



ZONING CLEARANCE REPORT

January 12, 2022

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



FENCE INSTALLATION

Parcel No. 3811178 (ALT Key)

16325 Florence Oak Court

Applicant: Thomas Seaman

Application Number: 2022-01-006

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

The applicant has requested approval to install 59 linear feet of 6' tall white vinyl fence and 28 linear feet of 5' tall white vinyl fence with 1' tall lattice on top, on Parcel 3811178. 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.

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
January 12, 2022

Paul Larino
Town of Montverde
407-469-2681; townmanager@mymontverde.com
January 12, 2022

Applicant

Date:

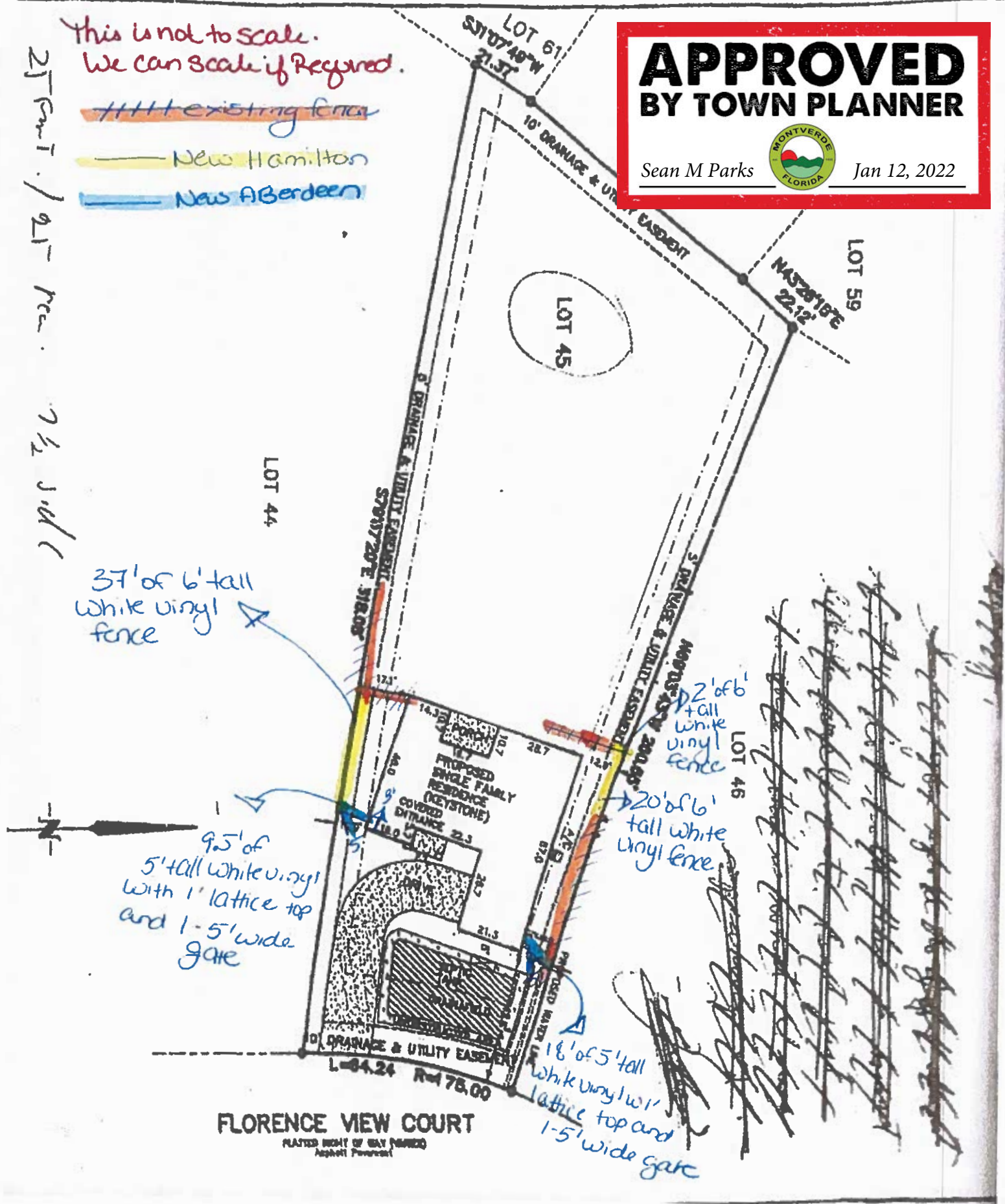
This is not to scale.
We can scale if Required.

25' front / 92' rear. 7 1/2' side

- ### existing fence
- New Hamilton
- New Aberdeen

APPROVED BY TOWN PLANNER

Sean M Parks  Jan 12, 2022



FLORENCE VIEW COURT
 PLATTED RIGHT OF WAY PARCEL
 Asphalt Paved

Handwritten notes:
 I will be installing a 6' tall white vinyl fence along the back and side of the property. The front fence will be 5' tall white vinyl with a lattice top and a 5' wide gate. The driveway will have a 5' wide gate. The fence will be installed by [unclear] on [unclear].

PROPERTY RECORD CARD

General Information

Name:	SEAMAN THOMAS & LORRAINE	Alternate Key:	3811178
Mailing Address:	16325 FLORENCE OAK CT MONTVERDE, FL 34756 Update Mailing Address	Parcel Number: ⑩	11-22-26-1305- 000-04500
		Millage Group and City:	00MV (MONTVERDE)
		2021 Total Certified Millage Rate:	15.5714
		Trash/Recycling/Water/Info:	My Public Services Map ⑩
Property Location:	16325 FLORENCE OAK CT MONTVERDE FL 34756 Update Property Location ⑩	Property Name:	-- Submit Property Name ⑩
		School Information:	School Locator & Bus Stop Map ⑩ School Boundary Maps ⑩
Property Description:	MAGNOLIA TERRACE PHASE II PB 46 PG 94-95 LOT 45 ORB 2191 PG 0054		
<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	\$60,000.00	
					Click here for Zoning Info ⑩		FEMA Flood Map			

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](#).

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Property data last updated on October 4, 2021.
Site Notice

Magnolia Terrace

Home Owners Association

ARCHITECTURAL CONTROL BOARD
PO BOX 560252
MONTVERDE, FL 34756

DATE: October 8, 2021

ADDRESS: 16325 Florence Oak

REQUEST: Enhancement and extension of homeowners fence per documents submitted to the ACB (on file)

REVIEW BOARD COMMENTS: APPROVED



REVIEW BOARD MEMBERS SIGN OFF:

Larry Kontny	X
John Ardizone	X
Bert Hayne	X
Skip Perry	X
Candi Keys	X
Jon Lomas	X

Debbie @ lakecountyfence.com



PERMITTING REQUEST - ZONING CLEARANCE FORM

APPLICATION NUMBER: 2022-01006 (Assigned by Montverde Staff) DATE: 1/11/22

PAYMENT: _____ Check No.: _____

CONTACT NAME: Seaman, Thomas

LAKE COUNTY ALT KEY No. (If known) 3811178

TYPE OF PERMIT OR WORK REQUESTED: Fence

DESCRIPTION OF PROPOSED ACTIVITY: 59 ft of 6' tall white vinyl fence; 28 ft of 5 feet tall white vinyl fence with 1' tall lattice on top.

PROPERTY ADDRESS/LOCATION: 116325 Florence OAK CT
Montverde FL 34756

TOTAL SQUARE FOOTAGE OF RESIDENCE: _____

TOTAL SQUARE FOOTAGE OF ACCESSORY STRUCTURE: _____

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

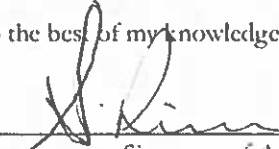
352-888-4000 Permit@lakecountyfence.com

BUILDER'S/CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER: _____

Superior Fence and Rail 307 E North Blvd Leesburg
FL 34748

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.



Signature of Applicant