



# ZONING CLEARANCE REPORT

**May 13, 2021**

Prepared for  
Town of Montverde  
Attn: Paul Larino, Town Manager



## **FENCE INSTALLATION**

**Parcel No. 3811194 (ALT Key)**

**16846 Florence View Dr**

**Applicant: Brandi Miller**

**Application Number: 2021-05-002**

**NOTE: Town of Montverde – This Zoning Clearance is Not Valid Unless Conditions Signature Block Below is Completed by Applicant.**

The applicant has requested approval for installation of 153 feet of 4 ft. high aluminum fence with 2 gates on each side of the house. 114 ft of the fencing will be along the side yard boundary line. The applicant submitted an application for a fence 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 – 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.

**Prior to construction, Applicant must confirm approval of proposed fencing type and style by Homeowners Association (if HOA exists).**

**A zoning clearance is granted with the following conditions: Applicant must initial each condition within initial box.**

1. The maximum height of any fence is six (6) feet.

2. Fences or walls in front yards that are between the front building setback line the front property line, or fences in side yards or rear yards that are constructed within 25 feet (or 35 feet on CR 455) of any right-of-way line, may be no more than four feet in height if the fence is opaque. Fences or walls that exceed four feet in height that are between the front building setback line and the front property line, or fences in side yards or rear yards that are constructed within 25



feet (or 35 feet on CR 455) of any right-of-way line, must allow 85 percent of air and light to penetrate through the fence or wall.

- 3. No fence or wall in excess of three feet in height and that does not allow 85 percent of air and light to penetrate through the fence or wall shall be allowed within 25 feet (or 35 feet on CR 455) of the intersection of the right-of-way lines (property lines) of existing streets or roads.
- 4. Landscaping (if proposed) along with project, should be completed in conformance with the Town of Montverde Land Development Code.
- 5. This is not a zoning clearance or permit to construct a retaining wall. A retaining wall requires a separate permit.
- 6. The applicant is responsible for demonstrating in the field that the proposed fence is placed on the property lines and as indicated on the zoning clearance application.
- 7. The field fence must not be visible to neighbors and must be behind an existing shrub/hedge line. This fence type is not permitted to be installed on the property line.

**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 and/or Building Permit.**

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  
May 13, 2021

Paul Larino, Town Manager  
Town of Montverde  
407-469-2681; townmanager@mymontverde.com  
May 13, 2021

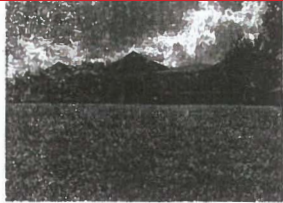
Applicant  
Date:

# APPROVED BY TOWN PLANNER

Sean M Parks



May 13, 2021



16846 FLORENCE VIEW DRIVE  
MONTVERDE, FL.

EQUITABLE TITLE  
OF LAKE COUNTY,  
LLC.



Long Surveying, Inc.

"Specializing in Residential Surveying"

LB No. 7371

1061 S. Sun Dr. Ste. #1113

Lake Mary, FL 32746

Office 407-330-9717

Fax 407-330-9775

www.longsurveying.com

DRAWN BY:

MP

CHECKED BY:

BRETT

CERTIFIED TO:

GEORG R. DECKNER & GEORGE E. DECKNER  
EQUITABLE TITLE OF LAKE COUNTY, LLC.  
FIDELITY NATIONAL TITLE INSURANCE COMPANY, INC.

COMMUNITY NO:

120614

PANEL:

0585

FLOOD ZONE:

X

SUFFIX:

C

F.I.R.M. DATE:

12/18/12

SURVEY NO.

110571

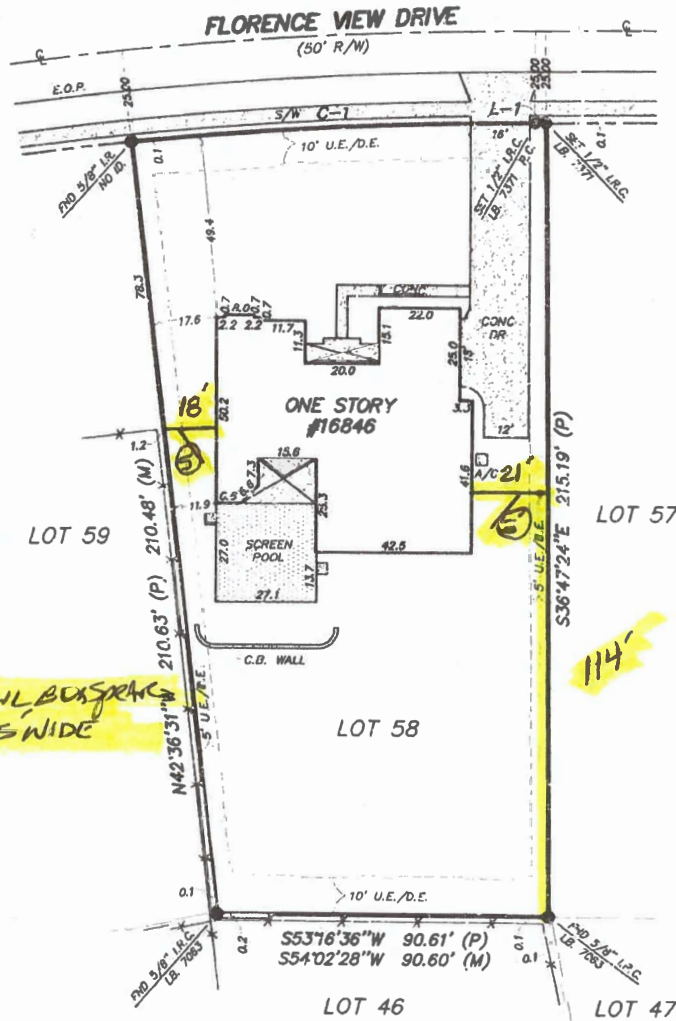
FIELD DATE:

09/21/20



\* 153' of 4" x 4" 3 RAIL BOYS BRACK  
FENCE W/ TWO (2) S WIDE  
GATES

## Boundary Survey



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C-1	1075.00'	109.17'	05°49'07"

LINE TABLE		
LINE	LENGTH	BEARING
L-1	2.98'	N53°12'36"E

- A/C - AIR CONDITIONER
  - A.E. - ALLEY EASEMENT
  - B.C. - BLOCK CORNER
  - BK - BLOCK
  - C.B. - CONCRETE BLOCK
  - C.B.S. - CONCRETE BLOCK STRUCTURE
  - C.M. - CONCRETE MONUMENT
  - C.W.C. - CONCRETE
  - D - DEED
  - D.E. - DRAINAGE EASEMENT
  - E.O.P. - EDGE OF PAVEMENT
  - F.C.C. - FINISHED CROSS CUT
  - F.F.E. - FINISHED FLOOR ELEVATION (FND FOUND)
  - ID. - IDENTIFICATION
  - I.P. - IRON PIPE
  - I.R. - IRON ROD
  - I.R.C. - IRON ROD & CAP
  - L - ARC LENGTH
  - L.B. - LAND SURVEYING BUSINESS
  - L.S. - LAND SURVEYOR
  - L.E. - LANDSCAPE EASEMENT
  - M - MEASURED
  - M.E. - MAINTENANCE EASEMENT
  - N&D - NAIL AND DISK
  - P - PLAT
  - P.E. - PEDESTRIAN EASEMENT
  - P.C. - POINT OF CURVATURE
  - P.C.C. - POINT OF COMPOUND CURVATURE
  - P.C.P. - PERMANENT CONTROL POINT
  - P.I. - POINT OF INTERSECTION
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.O.L. - POINT ON LINE
  - P.R.C. - POINT OF REVERSE CURVE
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - P.D.A.E. - PRIVATE DRAINAGE AND ALLEY EASEMENT
  - P.T. - POINT OF TANGENT
  - R - RADIUS
  - R/W - RIGHT OF WAY
  - S/W - SIDEWALK
  - U.E. - UTILITY EASEMENT
  - W.F.S. - WOOD FRAME STRUCTURE
- RIGHT-OF-WAY LINE
  - CENTERLINE
  - x- BARB WIRE FENCE
  - WOOD FENCE
  - x- CHAIN LINK FENCE
  - |-| PLASTIC FENCE

BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHWESTERLY LOT LINE OF LOT 58 BEING N42°36'31"W PER PLAT

- NOTES:
- This survey is based on the legal description as provided by the client
  - This Surveyor has not abstracted the land shown hereon for encumbrances, rights of way or restrictions of record which may affect the title or use of the land
  - Do not reconstruct property lines from building lines
  - No footings or overhangs have been located except as shown
  - No improvements or utilities have been located except as shown
  - Not valid without a signature and the authenticated electronic seal or the x'ed red wax seal of a Florida Licensed Surveyor and Mapper

Declaration: I certify that this survey was made under my direction and that it complies with the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 461, Florida Statutes, Administrative Code, pursuant to the provisions of Chapter 461, Florida Statutes.



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



Town of Montverde

Fence Checklist

1. Completed Permit Application
2. A survey showing the location of the fence in reference to the property lines and all drainage and all easements.
3. A property records card showing ownership of the property.
4. An elevation view of the fence indicating the material of the fence that complies with the requirements of the Fence Ordinance.

Fence Material: Circle one. Wood, Chainlink, Vinyl, Concrete Masonry, Brick, Wrought Iron, Ornamental Iron, Decorative Metal

Is this a corner lot? Y  N

Is this an agriculturally zoned lot? Y  N

Fence Height above adjacent grade for rear yard fence? *NA*

Fence height above adjacent grade for front yard fence? *4'*

Will there be barbed wire attached to this fence? Y  N

Will there be an electric fence installed as part of this project? Y  N



PERMITTING REQUEST - ZONING CLEARANCE FORM

APPLICATION NUMBER: 2021-05-002 (Assigned by Montverde Staff) DATE: 5/3/2021

PAYMENT: \_\_\_\_\_ Check No.: \_\_\_\_\_

CONTACT NAME: Brandi Miller

LAKE COUNTY ALT KEY No. (If known) 3811194

TYPE OF PERMIT OR WORK REQUESTED: Fence

DESCRIPTION OF PROPOSED ACTIVITY: Install 153' of 4'H Alum  
w/ 2 gates

PROPERTY ADDRESS/LOCATION: 16846 Florence View Dr.  
Montverde, FL 34756

TOTAL SQUARE FOOTAGE OF RESIDENCE: \_\_\_\_\_

TOTAL SQUARE FOOTAGE OF ACCESORY STRUCTURE: \_\_\_\_\_

PHONE NUMBER AND E-MAIL ADDRESS (If you want to be contacted via e-mail): 407 900 2940  
permits@mossyfence.com

BUILDER'S/CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER: Mossy Oak  
Fence / Brandi Miller / 271 Southridge Industrial Dr  
Tavares, FL 32778 / 407-900-2940

**NOTE:** Application shall include survey or sketch of the property indicating proposed activity.  
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.

Brandi Miller  
Signature of Applicant