



# ZONING CLEARANCE REPORT

May 17, 2019  
Prepared for  
Town of Montverde  
Attn: Brenda Brasher



**Parcel No. 3544145 (ALT Key)**  
**17631 Virginia Circle**  
**Applicant: Ashly Dale**  
**Application Number: 2019-05-020**

The applicant has requested approval for construction of 235-ft of 6-ft high tan "stockade" style vinyl fence in the rear and side yards on Parcel No. 3544145 (ALT Key) at 17631 Virginia Circle. 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 Forms. My review is based upon the aforementioned 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.

**A zoning clearance is granted with the following conditions:**  
**Applicant must initial each condition within initial box.**

**Prior to construction, Applicant must confirm approval of proposed fencing type and style by Homeowners Association (If HOA exists).**

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 and the front property line, or fences in side yards or rear yards that are constructed within 25 feet 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 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 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.



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.

\_\_\_\_\_  
Applicant's Signature

Date: \_\_\_\_\_



This report does not include comments (if any) from the Town of Montverde's consulting engineer.

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Sean M. Parks, AICP, Parks Consulting  
Services  
Consulting Town Planner  
May 17, 2019

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Brenda Brasher  
Town Clerk  
Town of Montverde  
May 17, 2019



### Town Prohibited of Montverde Tree and Plant Species List

1. Australian Pine (Casuarina species)
2. Chinaberry (Melia Aedarach)
3. Ear Tree (Enterlobium Cyclocarpum)
4. Eucalyptus species
5. Florida Holly or Brazilian Pepper (Schninus Terebinthifolius)
6. Paper Mulberry (Broussonetia Papyrifera)
7. Cherry Laurel (Prunus Caroliniana)
8. Queen Palm (Syagrus romanzoffiana)
9. Camphor Tree (Cinnamomum camphora)
10. Cajeput or Punk Tree (Melaleuca Quinquenervia)