



# ZONING CLEARANCE REPORT

**November 10, 2021**

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



## **FENCE INSTALLATION**

**Parcel No. 1752591 & 3881434 (ALT Key)**  
**16817 Ninth Street**  
**Applicant: Susie McQuaig**  
**Application Number: 2021-11-004**

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

The applicant has requested approval to install a 4' high field fence with wood posts and 2 gates (manual) on vacant lots 1752591 and 3881434 (Alt Key numbers). 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  
November 10, 2021

Paul Larino  
Town of Montverde  
407-469-2681; townmanager@mymontverde.com  
November 10, 2021

Applicant

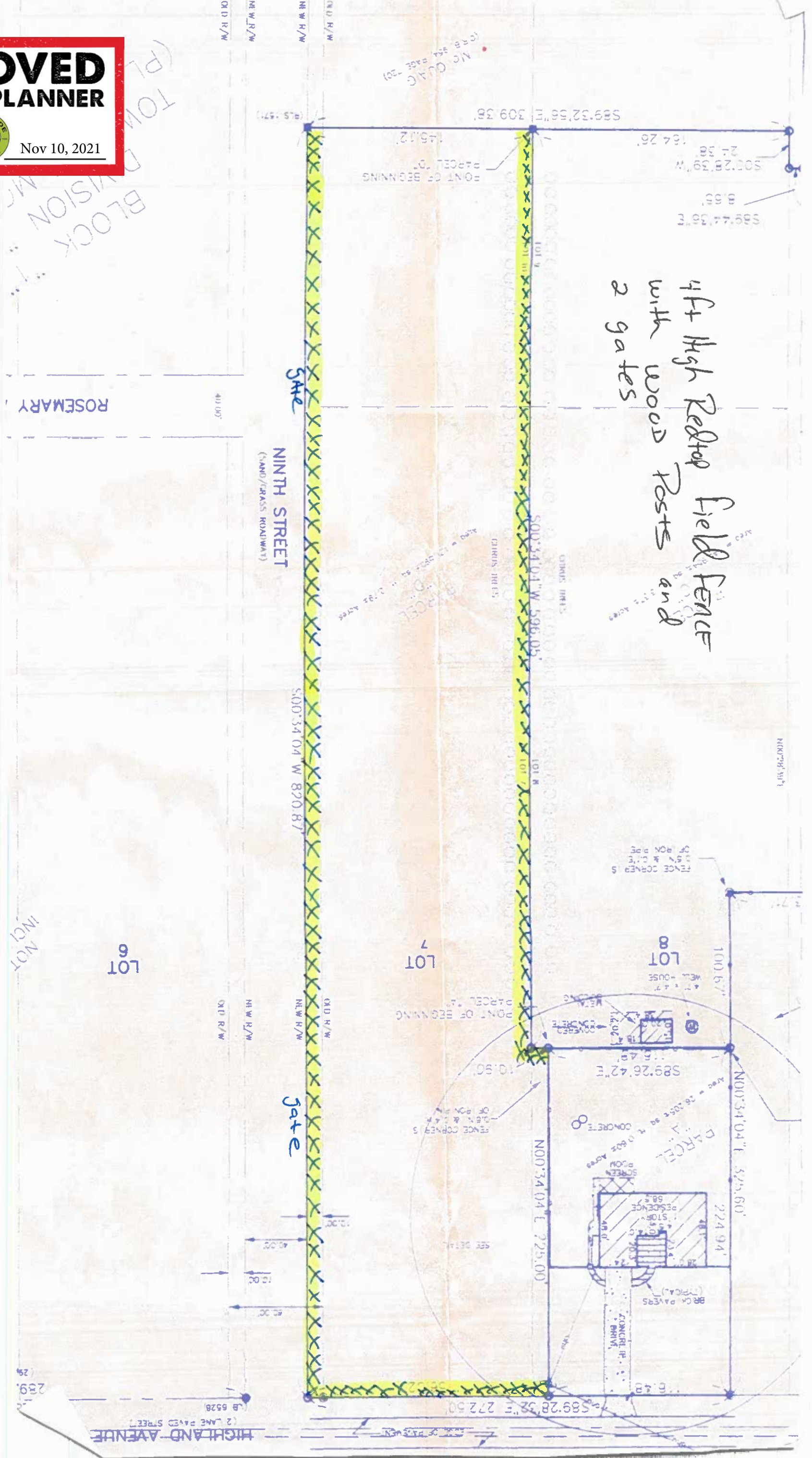
Date:

**APPROVED  
BY TOWN PLANNER**

Sean M Parks



Nov 10, 2021







Town of Montverde  
17404 Sixth Street  
Montverde, FL 34756  
(407) 469-2681

## 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, Chain-link, Vinyl, Concrete Masonry, Brick, Wrought Iron, Ornamental Iron, Decorative Metal. Field fence

Is this a corner lot? YN

Is this an agriculturally zoned lot? Y N

Fence Height above adjacent grade for rear yard fence? 4ft

Fence height above adjacent grade for front yard fence? 4ft

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

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	MC QAIG SUSAN J	<b>Alternate Key:</b>	1752591
<b>Mailing Address:</b>	PO BOX 560111 MONTVERDE, FL 34756-0111 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	01-22-26-1400-001-00700
		<b>Millage Group and City:</b>	00MV (MONTVERDE)
		<b>2021 Total Certified Millage Rate:</b>	15.5714
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	NINTH ST MONTVERDE FL 34756 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> <a href="#">School Boundary Maps</a>
<b>Property Description:</b>	DIVISION J, SUBDIVISION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11 TOWNSHIP 22 SOUTH RANGE 26 EAST PB 5 PG 21 FROM SE COR OF NW 1/4 OF NE 1/4 OF SEC 11 RUN N 0-31-14 E ALONG E LINE OF SE 1/4 OF NW 1/4 OF NE 1/4 A DIST OF 480.01 FT, S 89-44-36 E 8.65 FT TO A POINT ON THE W LINE OF LOT 9 BLK 1, S 0-28-39 W ALONG W LINE OF LOT 9 A DIST OF 24.38 FT, S 89-32-56 E 164.26 FT TO A POINT ON W LINE OF LOT 10 BLK 1 FOR POB, RUN N 0-34-04 E ALONG W LINE OF LOT 10 & ALONG W LINE OF LOT 7 BLK 1 A DIST OF 596.05 FT, N 89-26-42 W 10.90 FT, N 0-34-04 E 225 FT TO A POINT ON N LINE OF LOT 8 BLK 1, S 89-28-32 E ALONG N LINE OF LOT 8 & ALONG THE N LINE OF LOT 7 & E'LY EXTENSION THEREOF A DIST OF 156.02 FT TO A POINT ON NEW WEST R/W LINE OF NINTH ST, SAID R/W AT THIS PT BEING 40 FT IN WIDTH, THENCE RUN S 0-34-04 W ALONG THE NEW W R/W LINE OF NINTH ST A DIST OF 820.87 FT, N 89-32-56 W 145.12 FT TO POB, BEING PART OF LOTS 7, 8, & 10 BLK 1 ORB 4036 PG 1248		
<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	VACANT RESIDENTIAL (0000)	0	0		2.8	AC	\$0.00	\$134,820.00

[Click here for Zoning Info](#)
[FEMA Flood Map](#)

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">4036 / 1248</a>	3/24/2011	Personal Rep Deed	Multi-Parcel	Vacant	\$0.00
<a href="#">671 / 2481</a>	3/17/1979	Warranty Deed	Unqualified	Vacant	\$100.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

## Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 WORKING VALUES that are subject to change until certified.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$134,820	\$81,846	\$81,846	5.05290	\$413.56
LAKE COUNTY MSTU AMBULANCE	\$134,820	\$81,846	\$81,846	0.46290	\$37.89
SCHOOL BOARD STATE	\$134,820	\$134,820	\$134,820	3.59400	\$484.54
SCHOOL BOARD LOCAL	\$134,820	\$134,820	\$134,820	2.99800	\$404.19
TOWN OF MONTVERDE	\$134,820	\$81,846	\$81,846	2.83000	\$231.62
ST JOHNS RIVER FL WATER MGMT DIST	\$134,820	\$81,846	\$81,846	0.21890	\$17.92
LAKE COUNTY VOTED DEBT SERVICE	\$134,820	\$81,846	\$81,846	0.09180	\$7.51
LAKE COUNTY WATER AUTHORITY	\$134,820	\$81,846	\$81,846	0.32290	\$26.43
				<b>Total:</b>	<b>Total:</b>
				15.5714	\$1,623.66

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>

Government Exemption (amount varies)

[Learn More](#) [View the Law](#)

## Exemption Savings

The exemptions marked with a  above are providing a tax dollar savings of: **\$0.00**

## Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark 

Save Our Homes Assessment Limitation (3% assessed value cap)

[Learn More](#) [View the Law](#)

Save Our Homes Assessment Transfer (Portability)

[Learn More](#) [View the Law](#) Non-Homestead Assessment Limitation (10% assessed value cap)[Learn More](#) [View the Law](#)

Conservation Classification Assessment Limitation


[Learn More](#) [View the Law](#)

Agricultural Classification

[Learn More](#) [View the Law](#)

**NOTE:** Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

## Assessment Reduction Savings

The assessment reductions marked with a  above are providing a tax dollar savings of: **\$475.67**

**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.

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