



ZONING CLEARANCE REPORT

October 20, 2020

Prepared for
Town of Montverde
Attn: Brenda Brasher, Town Clerk



FENCE INSTALLATION

Parcel No. 3794069 (ALT Key)
17632 CR 455, Montverde, FL 34756
Applicant: Jerome Douglas
Application Number: 2020-10-005

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 a 4 ft. high wood fence in the front yard on Parcel No. 3794069 (ALT Key) at 17632 CR 455. 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
October 20, 2020

Brenda Brasher
Town of Montverde
407-469-2681; bbrasher@mytownmontverde.com
October 21, 2020

Applicant

Date:



BOUNDARY SURVEY

DESCRIPTION (As Furnished)

LOT 3, HICKORY WOODS, according to the plat thereof as recorded in Plat Book 43, Page 31 of the Public Records of Lake County, Florida.
ALTERNATE KEY # 1591708

S89°35'54"E 168.00'(P)



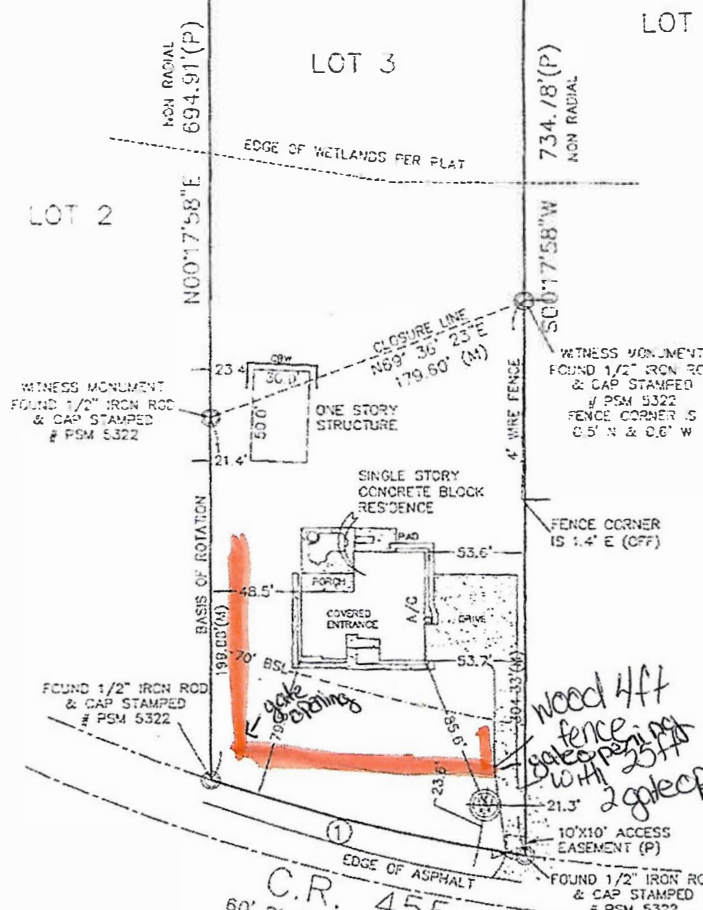
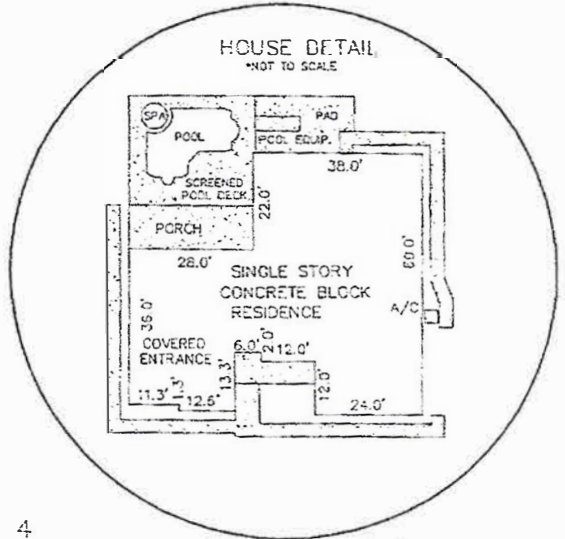
SCALE: 1" = 100'

**APPROVED
BY TOWN PLANNER**

Sean M Parks



10/20/20



LOT 4

NOTE:

O.R. BOOK 1803, PAGE 1612 RESERVES THE FOLLOWING:

1. 105 FT. BUILDING SETBACK FROM ROAD CENTER LINE AND 50' BUILDING SETBACK FROM THE REAR PROPERTY LINES.
2. LOTS 3 AND 4 WILL SHARE A COMMON DRIVEWAY FROM EDGE OF PAVEMENT OF HIGHWAY 455 TO THE COMMON PROPERTY LINE.

NOTE PER PLAT:

ALL LOTS SUBJECT TO A 25' BUILDING SETBACK FROM THE LINE OF THE HIGH WATER MARK OF ANY LAKE, STREAM OR POND.

PROPERTY ADDRESS

FURNISHED:
17632 CR 455
MONTVERDE, FLORIDA 34756

AREAS OF INTEREST:

#1 DRIVEWAY EXTENDS THROUGH EASEMENT

CERTIFIED TO:

JEROME DOUGLAS
CITY WORTH MORTGAGE
HOMELAND TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY

①
R = 955.74'
r = 172.97'
Δ = 10°22'10"
CB = S76°15'12"E
CH = 172.73'
(M) = S76° 00' 22"E 172.50'

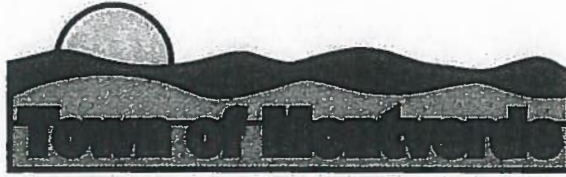
Based on the FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, Lake County, Florida, Community Panel Number 120614 0585 E, last dated 12/16/2012 it appears from a scaling of said map that the land described herein is shown to be in Zone "X", (AREA OF MINIMAL & 0.2% FLOOD) NO BFE PER FEMA. Said map is not a Survey and no responsibility is taken for the same.

REVISIONS AND ADDITIONS

1-13-01	FOUNDATION
4-22-01	FINAL
12-27-17	UPDATE SURVEY

LEGEND:

Δ	= Delta (Intersection Angle)		DENOTES CONCRETE
r	= Radius	W	= Wood Fence
L	= Arc Length	(M)	= Measured
C.C.B.	= Chord Bearing	CBW	= Concrete Block Wall
Ch.L.	= Chord Length	PI	= Point of Intersection
P.C.	= Point of Curvature	CNF	= Corner not found
P.T.	= Point of Tangency		
Pg.(s)	= Page(s)	7.5' BSL	= BUILDING SETBACK LINE
Con.	= Concrete	---	= CENTERLINE
C.L.F.	= Chain Link Fence		



**PERMITTING REQUEST FOR SINGLE FAMILY RESIDENCE ZONING
CLEARANCE FORM**

DIGITAL PLANS REQUIRED FOR ALL PLAN SUBMITTAL AS WELL AS THREE (3) PAPER PLAN SETS

Email Application and back-up documentation to:
permitting@mymontverde.com

APPLICATION NUMBER: 2020-10-005 DATE SUBMITTED: 10/20/20

PAYMENT: _____ Check No.: _____

CONTACT NAME: Jerome Douglas

PROPERTY ADDRESS/LOCATION: 17632 C.R. 455

TYPE OF PERMIT OR WORK REQUESTED: 4ft Wood fence

DESCRIPTION OF PROPOSED ACTIVITY: _____

LAKE COUNTY ALT KEY No. _____

TOTAL SQUARE FOOTAGE OF RESIDENCE: _____

TOTAL SQUARE FOOTAGE OF ACCESORY STRUCTURE: _____

PHONE NUMBER AND E-MAIL ADDRESS: 407-279-9608

douglasjerome35@gmail.com

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

NOTE: Application shall include survey of the property indicating proposed activity. DIGITAL PLANS REQUIRED FOR ALL PLAN SUBMITTAL AS WELL AS PAPER PLAN SETS AND THREE (3) PAPER SETS OF PLANS SEE ATTACHED INFORMATION 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.

Jerome Douglas
Signature of Applicant

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? *N/A*

Fence height above adjacent grade for front yard fence? *4 feet*

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

PROPERTY RECORD CARD

General Information

Name:	DOUGLAS JEROME &	Alternate Key:	3794069
Mailing Address:	LATOYA DOUGLAS 17632 COUNTY ROAD 455 MONTVERDE, FL 34756-4012 Update Mailing Address	Parcel Number: ⓘ	02-22-26-0350- 000-00300
		Millage Group and City:	00MV (MONTVERDE)
		2019 Total Certified Millage Rate:	15.7001
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	17632 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:	MONTVERDE, HICKORY WOODS SUB LOT 3 PB 43 PG 31 ORB 5047 PG 885		

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		1.32	AC		\$0.00	\$85,140.00
2	WETLAND (9600)	0	0		1.45	AC		\$0.00	\$65.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

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) ⓘ	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