



ZONING CLEARANCE REPORT

January 8, 2022

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



FENCE INSTALLATION

Parcel No. 3809197 & 3809196 (ALT Key)

17604 CR 455

Applicant: John Arellano

Application Number: 2022-01-003

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 installation of a 4 ft. high 3-rail fence around the entire property on Parcels #3809197 & #3809196. 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. Barbed wire fences are not permitted in this residential zoning district.
- 5. Landscaping (if proposed) along with project, should be completed in conformance with the Town of Montverde Land Development Code.
- 6. This is not a zoning clearance or permit to construct a retaining wall. A retaining wall requires a separate permit.
- 7. 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 8, 2022

Paul Larino
Town of Montverde
407-469-2681; townmanager @mymontverde.com
January 8, 2022

Applicant

Date:

APPROVED BY TOWN PLANNER

Sean M Parks



Jan 8, 2022

PAGE 1 OF 1 BOUNDARY SURVEY

LEGAL DESCRIPTION:

PARCEL 1
THE SOUTH 150 FEET OF THE EAST 115 FEET OF THE WEST 290 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 2, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND THE EAST 115 FEET OF THE WEST 290 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LYING NORTH OF CR 455, IN SECTION 2, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

PARCEL 2
THE WEST 290 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS THE SOUTH 150 FEET OF THE WEST 290 FEET, AND LESS THE SOUTH 150 FEET OF THE EAST 115 FEET OF THE WEST 290 FEET.

PARCEL 3
THE SOUTH 150 FEET OF THE WEST 115 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 2, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND ALL THE WEST 115 FEET LYING NORTH OF CR 455, OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

PARCEL 4
THE WEST 290 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 LYING NORTH OF CR 455, OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS THE WEST 115 FEET, AND LESS THE SOUTH 150 FEET OF THE EAST 115 FEET.

COMMUNITY NUMBER: 120614
PANEL: 0585
SUFFIX: E
F.I.R.M. DATE:
FLOOD ZONE: X
FIELD WORK: 12/23/2021

PROPERTY ADDRESS:
XXX CR 455
MONTVERDE, FLORIDA 34756

SURVEY NUMBER: 516663

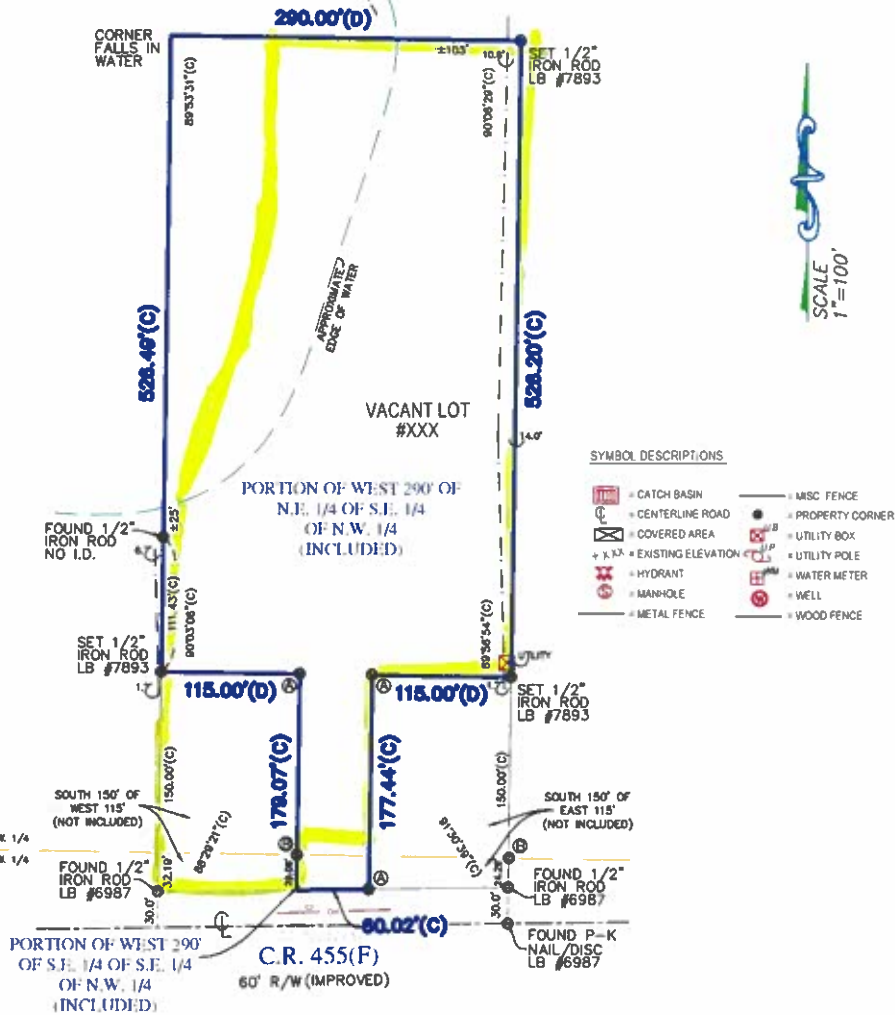
CLIENT FILE NUMBER: ARELLANO

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
ID	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N A V D	NORTH AMERICAN VERTICAL DATUM
N G V D	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P-K	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

SURVEY NOTES
THERE ARE FENCES NEAR THE EASTERLY AND WESTERLY SIDES OF THE PROPERTY.

A = SET 1/2" IRON ROD, LB #7893
B = FOUND 1/2" IRON ROD, LB #707



SCALE
1" = 100'

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

- DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- FENCE OWNERSHIP NOT DETERMINED
- ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
- IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>



SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE:
Dated and signed by Kenneth Osborne
Date 2/21/22 09:13:55
05/07
Kenneth Osborne
PROFESSIONAL SURVEYOR AND MAPPER #6415



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.
w/wire

Is this a corner lot? Y N

Is this an agriculturally zoned lot? Y N

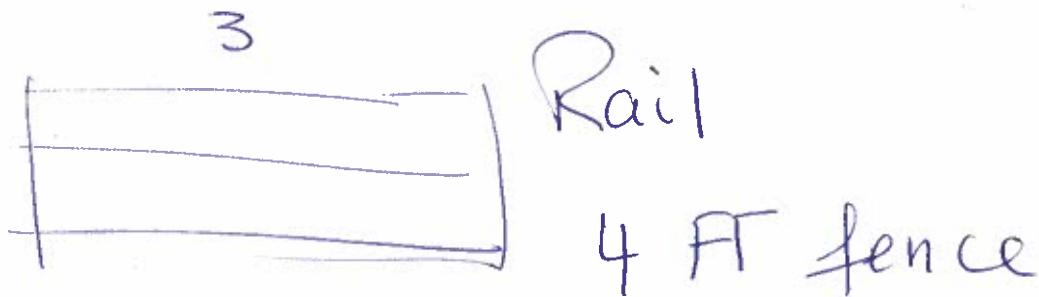
Fence Height above adjacent grade for rear yard fence? 50"

Fence height above adjacent grade for front yard fence? 50"

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

may change in the future



PROPERTY RECORD CARD

General Information

Name:	ARELLANO JOHN A & KARIN L	Alternate Key:	3809197
Mailing Address:	17531 COUNTY ROAD 455 MONTVERDE, FL 34756 Update Mailing Address	Parcel Number:	02-22-26-0002-000-07500
		Millage Group and City:	00MV (MONTVERDE)
		2021 Total Certified Millage Rate:	15.5714
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	COUNTY ROAD 455 MONTVERDE FL 34756 Update Property Location	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	W 290 FT OF NE 1/4 OF SE 1/4 OF NW 1/4--LESS S 150 FT OF W 115 FT & LESS S 150 FT OF E 115 FT--ORB 5529 PG 766		
<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		2.61	AC	\$0.00	\$120,386.00
2	WETLAND (9600)	0	0		1	AC	\$0.00	\$45.00

[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
5529 / 766	8/21/2020	Warranty Deed	Multi-Parcel	Vacant	\$296,000.00
2100 / 475	4/13/2002	Personal Rep Deed	Unqualified	Vacant	\$0.00

[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.



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. 2022-01-003 DATE SUBMITTED: 1/5/22

PAYMENT: _____ Check No.: _____

CONTACT NAME: JOHN ARELLANO

RECEIVED
1/5/22

PROPERTY ADDRESS/LOCATION: 17604 CR 45T

TYPE OF PERMIT OR WORK REQUESTED: FENCE 3 RAIL IN FRONT

DESCRIPTION OF PROPOSED ACTIVITY: BUILDING NEW FENCE AROUND
THE PROPERTY

LAKE COUNTY ALT KEY No. (if known) 3509197

TOTAL SQUARE FOOTAGE OF RESIDENCE: NA

TOTAL SQUARE FOOTAGE OF ACCESSORY STRUCTURE: NA

PHONE NUMBER AND E-MAIL ADDRESS: 407-948-3786
Johnarellano1@yahoo.com

BUILDER'S/CONTRACTOR'S NAME, ADDRESS, EMAIL ADDRESS AND PHONE NUMBER:
SELF

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