



ZONING CLEARANCE REPORT

June 10, 2020

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



FENCE INSTALLATION

Parcel No. 1531497 (ALT Key)

16505 Highland Avenue, Montverde, FL

Applicant: Risa Saylor – Pelican Fence

Application Number: 2020-06-005

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 up to 310' of 4-ft high "Montverde Style" wood three-rail fence on Parcel No. 1531497(ALT Key) in the side yards and front yard, and 38-ft of 6-ft high wood "stockade style" fence at 16505 Highland Avenue. The applicant submitted an application for a fence consistent with the Town code within a residential zoning district.

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.

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 (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
June 10, 2020

Brenda Brasher
Town of Montverde
407-469-2681; bbrasher@mymontverde.com
June 10, 2020

Applicant:

Date:

BOUNDARY SURVEY

LEGAL DESCRIPTION:

ALL DIMENSIONS ARE A PRIORI MEASUREMENTS OF THE BOUNDARIES OF THE SURVEYED PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR EASEMENTS.

FLOOD INFORMATION:

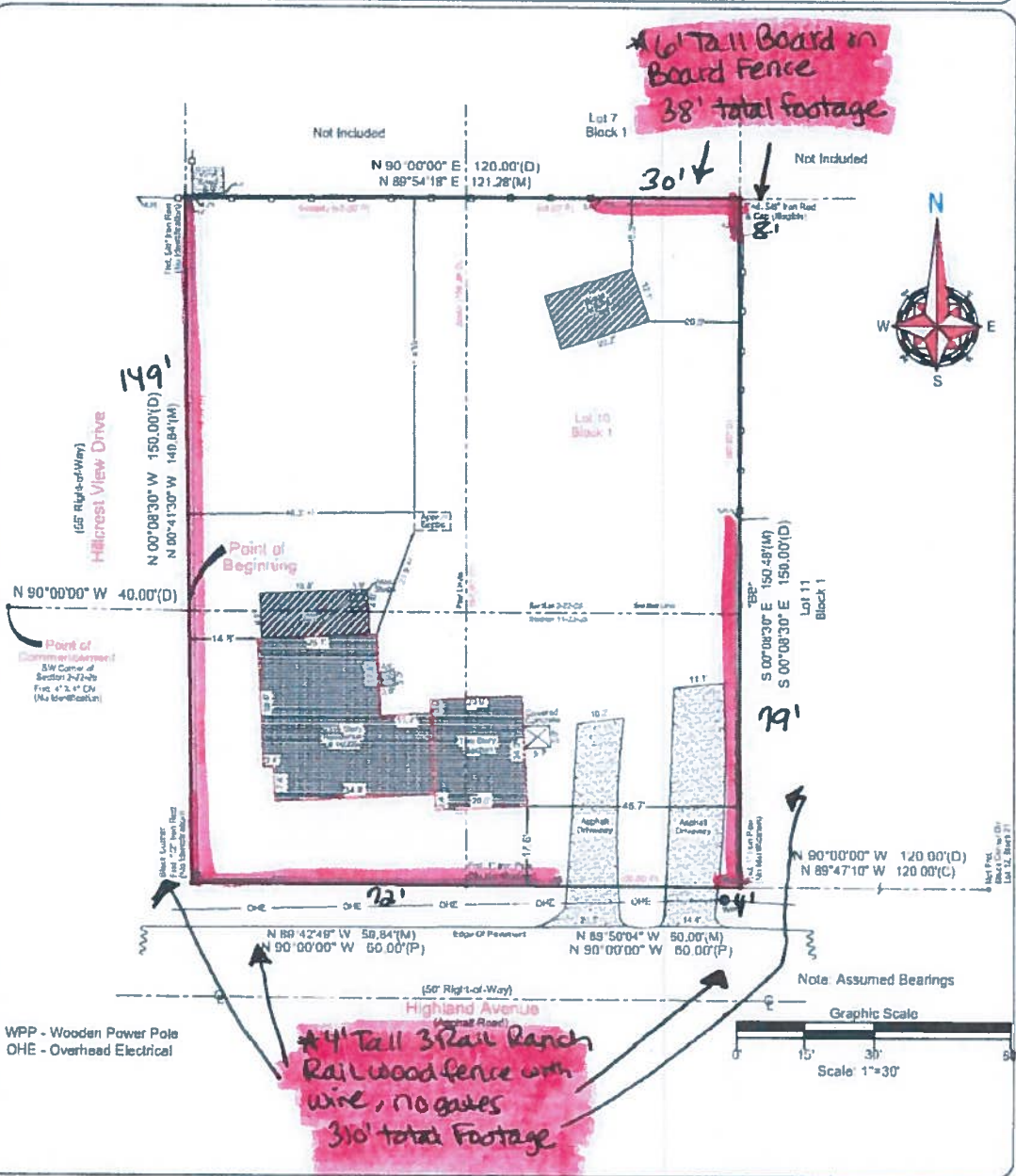
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN TOWN OF MONTVERDE, COMMUNITY NUMBER 120614, DATED 12/16/2012.

CERTIFIED TO:

LAI, REN NASSER



16505 HIGHLAND AVENUE, MONTVERDE, FLORIDA 34756



Field Date: 5/20/2020 Date Completed: 05/21/20
 Drawn By: G. S. File Number: JS-73858

Legend	
C	- Contour
CB	- Certificate
CM	- Concrete Monument
Cont.	- Contour
D	- Drainage Easement
E	- Easement
F.E.M.A.	- Federal Emergency Management Agency
F.F.C.	- Filled Foot Elevation
I	- Iron Pipe
L	- Length (Ac)
M	- Measured
NAD	- North & Dist
N.R.	- No. - Radius
OR	- Original Record Book
P	- Post
P.B.	- Post Box
W.F.	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
P.I.	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.I.	- Point of In
PM	- Power Pole
PRM	- Permanent Reference Monument
R	- Rail
RAC	- Rebar & Cap
Rec	- Recovered
REL	- Ratched
R.R.	- Rebar A
R.R.	- Rebar Cap 1/2" 7023
T	- Typing
UC	- Utility Easement
WA	- Water Meter
W	- Well
Δ	- Drape (Clearing Angle)
-C-	- Chain Link Fence

NOTES:
 1. Survey is based upon the Legal Description supplied by Client.
 2. Adjacent Properties Deeds have NOT been Reviewed for Gaps, Overlaps and/or Mist.
 3. Subject to any Easements and/or Restrictions of Record.
 4. Encroachment shown not shown in Record and based upon a line Denoted with a "B" unless otherwise noted.
 5. All Overlaps, Underground Utilities and/or Features have NOT been located UNLESS otherwise noted.
 6. Specific Easements and/or Drains/Utilities locations are approximate and MUST be verified by appropriate Utility Location Companies.
 7. None of This Survey for Purposes other than intended, without Written Permission. All will be at the User's Risk and without liability to the Surveyor. Nothing herein shall be construed to give ANY Rights or Benefits to anyone other than those intended.

NONE VISIBLE

I hereby certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Skill as a Surveyor. Surveyed under my Direction on the Date Shown, Based on Information furnished by Me as Noted and Conform to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 45-17.002 Florida Administrative Code, Pursuant to Section 477.007 Florida Statutes.

Patrick K. Ireland PLS 7623
 Patrick K. Ireland License # 6637 LB 7623
 This Survey is Invalid unless used for the purpose of Said Certified Parties. This Survey NOT VALID UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL.

Ireland & Associates Surveying, Inc.
 880 Currency Circle Suite 1020
 Lake Mary, Florida 32746
 www.irlendassociatesurveying.com
 Office-407.678.3386 Fax-407.320.8165



PERMITTING REQUEST - ZONING CLEARANCE FORM
DIGITAL PLANS REQUIRED FOR ALL PLAN SUBMITTAL AS WELL AS PAPER PLAN SETS

Email Application and back-up documentation to:
permitting@mymontverde.com

2020-06-05
APPLICATION NO. DATE SUBMITTED: 6/4/2020
PAYMENT: Check No.:
CONTACT NAME: Risa Saylor @ Pelican Fence LLC
PROPERTY ADDRESS/LOCATION: 16505 Highland Avenue Montverde FL
TYPE OF PERMIT OR WORK REQUESTED: fence installation
DESCRIPTION OF PROPOSED ACTIVITY: 310' of Ranch Rail 3 Rail wood fence 4' Tall with wire and 38' 6' Tall Board on Board Wood Fence and No gates on project
LAKE COUNTY ALT KEY No. (if known) 1531497
TOTAL SQUARE FOOTAGE OF RESIDENCE:
TOTAL SQUARE FOOTAGE OF ACCESSORY STRUCTURE: Fence - 348' total footage
PHONE NUMBER AND E-MAIL ADDRESS: 407-982-0492 lanassere@aol.com
Lauren Nasser, Homeowner
BUILDER'S/CONTRACTOR'S NAME, ADDRESS, EMAIL ADDRESS AND PHONE NUMBER:
Pelican Fence LLC 407-676-8449 service@pelicanfence.com
17601 Serenoa Blvd Clermont FL 34714

NOTE: Application shall include survey or sketch of the property indicating proposed activity. **DIGITAL PLANS REQUIRED FOR ALL PLAN SUBMITTAL AS WELL AS PAPER PLAN SETS**
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.

Risa Saylor

Signature of Applicant

Please See Opposite Side

BELOW TO BE COMPLETED BY TOWN OF MONTVERDE STAFF

1. Legal Description of Property: _____
2. Utilities: Central Water _____ Central Sewer _____ Well _____ Septic Tank _____
3. Existing zoning of property: _____ Lot Size: _____
4. Square Footage of Living Area: _____ Square Footage of Accessory Structure(s): _____
5. Total Square Footage: _____ Square Footage of Lot: _____
6. Outside Dimensions: Width: _____ Depth: _____ Height: (to roof) _____
7. Setbacks: Front: _____ Rear: _____ R-Side: _____ L-Side _____
8. Flood Hazard Area: Yes _____ No _____

GENERAL PERMIT CONDITIONS:

- 1.) **Town Ordinance requires a trash container on site for debris. Construction entrance must be noted on site plan.**
- 2.) **This permit does not guarantee approval from applicable Home Owners Association (HOA) rules. Please consult your HOA prior to initiating construction.**

SPECIFIC PERMIT CONDITIONS: (to be added by Staff and inspected by Code Enforcement Officers)

Approved by Town Planner: _____

Date Approved by Town Planner: _____

Town Clerk: _____

Date: _____

Town of Montverde
17404 Sixth Street (Physical)
PO Box 560008 (Mailing)
Montverde, Florida 34756

(407) 469-2681 (Phone)
(407) 469-2773 (Fax)

Office Use:

Date Application Received: 6/10/20 Received by: Braun

Fees Due: \$75.00 Fees Paid: _____ Date Paid: _____