the applicant terminates a short distance north of the Property with no other connections. There is no anticipated need for the ROW in the future.

Finally, the proposed use will not adversely affect the public interest as lawful retail is encouraged within the C-1 district. The applicant proposes to rehabilitate the existing structures and make the structures look more aesthetically pleasing. The applicant will be required to submit a site plan for approval prior to construction.

Staff recommends approval of the requested Conditional Use Permit and Vacation of the ROW without additional conditions other than already prescribed by the Town's LDC and upon the applicant submitting a survey



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of the vacated ROW. Hours of operation shall be between 7 am and 7 pm. Additional retail uses proposed by the applicant shall require a separate site plan approval by the Town Council.

Letters of Objection: 0

Letters of Support: 0

Planning and Zoning Board:



Prepared by:
Parks Consulting Services, LLC

NOTICE OF PUBLIC HEARING

You are receiving this notice because you own property within 300-feet of a Conditional Use Permit request (see below). The Town of Montverde is required by law to notify you of the upcoming Planning and Zoning Board Meeting and Town Council Meeting. If you have no questions, or do not wish to attend the meeting, you may disregard this notice. No action is required of you.

To: Surrounding Property Owners

From: Brenda Brasher, Town Clerk

Date: February 14, 2019

Re: Notice of Public Hearing for Conditional Use Permit Request

Notice is hereby given for a public hearing to be held in the Town of Montverde Town Hall, 17404 Sixth Street, Montverde, Florida, regarding a Conditional Use Permit request located at **16947 Lakeside Drive** (see attached map) Montverde, Florida.

Resolution 2019-003: The Montverde Planning and Zoning Board will hold a public meeting on **March 7, 2019 at 6:30 p.m.** The Montverde Town Council will hold a public hearing on **March 12, 2019 at 7:00 p.m.**, or as may be continued at their discretion, to consider a Conditional Use Request (Resolution 2019-003) for the property located at 16947 Lakeside Drive (ALT key No. 1462479) – zoned C-1 Commercial. A Conditional Use Permit is not required for retail sales of firearms within a C-1 zoning district. The Conditional Use request is to operate a small business licensed to buy, sell, transfer and customize firearms including light manufacturing. The applicant is proposing to use a light manufacturing process (Called Cerakote) and therefore, according to Sec. 10-58(c), Town of Montverde Land Development Code, a Conditional Use Permit is required within a C-1 zoning district.

The Resolution is available at the Town Clerk's Office, 17404 Sixth Street, Montverde, Florida, for inspection on Monday through Friday, from 8 a.m. to 4 p.m. Interested parties may appear at the meetings and be heard with respect to the proposed variance request. Persons with disabilities needing assistance to participate in this proceeding should contact the Town Clerk at least 48 hours before the meetings.

Persons are advised that if they decide to appeal any decision made at this meeting, they will need a record of the proceeding, and for such purposes, they may need to ensure that a verbatim record of the proceeding is made which includes the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

Brenda Brasher, Town Clerk
Town of Montverde



October 22, 2018


1:1,065

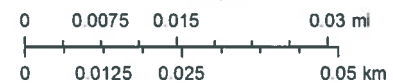
pointLayer

 Override 1

polygonLayer

 Override 1
 County Boundary
 Street Names

— Local Streets
 Subdivision Lot Numbers
 + Address Locations
 Property Name
 Tax Parcels Alternate Key
 Tax Parcels
 Surrounding Counties





APPLICATION FOR A CONDITIONAL USE PERMIT

1. Project Name: Stone Cold Works at 16947 LAKESIDE DR MONTVERDE 34756
2. Owner's Name: ELAINE MASTIN
Address: 16316 BURKE ST MONTVERDE 34756
Phone: 407.469.4468
3. Applicant's Name: JUDY STONE
Address: 16301 BURKE St MONTVERDE 34756
Phone: 407.466.0542
4. The property is generally located in the vicinity of the following streets or the following street addresses: LAKESIDE DR AND SR 455 TO THE RIGHT OF THE GAS STATION
5. Area of property: COMMERCIAL square feet .34 acres
6. Does the property have, or will it have, the following:
Central water & sewer Well & septic tank
7. Present zoning is COMMERCIAL
Present Land Use Category is commercial
8. Number of any existing structures on the property and the present use of those structures and of the property
3 structures - House, Detached garage, wooden shed
All three structures are currently vacant
9. The property is proposed to be used for
Business owner living in back half of house and business in front of house - The
detached garage will be the workshop — if granted the lot line deviation, or the
workshop will be moved to the back yard of property.
10. A conditional use permit is requested that is expressly permissible in Section Town of the Land Development Code.

18. If site plan is not prepared for the conditional use application, twelve (6) copies of a survey must be submitted.

Procedures for Conditional Use Permits

- a. If any zoning district requires a conditional use permit, no person shall erect, construct, or alter any building or structure for such conditional use until a conditional use permit is reviewed by the Planning and Zoning Committee and approved by the Town Council.
 - b. The Planning and Zoning Committee shall hear and decide requests for conditional uses allowed in Chapter IV, hereof. In doing so, the Commission may decide such questions as are involved in determining when conditional uses should be granted and either grant conditional uses with appropriate conditions and safeguards or deny conditional uses. After review of an application and a public hearing thereon, the Commission may allow conditional uses only upon a determination that use requested:
 - 1. Is not detrimental to the character of the area or inconsistent with trends of development in the area;
 - 2. Does not have an unduly adverse effect on existing traffic patterns, movements and intensity;
 - 3. Is consistent with the Comprehensive Plan, and;
 - 4. Will not adversely affect the public interest.
 - c. Every person requesting a conditional Use Permit shall file an application for a permit with the Town Clerk. The application shall be accompanied by an application fee payable to the Town of Montverde. A conditional use permit may be granted for a use that is generally not permitted in a particular zoning district, but which, if controlled, restricted, or otherwise regulated, would not adversely affect the public health, safety, and general welfare.
-

Such uses may be permitted only if there is compliance with the provisions and standards set forth below.

- d. Every person requesting a Conditional Use Permit shall file an application for a permit with the Town Clerk. The application shall be accompanied by an application fee payable to the Town of Montverde. The amount of the application fee shall be established by separate resolution.
- e. Applications for Conditional Use Permits shall include the following information:
 1. The name, address, and telephone number of the applicant and the owner of the property
 2. A schematic drawing showing the topography of the property and the dimensions and location of all existing and proposed buildings and improvements, including, but not limited to, signs, driveways, off-street parking areas, loading and unloading areas, roads and streets, and utility easements.
 3. A detailed description of the nature and extent of the proposed conditional use.
 4. Plans or reports describing traffic conditions that will be created by the conditional use.
 5. Complete legal description of the property, including a survey prepared by a Florida Registered Land Surveyor.
 6. Any other information or data required by the Planning and Zoning Committee or the Town Council.
 7. The Town Council, in its sole discretion, may waive any or all of the requirements in (2) through (5) above.
- f. The Planning and Zoning Committee shall hold a public hearing on every application for a conditional use permit. The Town Clerk shall send all property owners within 300 feet of the property corners of the affected property a written notice stating the name of the petitioner, the nature of the proposed conditional use, and

the date and time of the hearing. The Planning and Zoning Committee may recommend approval subject to stated conditions. The Planning and Zoning Committee shall submit its recommendations to the Town Council. Within thirty (30) days thereafter, the Town Council shall hold a public hearing with due public notice to consider the recommendations. The Town Council may grant the Conditional Use Permit if it finds that the proposed use is desirable and not detrimental to the welfare. If issued, the permit shall be in writing and shall contain the conditions and limitations thereof. The permit shall be filed in the public records of Lake County, Florida. The Town Council may require the petitioner to pay the legal fees and costs incurred by the municipality in preparing and recording the permit. Any conditional use that does not meet these requirements shall be denied.

- g. Every conditional use permit shall be signed by the applicant who shall agree to be bound by its terms.
- h. The Town Council, with notice to the petitioner, may revoke a conditional use permit if the permittee fails to use or develop the property in full compliance with the terms and conditions of the permit.
- i. If the Town Council rejects the Conditional Use Permit, it may not reapply for a period of one (1) year.
- j. Conditional Use Permits shall run with the land as long as the conditions of the original Conditional Use Permit are met.

Describe how this project meets the above referenced criteria

1. Is not detrimental to the character of the area or inconsistent with trends of development in the area - this business will continue to utilize the current structures by improving the property visually by means of upkeep, paint, landscaping so it does not become an eye sore in the community but instead enhance the town and it's appeal.

2. Does not have an unduly adverse effect on existing traffic patterns, movements and intensity Majority of business is via shipping and receiving, there will be customers that drop off/pick up but nothing that will increase the existing traffic patterns.
3. Is consistent with the Comprehensive Plan The Comprehensive Plan was not provided by Montverde prior to this submission.
4. Will not adversely affect the public interest This business will be providing the public with a local option for excellent services they currently don't have in Montverde. Most people have to travel into Clermont or Winter Garden for any firearm related business and those businesses do not customize on site - they send out the firearms to be customized


Owner/Applicant Signature

1/9/19
Date

In addition to the permit, we would like to make it crystal clear along in the public notification about the zoning and planning meeting that this permit is NOT FOR PERMISSION TO HAVE A GUN SHOP at the commercial location. The previous meeting completely derailed from the issue of the permit and fortunately for our business we now have our license and certificates in place for the Gun Shop. The main purpose of our business however has always been to customize the guns for customers who are looking to enhance what they already have a legal right to. We are ready this time to educate the committee in the complete process so that there is NO question what we intend to do.

This instrument Prepared By:
Elaine F. Mastin
16316 Burke Street
Montverde, FL 34756

WARRANTY DEED

THIS WARRANTY DEED made the 7 Day of Dec, 2007, by Elaine F. Mastin, whose post office address is 16316 Burke Street, Montverde, FL 34756 (hereinafter referred to as the "Grantor"), to Robert D. Mastin and Elaine F. Mastin, Co-Trustees of the Robert D. Mastin and Elaine F. Mastin Revocable Living Trust dated August 31, 2007, whose post office address is 16316 Burke Street, Montverde, FL 34756 (hereinafter referred to as the "Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustee)

WITNESSETH:

That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all of the Grantors' right, title and interest in and to that certain real property situate, lying and being in Lake County, Florida (hereinafter referred to as the "Property") and being more particularly described as follows:

16947 Lakeside Drive, Montverde, Florida, 34756, more particularly described:
Montverde, Division F, E 101 ft of the S 1/4 of Lot 7, Block 1, as recorded
in O.R. Book 643, Page 467, of the Public Records of Lake County, Florida

Subject to easements, restrictions and reservations of record and to taxes for the year 2007 and thereafter.

TOGETHER, with all of the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantors hereby covenants with Grantee that Grantors are lawfully seized of the Property in fee simple; that the Grantors have good right and lawful authority to sell the Property; and hereby warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantors. This conveyance is subject to taxes accruing subsequent to December 31, 2007, and to easements, restrictions, agreements, conditions, limitations and reservations of record, but this reference to restrictions shall not operate to reimpose same.

Grantee shall have the power and authority either to protect, conserve and to sell, or to lease, or to encumber otherwise to manage and dispose of the real property described herein, in accordance with F.S. 689.071. The successor trustee shall have the same powers granted to the original trustees, as set forth above.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

B. Crawford
Witness #1 Printed Name
DEBBIE SCHULZ SINGEL

[Signature]
Witness #2 Signature
B. CRAWFORD
Witness #2 Printed Name

[Signature]
Robert D. Mastin
16316 Burke St Montverde, FL 34756
[Signature]
Elaine F. Mastin
16316 Burke St Montverde, FL 34756

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 7 day of Dec, 2007 by Robert D. Mastin and Elaine F. Mastin who are personally known to me or have produced [Signature] as identification

SEAL

LYNN HAPE
MY COMMISSION # DDS47338

[Signature]

SKETCH ADDENDUM

File No. R001120

N/A

City Address 16947 LAKESIDE DRIVE

MONTVERDE

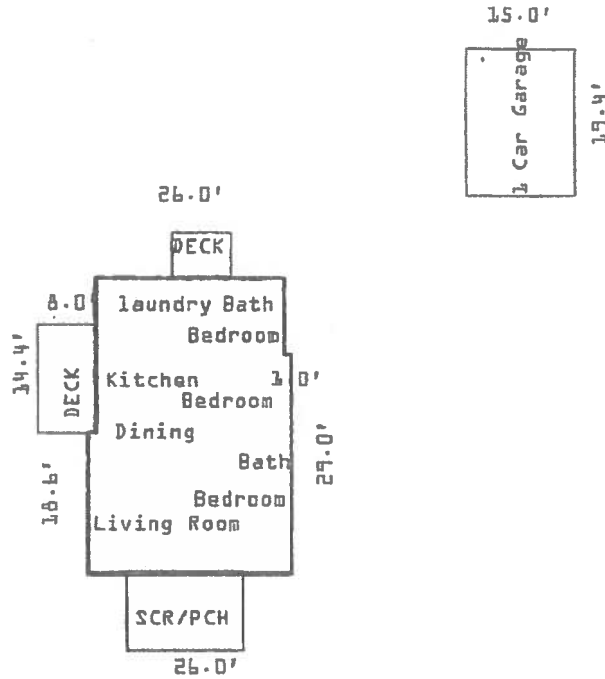
County LAKE

State FL

Zip Code 34756

Lender/Client MASTIN, ELAINE

Address 16316 BURKE ST., MONTVERDE, FL 34756



SKETCH CALCULATIONS

<div style="border: 1px solid black; width: 40px; height: 57px; margin: 0 auto; text-align: center; line-height: 57px;">A1</div>	<p>A1 : 8.0 x 14.4 = 115.2</p> <p>wood deck 115.2</p>
<p>Total Misc. Area -115.2</p>	
<div style="border: 1px solid black; width: 77px; height: 87px; margin: 0 auto; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; height: 20px; text-align: center;">A2</div> <div style="position: absolute; top: 20px; left: 0; right: 0; height: 20px; text-align: center;">A3</div> <div style="position: absolute; top: 40px; left: 0; right: 0; height: 27px; text-align: center;">A4</div> </div> <div style="position: absolute; left: -20px; top: 50px;">A5</div>	<p>A2 : 26.0 x 10.0 = 260.0</p> <p>A3 : 27.0 x 10.6 = 286.2</p> <p>A4 : 28.0 x 18.4 = 515.2</p> <p>A5 : 0.5 x 2.0 x 0.2 = 0.2</p> <p>First Floor 1061.6</p>
<p>Total Living Area 1061.6</p>	
<div style="border: 1px solid black; width: 60px; height: 60px; margin: 0 auto; text-align: center; line-height: 60px;">A6</div>	<p>A6 : 15.0 x 19.4 = 291.0</p> <p>Detached Garage 291.0</p>
<p>Total Garage Area 291.0</p>	
<div style="border: 1px solid black; width: 80px; height: 26px; margin: 0 auto; text-align: center; line-height: 26px;">A7</div>	<p>A7 : 16.0 x 10.3 = 164.8</p>



Wednesday, September 05, 2018 7:06:34 PM - EagleView of Property

N/A

Address 16947 LAKESIDE DRIVE

MONTVERDE

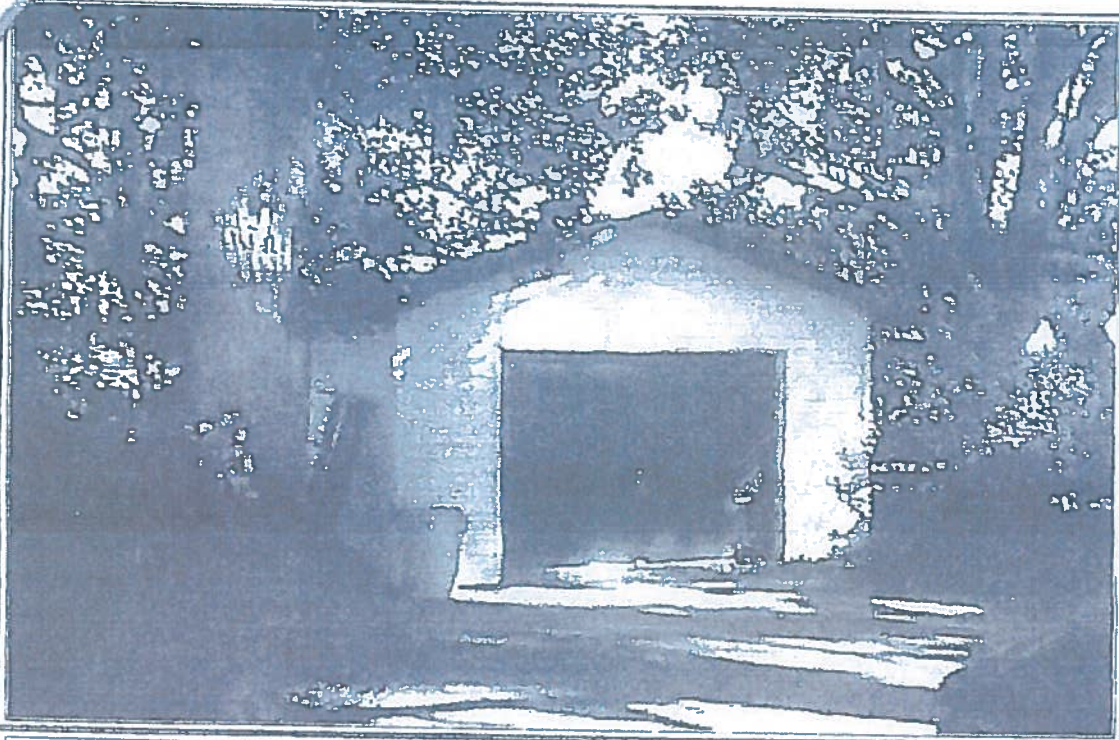
County LAKE

State FL

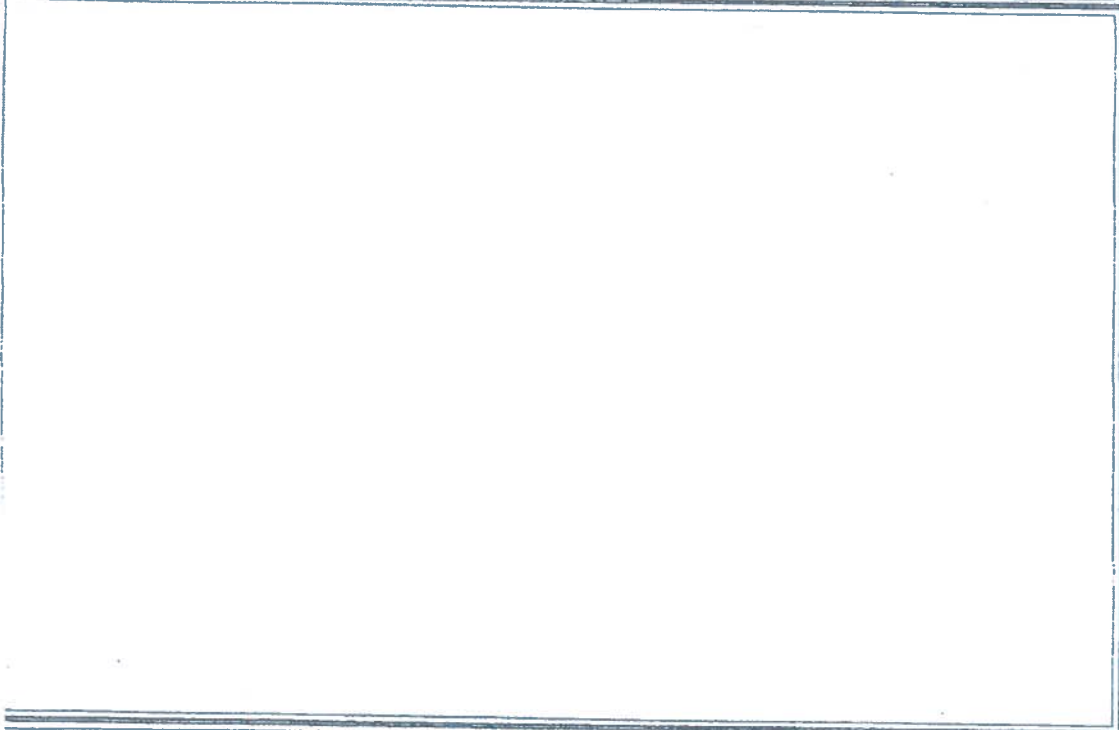
Zip Code 34756

Order/Client MASTIN, ELAINE

Address 16316 BURKE ST., MONTVERDE, FL 34756



DETACHED GARAGE



PROPERTY RECORD CARD

General Information

Owner Name:

MASTIN ROBERT D
TRUSTEE &

Alternate Key:

1462479

Mailing Address:

ELAINE F MASTIN
TRUSTEE
16316 BURKE ST
MONTVERDE, FL 34756
[Update Mailing Address](#)

Parcel Number:

01-22-26-
120000100700

Millage Group and City:

00MV
(MONTVERDE)

Total Certified Millage Rate:

16.3839

Trash/Recycling/Water/Info:

[My Public Services](#)
[Map](#)

Property Location:

16947 LAKESIDE DR
MONTVERDE FL 34756
[Update Property Location](#)

Property Name:

--
[Submit Property Name](#)

School Locator:

[School and Bus Map](#)

Property Description:

MONTVERDE, DIVISION F E 101 FT OF S 1/4 OF LOT 7, BLK 1 |
ORB 2088 PG 1678 ORB 2088 PG 1683 ORB 2097 PG 0187 ORB 3552 |
PG 428 |

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	\$30,184.00

Residential Buildinga(s)

OWNER'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared Elaine Mastin, who being by me first duly sworn on oath, deposes and says:

- (1) That he is the fee-simple owner of the property legally described on page one of this application.
- (2) That he desires approval for:
conditional use permit
- (3) That he has appointed Judy Stone to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

Elaine Mastin
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 11th day of Jan, 2019, by Elaine Mastin, who is personally known to me or who has produced DL as identification and who did (did not) take an oath.

[Signature]
Notary Public



NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

APPLICANT'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared Judy Stone, who being by me first duly sworn on oath, deposes and says:

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Montverde, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Montverde, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been completed and attached hereto as part of this application.
- (3) That the applicant desires approval for:

Conditional use permit

Judy Stone
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 17 day of September, 2017, by Judy Stone, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

[Signature]
Notary Public



PROPERTY RECORD CARD

General Information

Owner Name:	MASTIN ROBERT D TRUST &	Alternate Key:	1462479
Mailing Address:	ELAINE F MASTIN TRUSTEE 16316 BURKE ST MONTVERDE, FL 34756 Update Mailing Address	Parcel Number: ⓘ	01-22-26-1200-001-00700
		Millage Group and City:	00MV (MONTVERDE)
		Total Certified Millage Rate:	16.2877
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	16947 LAKESIDE DR MONTVERDE FL 34756 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MONTVERDE, DIVISION F E 101 FT OF S 1/4 OF LOT 7, BLK 1 *UNRECORDED PLAT SEE DEED FOR FULL PROPERTY DESCRIPTION ORB 2088 PG 1678 ORB 2088 PG 1683 ORB 2097 PG 0187 ORB 3		
<small>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.</small>			

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	\$30,184.00
Click here for Zoning Info ⓘ					FEMA Flood Map			

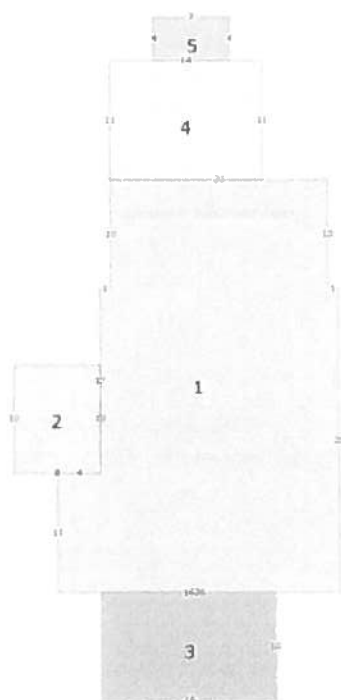
Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$27,170.00	
Summary			
Year Built: 1928	Total Living Area: 1014 ⓘ	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1
<i>Incorrect Bedroom, Bath, or other information?</i> ⓘ			

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	860	N	0%	0%	
2	OPEN PORCH UNFINISHED (OPU)	No Wall Type (000)	1	80	N	0%	0%	
3	SCREEN PORCH FINISHED (SPF)	No Wall Type (000)	1	160	N	0%	0%	
4	FINISHED LIVING AREA (FLA)	Wood (001)	1	154	N	0%	0%	
5	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	28	N	0%	0%	

[View Larger](#) / [Print](#) / [Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	GARAGE DETACHED (DGF)	234	SF	1928	\$1,217.00

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
<u>3552 / 428</u>	12/7/2007	Warranty Deed	Unqualified	Improved	\$0.00
<u>2097 / 187</u>	4/9/2002	Personal Rep Deed	Unqualified	Improved	\$0.00

2088 / 1683	3/14/2002	Quit Claim Deed	Multi-Parcel	Improved	\$1.00
2088 / 1678	3/12/2002	Personal Rep Deed	Unqualified	Improved	\$0.00
643 / 467	1/1/1977	Misc Deed/Document	Qualified	Improved	\$8,000.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes ⓘ

Values shown are 2019 WORKING VALUES 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	\$58,571	\$52,172	\$52,172	5.11800	\$267.02
LAKE COUNTY MSTU AMBULANCE	\$58,571	\$52,172	\$52,172	0.46290	\$24.15
SCHOOL BOARD STATE	\$58,571	\$58,571	\$58,571	4.10700	\$240.55
SCHOOL BOARD LOCAL	\$58,571	\$58,571	\$58,571	2.24800	\$131.67
TOWN OF MONTVERDE	\$58,571	\$52,172	\$52,172	2.83000	\$147.65
ST JOHNS RIVER FL WATER MGMT DIST	\$58,571	\$52,172	\$52,172	0.25620	\$13.37
LAKE COUNTY VOTED DEBT SERVICE	\$58,571	\$52,172	\$52,172	0.13240	\$6.91
LAKE COUNTY WATER AUTHORITY	\$58,571	\$52,172	\$52,172	0.49000	\$25.56
SOUTH LAKE HOSPITAL DIST	\$58,571	\$52,172	\$52,172	0.64320	\$33.56
				Total:	Total:
				16.2877	\$890.44

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.)

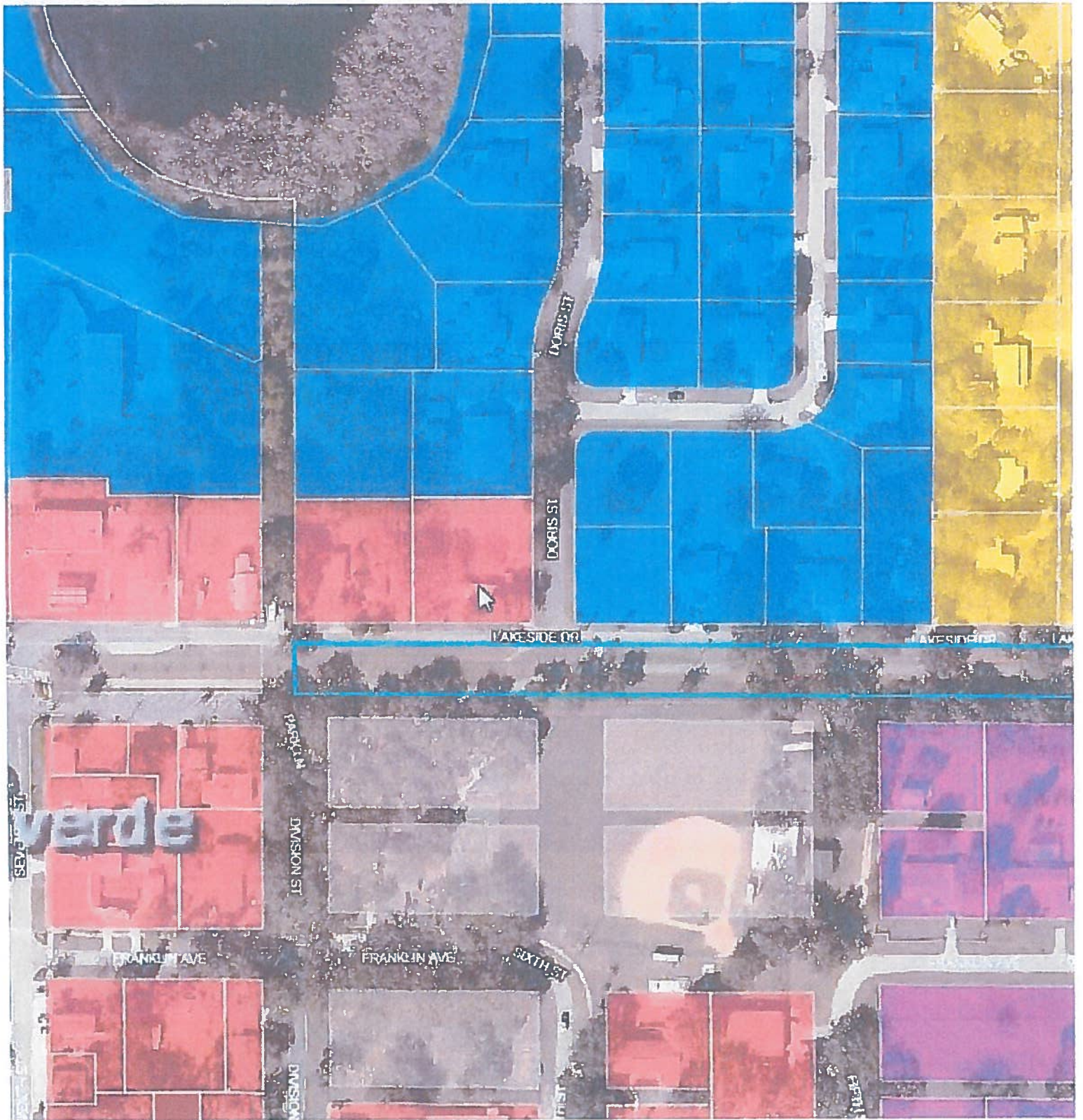
This property is benefitting from the following assessment reductions with a checkmark ✓

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

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$63.56**

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](#).



16947 LAKESIDE DRIVE
MONTVERDE, FL.

LONG
SURVEYING,
INC.

Long Surveying, Inc.

LB No. 7371
1061 S. Sun Dr. Ste. #1113
Lake Mary, FL 32746
Office 407-330-9717
Fax 407-330-9775
www.longsurtying.com

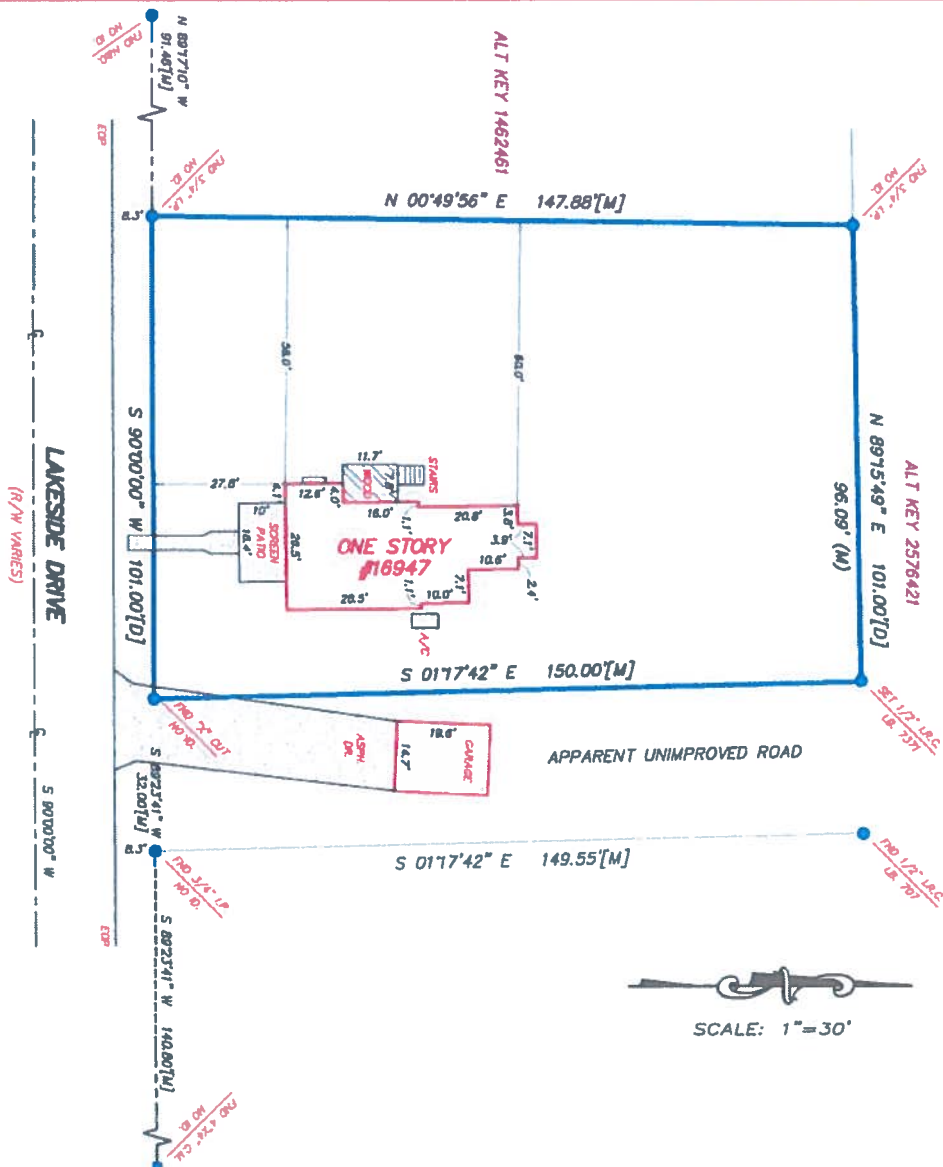
DRAWN BY: KZR
CHECKED BY: BRETT

ELAINE HASTON

COMMUNITY NO: 120614
PAID: 0585
F1,000 ZONE: E
FURN. DATE: 12/18/12
X

SLAYER WA 95558
FIELD DATE: 12/11/18

Boundary Survey



SCALE: 1"=30'

- [illegible]

BEARINGS SHOWN HEREON ARE BASED UPON
THE CENTERLINE OF LAKESIDE DRIVE BEING
S 90°00'00" W ASSUMED

S 90°00'00" W ASSUMED

NOTES

the Chair!

2/11/10 **Subject:** How the University is the best program for you! is
essentially **riches of** **only** **or** **restrictions** **of** **reward** **which**

11) Do not reconstruct around a drain from building that may affect the life or use of the land

4) No flooding or overtopping have been located except on shore

1000

by not using structural engineering during the construction of any electronic need or the original raised need of a Florida

Academic Surveys and Mapping

Outcomes: I really had the survey and more under my belt and had it made the minimum (technical standards)

[illegible]

PERSONAL INFORMATION OF ALL INFORMATION SUBJECTS

No. 5910

(Handwritten scribbles)

55

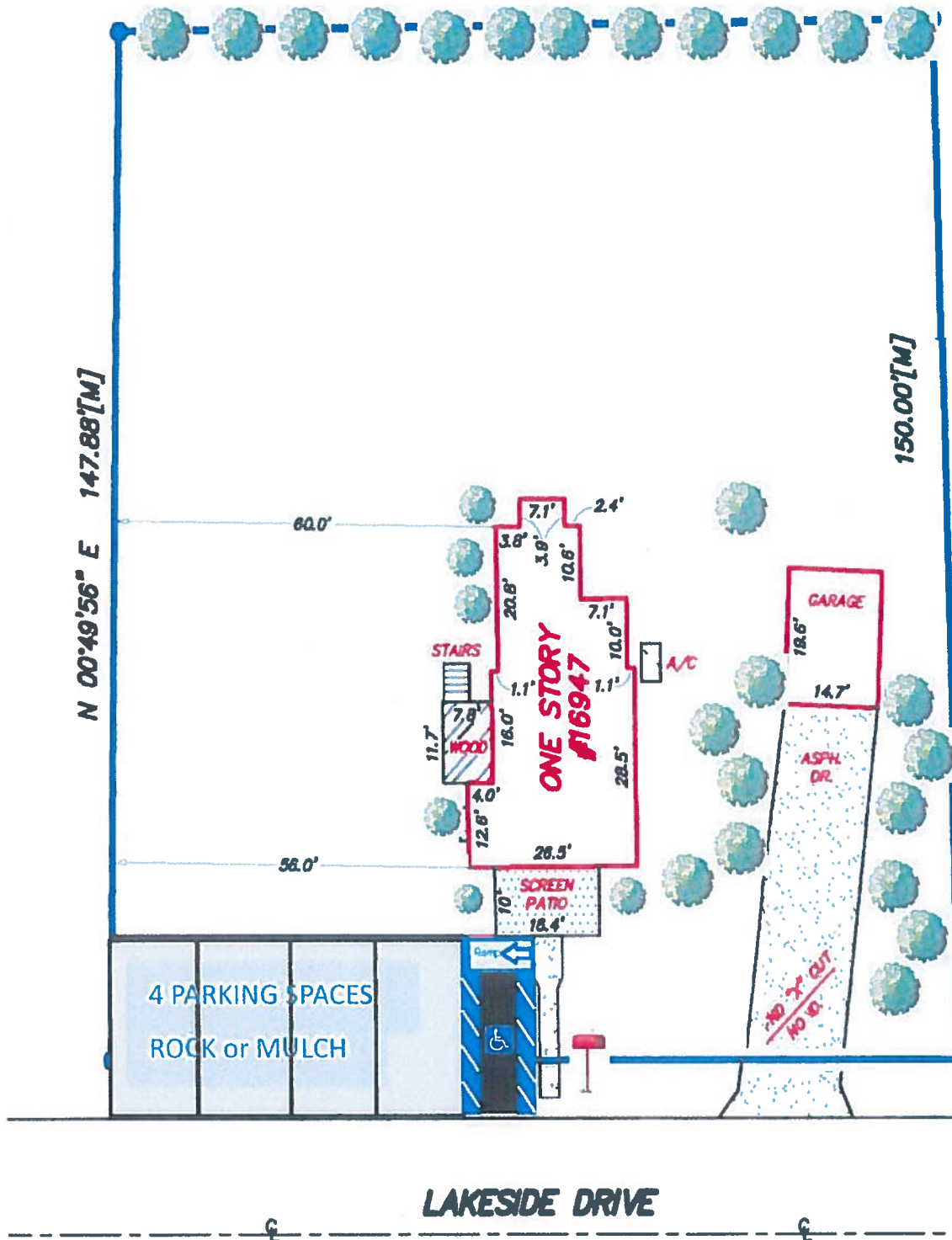


LEON / HAMPTON PCSN NO 5810

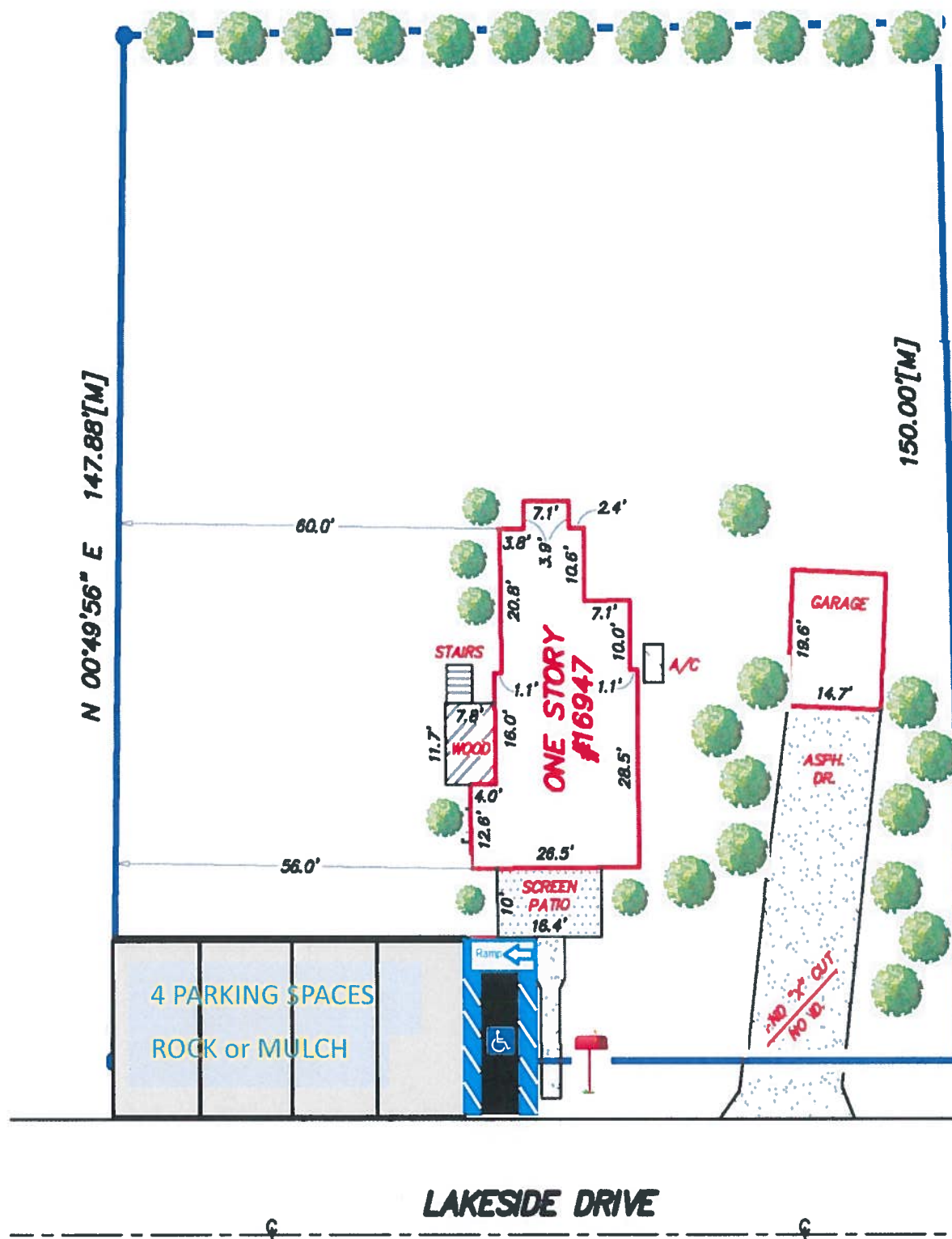
LEON L. HAMPTON P.S.M. NO. 5910

STONE COLD WORKS, LLC

16947 LAKESIDE DR MONTVERDE, FL 34756

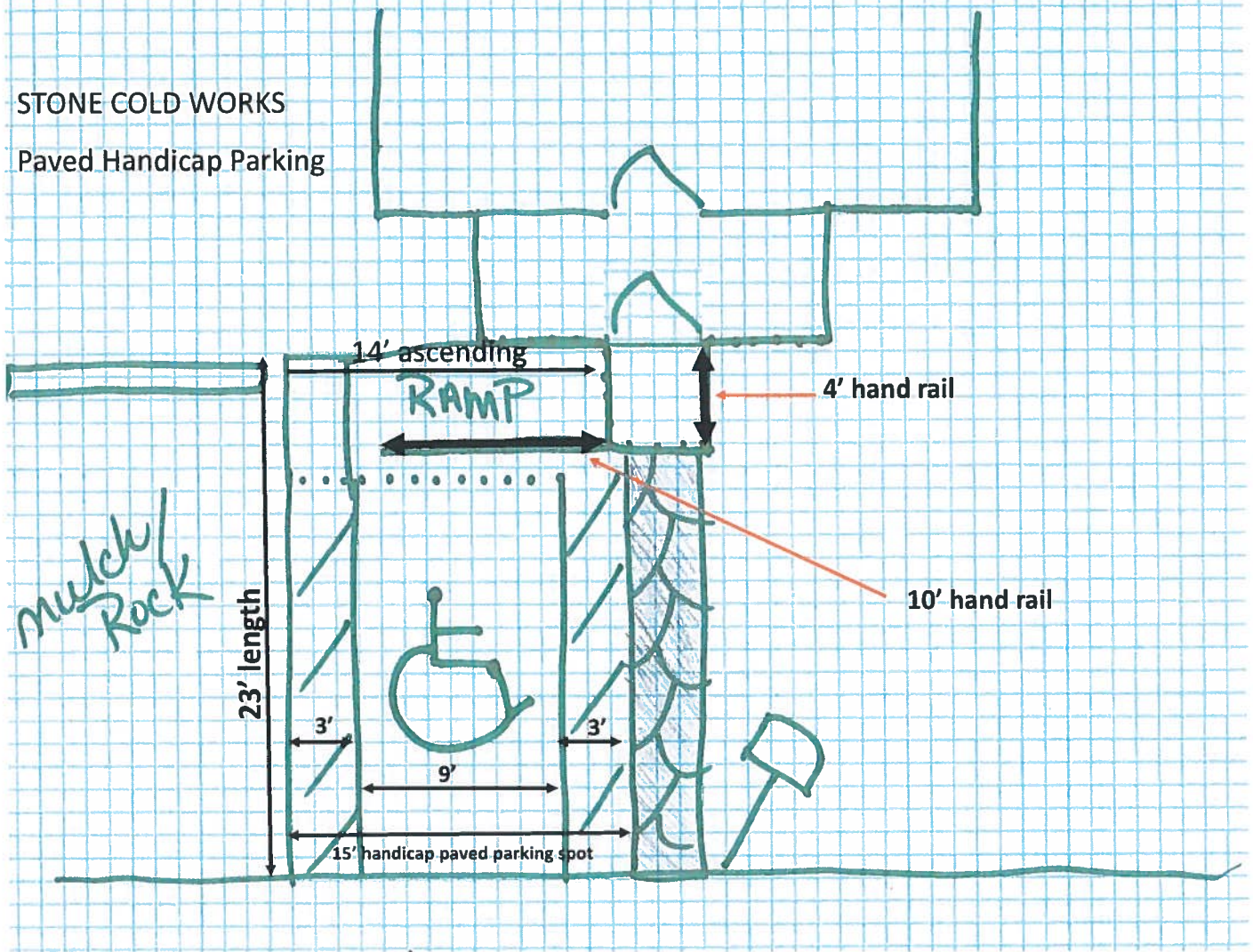


16947 LAKESIDE DR MONTVERDE, FL 34756



STONE COLD WORKS

Paved Handicap Parking





February 2019

Figure 2 - Zoning Map
16947 Lakeside Drive, Montverde, FL
ALT Key No. 1462479
Request for Conditional Use





February 2019

Figure 1 - Location Figure
16947 Lakeside Drive, Montverde, FL
ALT Key No. 1462479
Request for Conditional Use

