



ZONING CLEARANCE REPORT

January 12, 2022

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



FENCE INSTALLATION

Parcel No. 3811142 (ALT Key)

17047 Florence View Drive

Applicant: Caleb Car

Application Number: 2022-01-008

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 191 linear feet of 4' high black aluminum fence with (1) 4'x 4' walk gate, on Parcel 3811142. 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
January 12, 2022

Paul Larino
Town of Montverde
407-469-2681; townmanager@mymontverde.com
January 12, 2022

Applicant

Date:

APPROVED BY TOWN PLANNER

Sean M Parks



Jan 12, 2022

Boundary Survey

EASEMENT NOTE:
THERE IS A 10' DRAINAGE & UTILITY EASEMENT (DUE), AND A 60' DRAINAGE EASEMENT ON THE REAR, 5' (DUE) ON THE SIDES, AND 10' (DUE) ON THE FRONT OF THE PROPERTY.

CERTIFIED TO: (AS FURNISHED)
RANDY MARTIN ELLSWORTH AND LINDA LEE ELLSWORTH
AIT PARTNERS LLC DBA CELEBRATION TITLE GROUP
FIRST AMERICAN TITLE INSURANCE COMPANY

FLOOD ZONE
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 600-YEAR FLOODPLAIN, PER F.L.R.M. PANEL NUMBER 1288000000E LAST REVISION DATE 12-18-12 (PER MAPHIRE WEBSITE). THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:
FENCES CROSS PROPERTY LINES, OWNERSHIP OF FENCES UNDETERMINED
SIDEWALK CROSSES PROPERTY LINES
PAVERS LIE PARTIALLY IN THE EASEMENT AREA
WELL LIES IN EASEMENT AREA

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTHEASTERLY RIGHT-OF-WAY OF FLORENCE VIEW DRIVE WHICH HAS A BEARING OF N01°22'27"W PER PLAT.

- NOTES**
- Underground utility installations, underground improvements, foundations under other underground structures were not located by this survey.
 - The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
 - Additions or alterations to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
 - The property shown hereon is subject to all assessments, restrictions and reservations which may be shown or noted on the record plat and with the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
 - Building lines and dimensions for improvements should not be used to reconstruct boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788



VISIONLAND

941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-6474

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

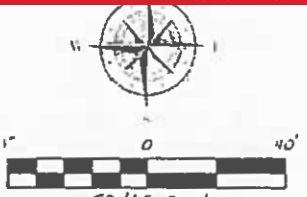
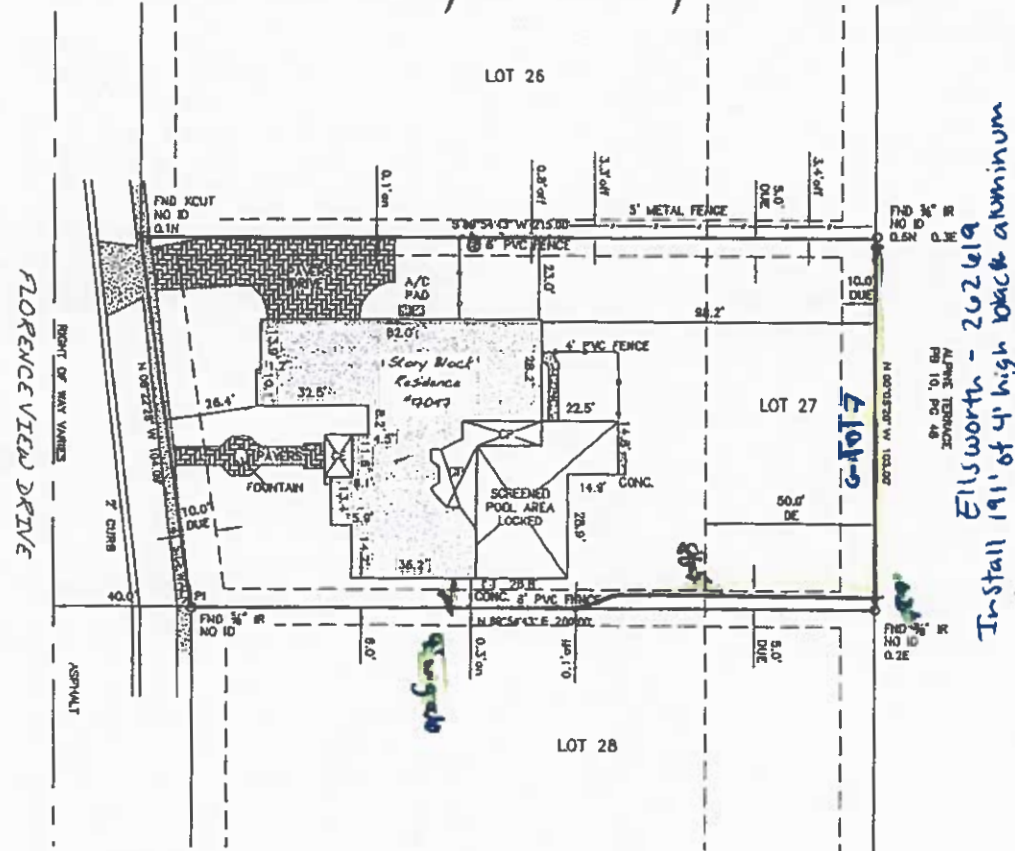


Joseph E. Williamson, PLS
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION #6573
DATED: 06-07-21

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	REVISION	DATE	REVISION

Ellsworth - 202619
Install 191' of 4" high black aluminum with (2) 4" x 4" w/w walkgate.



- ADDRESS
17047 FLORENCE VIEW DRIVE
MONTVERDE, FLORIDA 34756
- LEGEND**
- O - Iron Rod & Cap (IR)
 - OR Book - Official Record Book
 - PB - Plat Book
 - Pg - Page
 - Conc. - Concrete
 - On Site/Off Site
 - FND - Foundation
 - ID - Identification
 - LB - Licensed Business
 - LS - Licensed Surveyor
 - PVC - Polyvinyl Chloride
 - PI - Point of Intersection
 - W - Wall
 - CE - Covered Entry
 - CP - Covered Porch

JOB #: VLSR21-53351
CLIENT #: 2021AITB501139
FIELD DATE: 06-03-21 CREW: 4010
DRAFTER: TNT
APPROVED: JEW
SCALE: 1" = 40'

COPYRIGHT 2011

X Surveyor's Acknowledgment and Acceptance
X Surveyor's Acknowledgment and Acceptance



Legal Description (per OR Book 4534, Page 844)
Lot 27, Magnolia Terrace Phase II, according to the map or plat thereof, as recorded in Plat Book 46, Pages 94 through 95, inclusive, of the Public Records of Lake County, Florida.

262619

Proposal / Contract

Lic # C-10252, C-10803

FENCE OUTLET

www.fenceoutlet.com

CUSTOMER NAME Randy & Linda Ellsworth

ADDRESS 17047 Florena View Dr
Montverde FL 34756

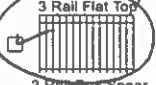



PHONE: HOME # _____ MOBILE 407-256-4989

OWN PROPERTY? YES NO

OWNERS NAME _____ DATE 12/21/21

E-MAIL randy.ellsworth@att.net

- 9871 S. Orange Blossom Trail • Orlando, FL 32837
Tel (407) 851-6660
- 1724 West Broadway St., Suite 100 • Oviedo, FL 32765
Tel (407) 358-9092
- 201 S. Falkenburg Road • Tampa, FL 33619
Tel (813) 651-3823
- 11507 US Hwy 19 • Port Richey, FL 34668
Tel (727) 857-7590
- 12984 Tamiami Trail S. • North Port, FL 34287
Tel (941) 348-8800
- 25 S. Wickham Road • Melbourne, FL 32904
Tel (321) 802-8480
- 1725 South Nova Rd., Unit N • South Daytona, FL 32119
Tel (386) 287-6760

PVC Feet _____ Color _____ Height _____ Style _____ Feet _____ Color _____ Height _____ Style _____ Gate _____ Size _____ Gate _____ Size _____ Flat Cap <input type="checkbox"/> Ball Cap <input type="checkbox"/> Gothic <input type="checkbox"/> New Eng. <input type="checkbox"/> Coachman <input type="checkbox"/> Tear Drop <input type="checkbox"/>	WOOD Wood Feet _____ PT Pine <input type="checkbox"/> Other <input type="checkbox"/> BOB <input type="checkbox"/> STKD <input type="checkbox"/> VSB <input type="checkbox"/> Domed <input type="checkbox"/> Scalloped <input type="checkbox"/> Other Style _____ Height 8' <input type="checkbox"/> 8' <input type="checkbox"/> Picket: Other <input type="checkbox"/> Picket 5/8" x 4" <input type="checkbox"/> 5/8" x 5 1/2" <input type="checkbox"/> Runner 2" x 4" Gate _____ Size _____ Gate _____ Size _____ Gothic Top <input type="checkbox"/> Traditional Top <input type="checkbox"/> Other <input type="checkbox"/>	ALUMINUM Aluminum Feet <u>191</u> Height 4' <input checked="" type="checkbox"/> 5' <input type="checkbox"/> 6' <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Municipal <input type="checkbox"/> Industrial <input type="checkbox"/> Black <input type="checkbox"/> White <input type="checkbox"/> Other _____ Post Size <u>2 inch</u> Gate <u>1</u> Size <u>4'x4'x4'</u> Gate _____ Size _____ Gate _____ Size _____ Gate _____ Size _____	   	CHAIN LINK Chain Link Feet _____ Height 4' <input type="checkbox"/> 5' <input type="checkbox"/> 6' <input type="checkbox"/> Other Height _____ Residential <input type="checkbox"/> Commercial <input type="checkbox"/> LT Comm <input type="checkbox"/> Industrial <input type="checkbox"/> Galvanized <input type="checkbox"/> Black Vinyl <input type="checkbox"/> Green Vinyl <input type="checkbox"/> Gate _____ Size _____ Gate _____ Size _____ Gate _____ Size _____
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Good Side In Out

Remove existing Fence n/a Ft. No

Fence Line to be Cleared by Fence Outlet

Fence Line to be Cleared by Owner

Corner Lot Yes No

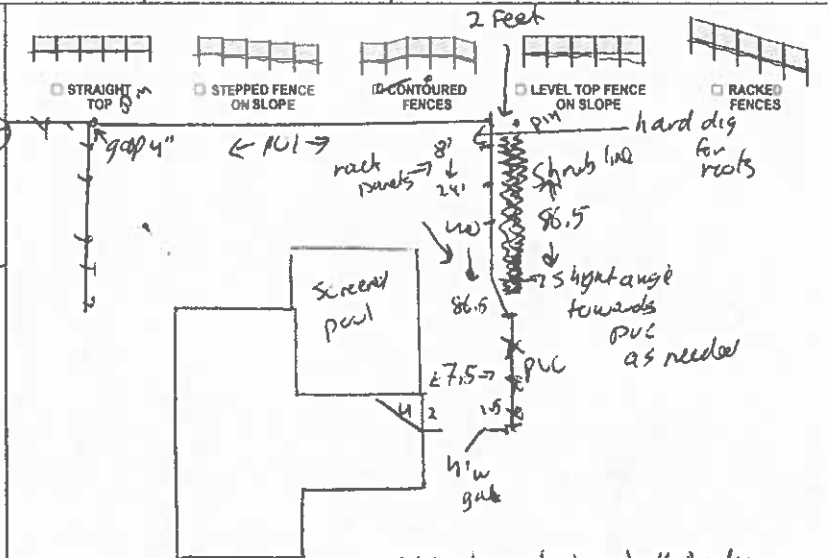
Permit Needed Yes No

Jurisdiction Montverde

Special Instructions: MOT submitted by Homeowner

Racked panels needed for yard slope, maximum panel width is 12 inches. Gaps under fence on slope may result.

NO SLO



Fence Outlet will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does Fence Outlet assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located, it is recommended that the customer have the property surveyed. By signing this contract you give us permission to send text messages to the mobile number above.

Fence Outlet will assume the responsibility for locating underground cables and utilities, however, Fence Outlet is not responsible for any sprinklers or other unmarked buried lines or objects. Payment is due at the time of completion of work, and a finance charge of 1 1/2% per month shall be applied to all accounts not paid in full within 10 days of completion. All material will remain the property of Fence Outlet until payment is received in full. Right of access and removal is reserved for Fence Outlet in the event of nonpayment per the terms of this contract. The customer agrees to pay all interest and any cost incurred in the collection of the debt including reasonable attorney fees.

If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, Buyer agrees to pay Seller liquidated damages of sum equal to 50% of entire contract price, plus costs of materials and labor already furnished or in progress. Warranty may be voided if sign is removed.

Customer assumes full responsibility for obtaining homeowners association approval for the type of fence and location.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

NOTICE TO PURCHASERS OF WOOD FENCES:

Wood fence materials are rough mill cut pieces. Wood fence has a tendency to shrink and warp in hot, humid weather and small gaps will appear between boards. Cracks in the wood are common and accepted occurrence. Fence Outlet will only guarantee the workmanship on wood fences for one year.

I HAVE READ AND UNDERSTAND THE ABOVE CLAUSE: [Signature]

CONTRACT AMOUNT: \$ 6492 APPROVED AND ACCEPTED FOR CUSTOMER

DOWN PAYMENT: \$ 150 ^{cash} [Signature] CUSTOMER DATE 12/21/21

BALANCE DUE UPON COMPLETION: \$ 6342 ^{Finance} CUSTOMER DATE _____

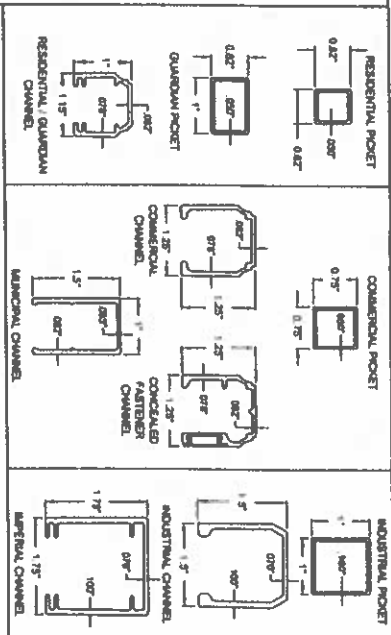
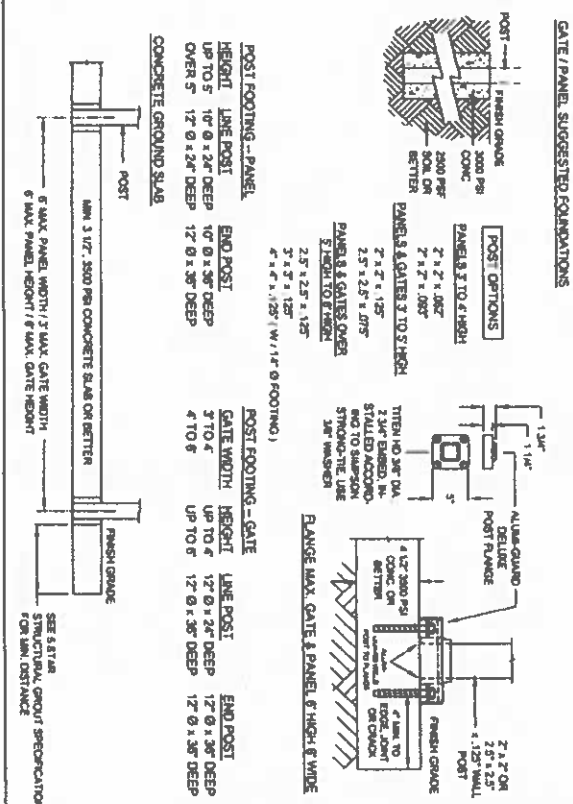
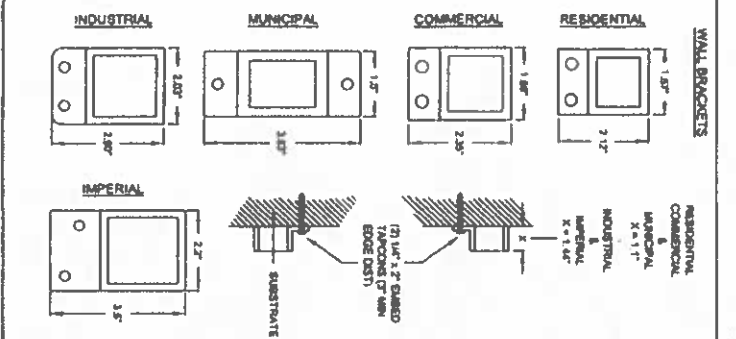
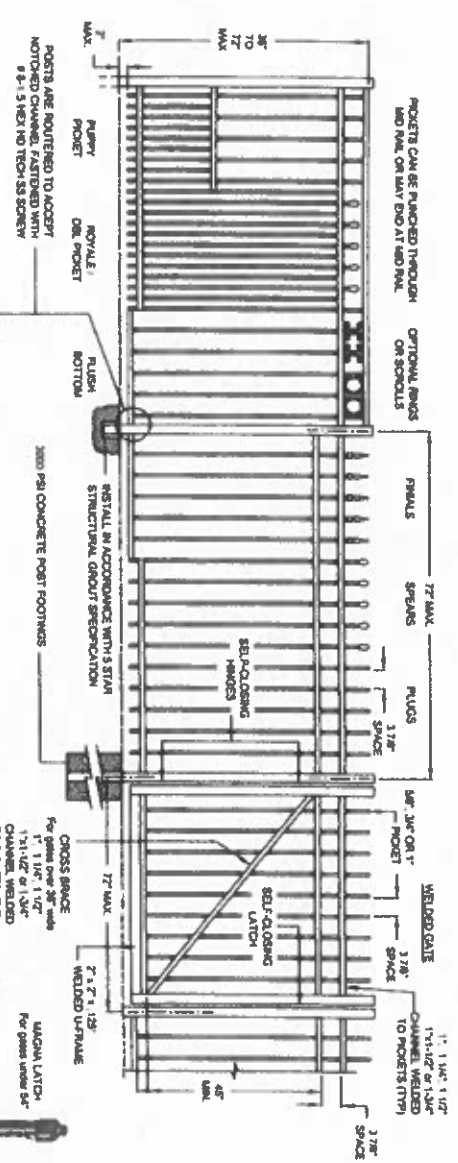
ACCEPTED FOR FENCE OUTLET

[Signature] SALESPERSON DATE 12/21/21

DATE STARTED _____ DATE COMPLETED _____

INSTALLER _____ LABOR _____

QUOTE VALID FOR _____ DAYS



GENERAL NOTES

- When the "Post Option" and "Post Footing" notes are followed the Alum-Quard AG 75 Light Wind Load "Series" must be used.
- Alum-Quard AG 75 Light Wind Load "Series" must be used in accordance with the 2014 Florida Building Code (FBC), paragraph 1618.2.1.
- Alum-Quard AG 75 Light Wind Load "Series" may be installed in wind conditions equal to or less than 140 mph.
- Alum-Quard AG 75 Light Wind Load "Series" is intended to be used as a freestanding structure which allows for a variety of applications.
- Alum-Quard AG 75 Light Wind Load "Series" hardware are 410 stainless steel.
- Alum-Quard AG 75 Light Wind Load "Series" hardware shall be American 3000-T5 metal finish which is an anodized aluminum.
- Alum-Quard AG 75 Light Wind Load "Series" hardware shall be in accordance with AWS D1.201:2010 and performed by American Welding Society (AWS) certified welders.
- Alum-Quard AG 75 Light Wind Load "Series" hardware shall be a galval or stainless steel.

INSTALLATION NOTES

- Small Alum-Quard AG 75 Light Wind Load "Series" in accordance with the FBC, IRC and Alum-Quard installation instructions (available by request from Alum-Quard).
- The professional engineer is responsible for Alum-Quard AG 75 Light Wind Load "Series" to the steel bottom, under base of the existing brackets and/or the post.
- The existing concrete, masonry and/or other concrete shall be only as suggested. The section of AG 75 Light Wind Load "Series" to be installed must be in good condition.
- The section of Alum-Quard AG 75 Light Wind Load "Series" to be installed must be in good condition.
- Alum-Quard's manufacturing tolerances for AG 75 Light Wind Load "Series" are equal to or tighter than allowed by the FBC and IRC.
- The design and installation of electrical grounding for the AG 75 Light Wind Load "Series", when required, is by others.
- Alum-Quard hardware must be installed in accordance with the manufacturer's instructions for complete instructions with the installation manual.
- The use of this installation manual and other documents, the engineer has at all times and designs including light and dark colors on this drawing.
- Alum-Quard shall not be held responsible for failure in any way for the use of this product in applications other than those shown on this drawing.
- Alum-Quard is not responsible for construction, installation, or field dimensions, nor installation of AG 75 Light Wind Load "Series".
- Any questions and/or discrepancies please call Alum-Quard, phone 352-754-8555.

AG 75 MPH WIND LOAD

DWG NO: 140721 AG

DATE: 7/21/15

SCALE: NTS

ALUM-QUARD
 QUARTER FINISH & PALMER PRODUCTS

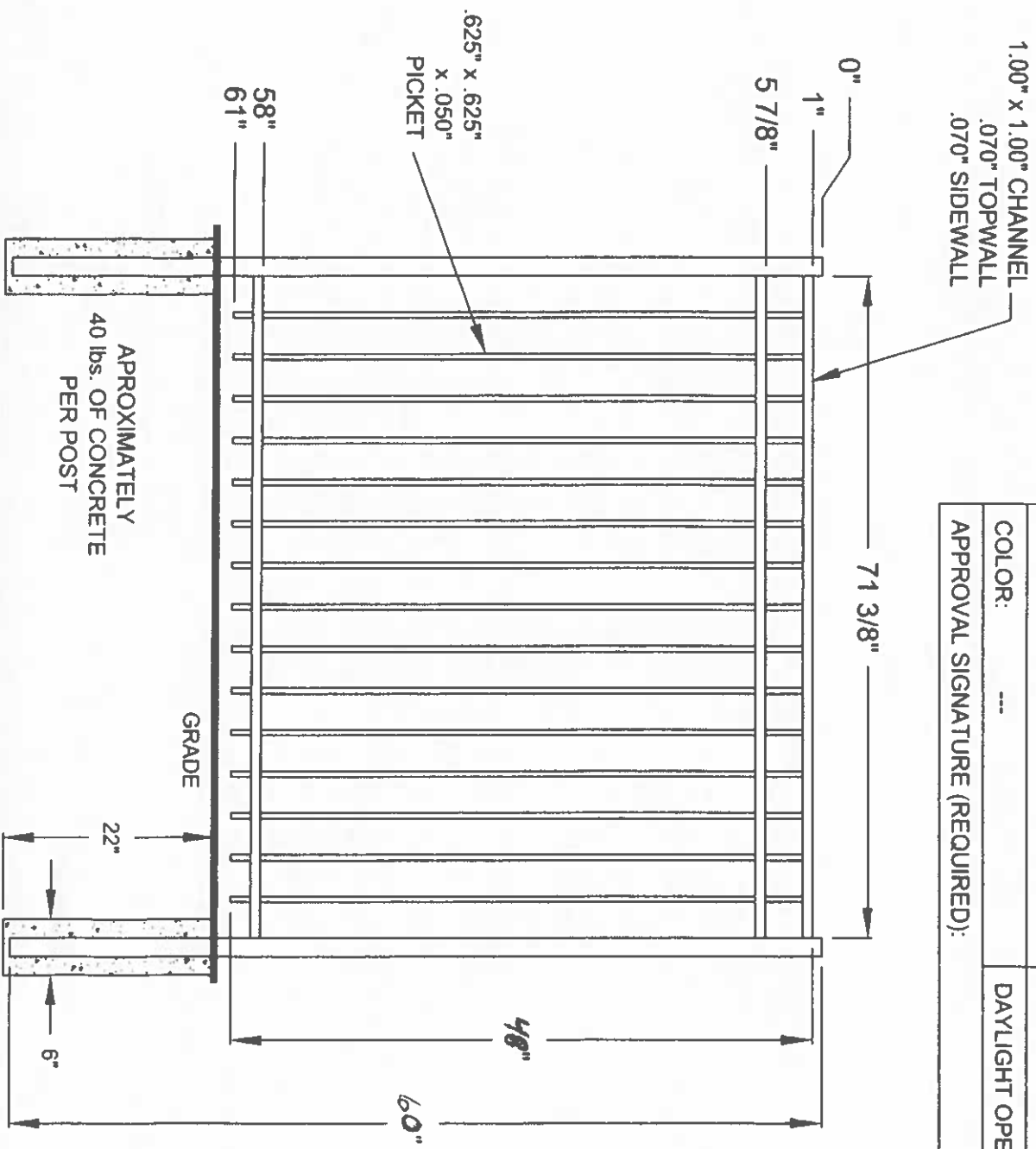
FREDERICK M. HILPER, P.E., R. 650477
 FREDERICK M. HILPER ENGINEERING, INC. (CA 20837)
 700 US HIGHWAY 41 SOUTH, AVERNESS, FL 34405
 352-541-2500

REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 No. 650477
 Exp. 12/31/2018

1

71.375" PANEL SERIES-A
3-CH 48" RESIDENTIAL

ALUMI-GUARD, INC.	DATE:	7/27/2012
PO/JOB NAME:	SWING:	PANEL
QUOTE NO: Q12072702	HINGE TYPE:	---
COLOR: ---	DAYLIGHT OPENING:	---
APPROVAL SIGNATURE (REQUIRED):		





PROPERTY RECORD CARD

General Information

Name:	ELLSWORTH RANDY M & LINDA L	Alternate Key:	3811142
Mailing Address:	17047 FLORENCE VIEW DR MONTVERDE, FL 34756 Update Mailing Address	Parcel Number: ⓘ	11-22-26-1305-000-02700
		Millage Group and City:	00MV (MONTVERDE)
		2021 Total Certified Millage Rate:	15.5714
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	17047 FLORENCE VIEW DR MONTVERDE FL 34756 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MAGNOLIA TERRACE PHASE II PB 46 PG 94-95 LOT 27 ORB 5755 PG 391		

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.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	0	0		1	LT		\$0.00	\$60,000.00

[Click here for Zoning Info](#) ⓘ

[FEMA Flood Map](#)

Residential Building(s)

Building 001

Residential Single Family Building Value: \$318,567.00

Summary

Year Built: 2003	Total Living Area: 3456 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 4	Full Bathrooms: 3	Half Bathrooms: 0	Fireplaces: 0

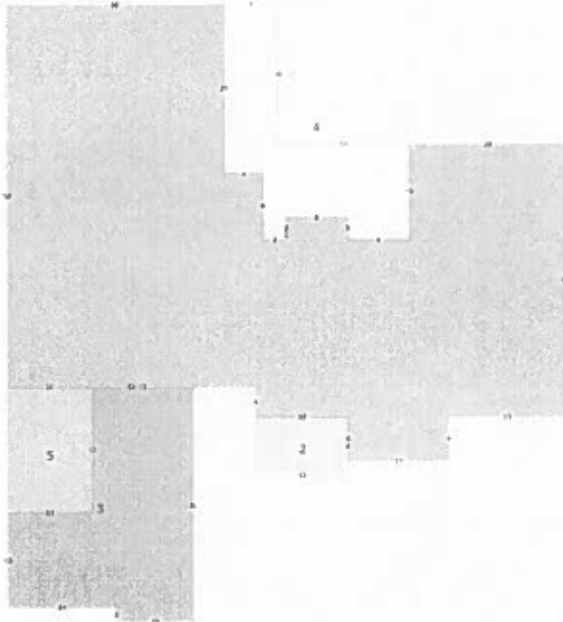
[Incorrect Bedroom, Bath, or other information?](#) ⓘ

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	2903	N	0%	0%	
2	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	96	N	0%	0%	
3	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	553	N	0%	0%	
4	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	376	N	0%	0%	

5 GARAGE FINISHED STONE (GCF) Stucco/Brick 1 187 N 0% 0%

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0007	BARBEQUE (BBQ)	1	UT	2014	\$297.00
0006	POOL UPGRADE (PUG)	1	UT	2004	\$5,100.00
0005	HOT TUB / SPA (HTB)	1	UT	2004	\$3,480.00
0004	SCREENED ENCLOSED STRUCTURE (SEN)	1914	SF	2004	\$3,885.00
0002	POOL DECKING (PLD)	696	SF	2004	\$2,621.00
0001	SWIMMING POOL (POL)	448	SF	2004	\$13,328.00

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
5755 / 391	7/9/2021	Warranty Deed	Qualified	Improved	\$585,000.00
4534 / 844	9/26/2014	Warranty Deed	Qualified	Improved	\$388,000.00
4082 / 2042	9/19/2011	Warranty Deed	Qualified	Improved	\$300,000.00
2489 / 1368	1/14/2004	Warranty Deed	Qualified	Improved	\$380,000.00
2237 / 1129	12/31/2002	Warranty Deed	Qualified	Vacant	\$36,800.00

[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	\$407,278	\$344,348	\$294,348	5.05290	\$1,487.31
LAKE COUNTY MSTU	\$407,278	\$344,348	\$294,348	0.46290	\$136.25

AMBULANCE

SCHOOL BOARD STATE	\$407,278	\$344,348	\$319,348	3.59400	\$1,147.74
SCHOOL BOARD LOCAL	\$407,278	\$344,348	\$319,348	2.99800	\$957.41
TOWN OF MONTVERDE	\$407,278	\$344,348	\$294,348	2.83000	\$833.00
ST JOHNS RIVER FL WATER MGMT DIST	\$407,278	\$344,348	\$294,348	0.21890	\$64.43
LAKE COUNTY VOTED DEBT SERVICE	\$407,278	\$344,348	\$294,348	0.09180	\$27.02
LAKE COUNTY WATER AUTHORITY	\$407,278	\$344,348	\$294,348	0.32290	\$95.04
			Total:	Total:	
			15.5714	\$4,748.20	

Exemptions Information

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

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓪	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ⓪

The exemptions marked with a ✓ above are providing a tax dollar savings of:
\$613.79

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 0

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$979.91**

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 life 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.
Site Notice



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.

Is this a corner lot? Y N

Is this an agriculturally zoned lot? Y N

Fence Height above adjacent grade for rear yard fence?

Fence height above adjacent grade for front yard fence?

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

Magnolia Terrace
Home Owners Association

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

DATE: December 27, 2021

ADDRESS: 17047 Florence View

REQUEST: Approval to install fence per attached info from Fence Outlet

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



PERMITTING REQUEST - ZONING CLEARANCE FORM

APPLICATION NUMBER: 2022-01-008 (Assigned by Montverde Staff) DATE: 1/10/22

PAYMENT: _____ Check No.: _____

CONTACT NAME: Caleb Carr

LAKE COUNTY ALT KEY No. (if known) 381142

TYPE OF PERMIT OR WORK REQUESTED: Fence

DESCRIPTION OF PROPOSED ACTIVITY: Install 191' of 4' high black aluminum with (1) 4'x4' walk gate.

PROPERTY ADDRESS/LOCATION: 17047 Florence View Dr. Montverde, FL 34756

TOTAL SQUARE FOOTAGE OF RESIDENCE: _____

TOTAL SQUARE FOOTAGE OF ACCESSORY STRUCTURE: 195

PHONE NUMBER AND E-MAIL ADDRESS (if you want to be contacted via e-mail): (407) 203-0542
or landopermitting@fenceoutlet.com

BUILDER'S/CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER: Rajul Patel / 4671 S Orange Blossom Trl. Orlando, FL 32837 / (407) 203-0542

NOTE: Application shall include survey or sketch of the property indicating proposed activity. 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