



# ZONING CLEARANCE REPORT

**February 1, 2020**

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



## **FENCE INSTALLATION**

**Parcel No. 2877413 (ALT Key)**

**16450 CR 455, Montverde, FL**

**Applicant: Zane Salber**

**Application Number: 2020-01-016**

**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 construction of approximately 250-ft of 6-ft high wood “stockade” style fence and 100-ft of “Montverde” split rail style fence with gate along front, side and rear yards on Parcel No. 2877413 (ALT Key) at 16450 CR 455. 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 – 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.

**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 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 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 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  
February 1, 2020

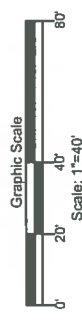
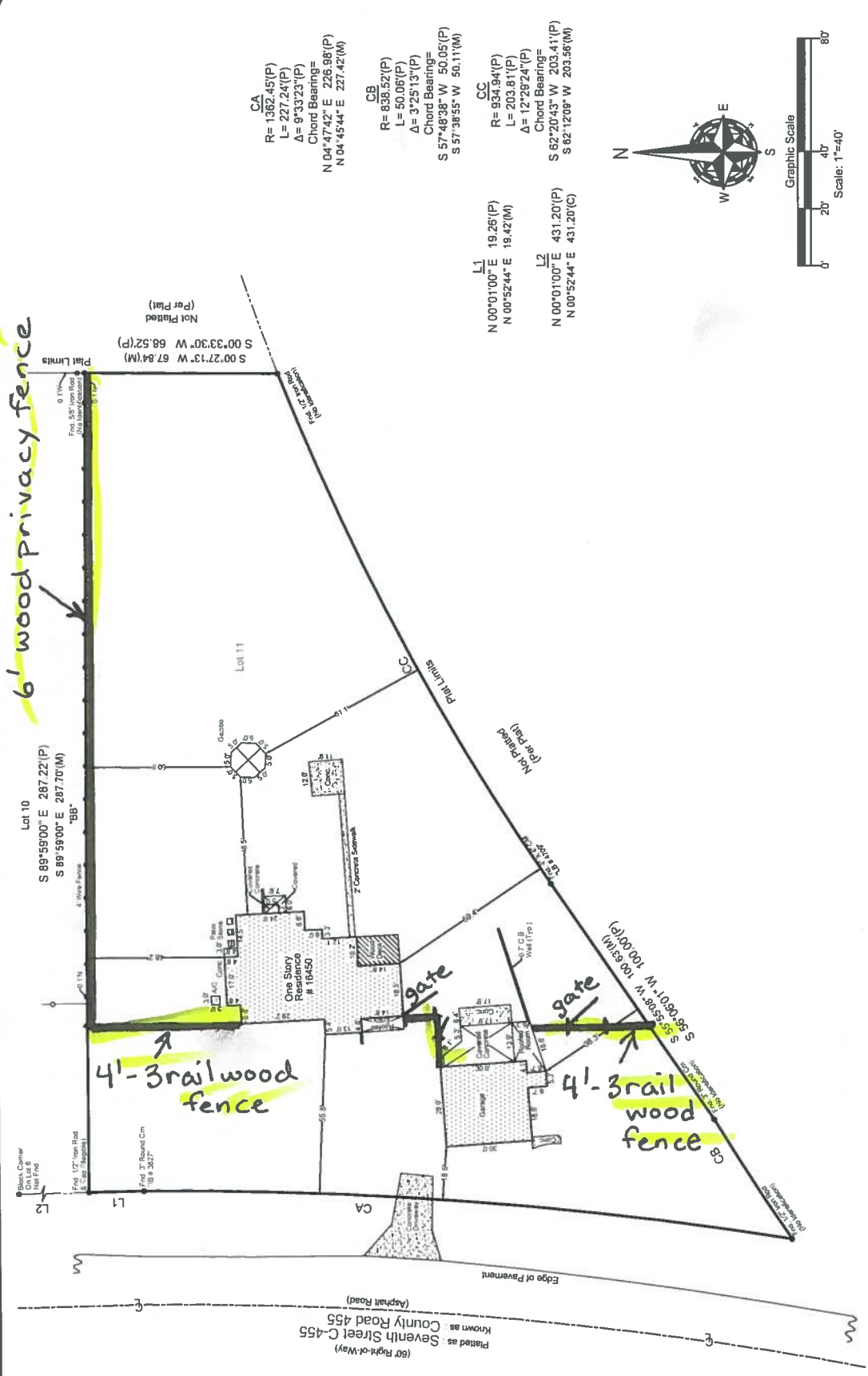
Brenda Brasher  
Town of Montverde  
407-469-2681; bbrasher@mymontverde.com  
February 1, 2020

Zane Slaber  
Date:

6' wood privacy fence

4'-3 rail wood fence

4'-3 rail wood fence



16450 COUNTY ROAD 455, MONTVERDE, FLORIDA 34756

Field Date: 12/20/2019 Date Completed: 12/23/19

Drawn By: G.S. File Number: IS-68637

-Legend-

C	- Calculated	PC	- Point of Curvature
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point of Line
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Easmt.	- Easement	PT	- Point of Tangency
F.F.E.A.	- Flood Easement Agency	Rd.	- Road
F.F.E.	- Finished Floor Elevation	Rail	- Railroad
IP	- Iron Pipe	RCC	- Reinforced Concrete
IP	- Iron Pipe	Rd.	- Road
M	- Manhole	Spl.	- Sprinkler
MAD	- Manhole	Typ	- Typical
N.R.	- Non-Railroad	UE	- Utility Easement
ORB	- Official Records Book	VA	- Vial
P.B.	- Plat Book	Δ	- Delta (Central Angle)
P-	- Plat	∠	- Chain Link Fence

**NOTES-**

- Survey is based upon the legal description supplied by client.
- Subject to any easements and/or restrictions of record.
- Shading has been shown hereon, as assumed and based upon the Linc. Deeded with a "BB" otherwise noted.
- Field Overhangs, Underground Utilities and/or Footers have NOT been located. I.M.F.S. is not responsible for their location.
- Septic tanks and/or drainfield locations are approximate and MUST be verified by other means.
- Use of This Survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the Surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified.

**POINTS OF INTEREST:**  
NONE VISIBLE



**BOUNDARY SURVEY**

Legal Description:  
LOT 11, HIGH POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 19, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

16450 CR 455

Flood Information:  
FLOOD ZONE SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV. THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN TOWN OF MONTVERDE, COMMUNITY NUMBER 130414, DATED 12/18/2012.

CERTIFIED TO:  
ZANE MICHAEL SALBER AND KALEA YVONNE PROFFER; METES & BOUNDS TITLE INSURANCE COMPANY; ALLIANT NATIONAL TITLE INSURANCE COMPANY; ADVANCED MORTGAGE PLANNERS, INC.

Having Carefully read the Description, Review of the above Description, Proceeds to be under my Direction to the best of my knowledge and belief a true and correct Survey of the above described property, I hereby certify that the same is correct and true in accordance with Chapter 51.17, 51.22 Florida Administrative Code, Pursuant to Sections 217.227 Florida Statutes.

*Patricia K. Ireland*  
Patricia K. Ireland  
Professional Seal  
Professional Surveyor  
No. 6537  
State of Florida  
The Survey NOT VALID UNLESS SIGNED AND ENCLOSED WITH SURVEYOR'S SEAL.

**Ireland & Associates Surveying, Inc.**  
800 Currency Circle | Suite 1020  
Lake Mary, Florida 32746  
www.irelandsurveying.com  
Office-407.678.3366 Fax-407.320.8165