



# ZONING CLEARANCE REPORT

**February 25, 2020**

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



## **FENCE INSTALLATION**

**Parcel No. 2842547 (ALT Key)**

**16751 Ridgewood Avenue, Montverde, FL**

**Applicant: Tim Correy**

**Application Number: 2020-02-004**

**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 460' of 4-ft high "Montverde Ranch Style" fence on Parcel No. 2842547(ALT Key) at 16751 Ridgewood 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-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.

**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 (4) 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 25, 2020

Brenda Brasher  
Town of Montverde  
407-469-2681; bbrasher@mymontverde.com  
February 25, 2020

Tim Correy

Date: