



ZONING CLEARANCE REPORT

January 8, 2022

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



FENCE INSTALLATION

Parcel No. 3544048 (ALT Key)

17621 Doris Street

Applicant: Kim Santana

Application Number: 2022-01-004

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 installation of 4 ft. high black aluminum fence in at the rear of the property on Parcel 3544048. 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 – Medium Density (R1-M).

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 8, 2022

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

Applicant

Date:

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

POOL CODE SPECIFICATIONS

Select styles and heights of Independence Aluminum Fencing feature a flush bottom rail or "drop rail." This allows a panel to meet code regulations by increasing the distance between rails while maintaining a desired height. Pool codes not only vary by state, but also by locality. Be sure to check the codes in your area before ordering.



PANEL SPECIFICATIONS

- Fence panel must be at least 48" tall
- Distance from the top of the bottom rail to the top of the next highest rail must be at least 45"
- Spacing between pickets must be less than 4"
- Space from the bottom of the bottom rail or picket should be 2" off the ground

GATE SPECIFICATIONS

- Must have self-closing hinges and self-closing latches
- Need to open out (away from pool area)
- Opening mechanism of the latch must be at least 54" above the ground
- Must not use a cross brace on gates



Elevation view of fence

HEIGHT OPTIONS (POOL CODE COMPLIANT)

Our fences meet national pool codes. Check with your neighborhood, county, city or municipal codes to ensure compliance with local ordinances.

*4ft high
black aluminum*



ORNAMENTAL ALUMINUM



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. 2022-01-004 DATE SUBMITTED: 1/5/21

PAYMENT: _____ Check No.: _____

CONTACT NAME: Kim Santana

PROPERTY ADDRESS/LOCATION: 17621 Doris St. Montverde

TYPE OF PERMIT OR WORK REQUESTED: Fence

DESCRIPTION OF PROPOSED ACTIVITY: installation of 4ft high black aluminum fence in rear of property

LAKE COUNTY ALT KEY No. (if known) 3544048

TOTAL SQUARE FOOTAGE OF RESIDENCE: n/a

TOTAL SQUARE FOOTAGE OF ACCESSORY STRUCTURE: n/a

PHONE NUMBER AND E-MAIL ADDRESS: 407 668-0656

Alance851@gmail.com

BUILDER'S/CONTRACTOR'S NAME, ADDRESS, EMAIL ADDRESS AND PHONE NUMBER:
Southlake Fence PO Box 560286, Montverde FL 34756
407 785 4900 Kim Santana

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