



# ZONING CLEARANCE REPORT

**November 3, 2021**

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



## **FENCE INSTALLATION**

**Parcel No. 3811110 (ALT Key)**

**16819 Florence View Drive**

**Applicant: Doug Skiver**

**Application Number: 2021-10-001**

**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 300 ft. of 6 ft. high black aluminum picket fence with 3 gates in the back yard on Parcel 3811110. 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 3, 2021

Paul Larino  
Town of Montverde  
407-469-2681; townmanager@mymontverde.com  
November 3, 2021

Applicant

Date:



**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

APPLICATION NO. 2021-10-001 DATE SUBMITTED: 9/28/21

PAYMENT: \_\_\_\_\_ Check No.: \_\_\_\_\_

CONTACT NAME: DOUG SKIVER

PROPERTY ADDRESS/LOCATION: 16819 FLORENCE VIEW

TYPE OF PERMIT OR WORK REQUESTED: FENCE

DESCRIPTION OF PROPOSED ACTIVITY: 300' 6" H BLACK ALUMINUM PICKET FENCE 3-GATE'S

LAKE COUNTY ALT KEY No. (if known) \_\_\_\_\_

TOTAL SQUARE FOOTAGE OF RESIDENCE: \_\_\_\_\_

TOTAL SQUARE FOOTAGE OF ACCESSORY STRUCTURE: 300'

PHONE NUMBER AND E-MAIL ADDRESS: 386-218-5511  
DSDAUESFENCE@GMAIL.COM

BUILDER'S/CONTRACTOR'S NAME, ADDRESS, EMAIL ADDRESS AND PHONE NUMBER:  
DAUES FENCE DSDAUESFENCE@GMAIL.COM  
386-789-1700

**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.

  
Signature of Applicant

Please See Opposite Side

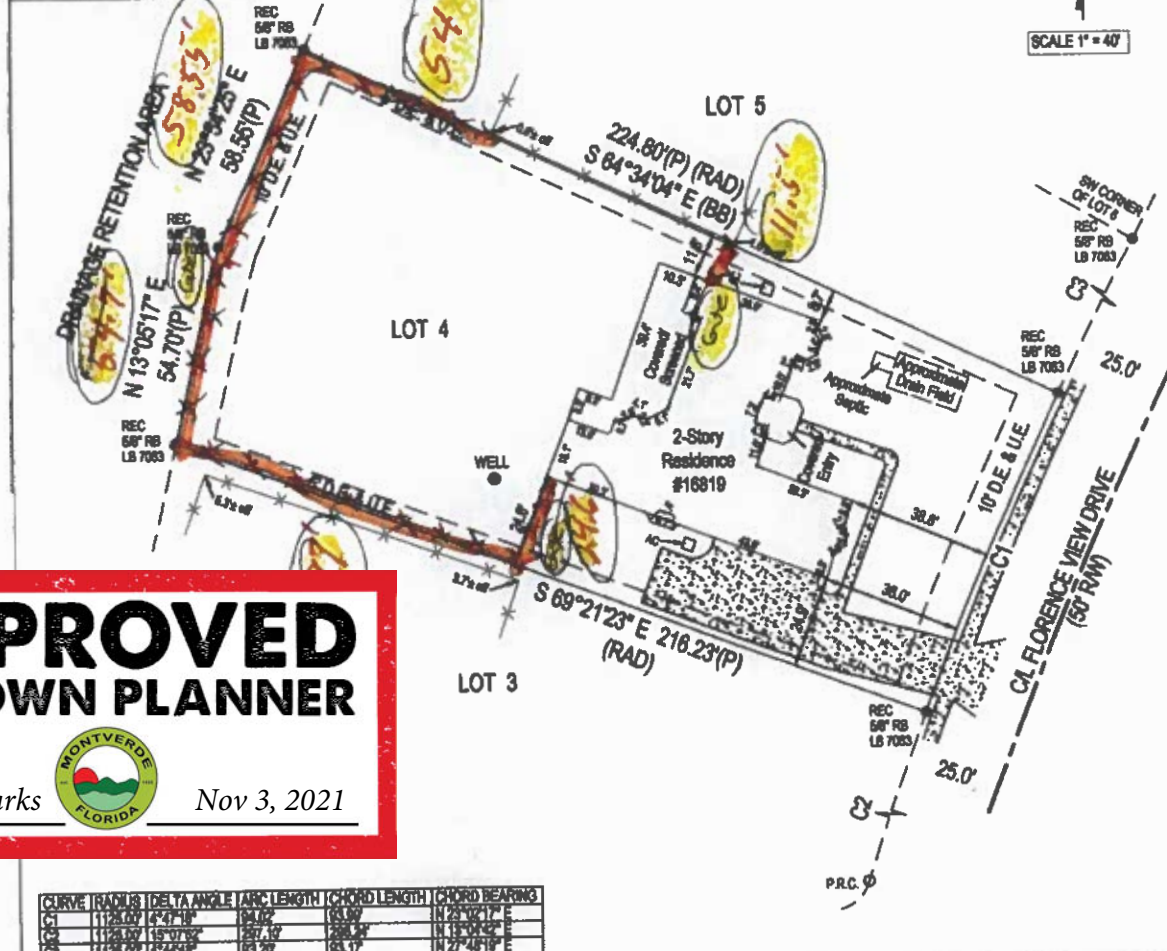
**NOTES:**  
 THIS BOUNDARY SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION UNLESS NOTED. NO TITLE COMMITMENT AND OR ADDITIONAL EASEMENT INFORMATION PROVIDED TO THIS SURVEYOR. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC +/- IF SHOWN. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.  
 DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB). BUILDING LINES SHOWN, REPRESENT BUILDING WALLS, EAVES, IF ANY, NOT LOCATED OR SHOWN. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

**Boundary And Mapping Associates, Inc.**  
 LAND SURVEYORS  
 LB 4666  
 180 INTERNATIONAL PARKWAY  
 SUITE 170  
 HEATHROW, FL. 32748  
 PH. (407) 686-1155

**FLOOD ZONE REFERENCE:**  
 PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.L.R.M. MAP PANEL NO. 12089C 0585 E DATED 12-18-12.



**PROPERTY ADDRESS:**  
 16819 FLORENCE VIEW DRIVE



**APPROVED BY TOWN PLANNER**  
 Sean M Parks  
 Nov 3, 2021

CURVE (RADIUS)	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1128.00'	2°47'48"	64.02'	N 23°02'17" E
C2	1128.00'	15°07'52"	127.10'	N 13°05'17" E
C3	1128.00'	2°42'54"	63.27'	N 27°48'19" E

**DESCRIPTION:** LOT 4, MAGNOLIA TERRACE PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE(S) 94 AND 95, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**CERTIFIED TO:**  
 GREGORY SCOTT KRABENHOFT AND SHERRY ANNE KRABENHOFT  
 REDFIN MORTGAGE, LLC  
 WATSON TITLE SERVICES, INC.  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**ORDERED BY:**  
**WATSON**  
 Title Services, Inc.

**JOB NO.:** 21-1889  
**DATE:**  
**FIELD:** 05-11-21  
**SIGNED:** 05-13-21  
**DRAWN BY:** CT  
**P.C.:** CT  
**CHECKED BY:** RWJ

**LEGEND**

REC. - RECORDED	REC. POINT OF REVERSE CURVE	○ - Point Not Found or Set
LP. - IRON PIPE	R.P. - RADIAL POINT	P.S.L. - DENOTES REFERENCE POINT ON LINE
LC. - ELASTIC CHIP P	R. - RADIUS	○ - DENOTES RIGHT-OF-WAY
C.A. - CONCRETE ANCHORMENT	L. - LENGTH OF ARC	
RB. - REBAR	S.S. - BODENHAK EASEMENT	
R.A. - NOT IRONIAL	U.E. - UTILITY EASEMENT	
RED. - NAIL & DRUG	D.E. - DRAINAGE EASEMENT	
PL. - PER PLAT	L.E. - LANDSCAPE EASEMENT	
AS. - AS MEASURED	P.E. - POOL EQUIPMENT	
DI. - FOR DESCRIPTION	P.P. - POWER POLE	
OL. - ON LINE	CH. - CHAIN LINK FENCE LINE	
P.L. - POINT OF CURVATURE	V.F. - VINYL FENCE LINE	
P.T. - POINT OF TANGENCY	AL. - ALUMINUM FENCE LINE	
P.D.C. - POINT OF BEGINNING	OV. - OVERHEAD LINE	
P.C.C. - POINT OF COMMENCEMENT		
P.B. - PLAY BOOK		
Q.R.L. - OFFICIAL RECORDS BOOK		
N.L. - NAIL ROD		

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown herein and certified only to those persons and/or entities listed herein. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 64-17 F.A.C. pursuant to section 472.027 Florida Statute.

*Rodney W. Jackson*  
 RODNEY W. JACKSON,  
 P.S.M. 6281

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

*Magnolia Terrace*  
Home Owners Association

**ARCHITECTURAL CONTROL BOARD  
PO BOX 560252  
MONTVERDE, FL 34756**

**DATE: July 28, 2021**

**ADDRESS: 16819 Florence View**

**REQUEST: Approval for fence installation per plans submitted by homeowner.**

**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

Town of Montverde

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, Chainlink, Vinyl, Concrete Masonry, Brick, Wrought Iron, Ornamental Iron, Decorative Metal.

Is this a corner lot? Y N

Is this an agriculturally zoned lot? Y N

Fence Height above adjacent grade for rear yard fence? NO

Fence height above adjacent grade for front yard fence? NO

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



FENCE INSTALLATION AFFIDAVIT

I DAVID HIPPCHEN AS A DULY APPOINTED OFFICER OF DAVE'S FENCE, INC  
I DO HEREBY ATTEST TO THE FACT THAT THE FENCE LOCATED AT  
16819 FLORENCE VIEW MONTVERDE, FL HAS BEEN INSTALLED IN  
ACCORDANCE WITH THE APPROVED SITE PLAN AND THE LDR'S OF  
MONTVERDE. MOST IMPORTANTLY, THE FENCE IS NOT INSTALLED OVER  
THE PROPERTY LINES. I ALSO FURTHER DECLARE THAT SHOULD IT BE  
DISCOVERED AT A LATER DATE THAT THE FENCE IS NOT INSTALLED AS  
STATED ABOVE, THAT DAVE'S FENCE, INC WILL RELOCATE THE  
FENCE AT OUR EXPENSE. I ALSO ATTEST TO THE FACT THAT SHOULD WE  
FAIL TO RELOCATE THE FENCE WITHIN 7 DAYS OF THE REQUEST FROM THE  
TOWN, THAT WE WILL PAY ANY COSTS, INCLUDING LEGAL FEES THE TOWN  
OF MONTVERDE OR CURRENT PROPERTY OWNER INCURS IN HAVING THE  
FENCE RELOCATED.



STATE OF FLORIDA, COUNTY OF VOZUSIA. Sworn to (or affirmed) and subscribed before  
me by means of  physical presence or  online notarization, this 1<sup>ST</sup> day of OCTOBER  
2021, by DAVID HIPPCHEN  Personally Known OR \_\_\_\_\_  
Produced Identification Type of Identification Produced \_\_\_\_\_

DARLENE L DEBOCK  
Notary Print Name

Darlene L DeBock  
Notary Signature

