



ZONING CLEARANCE REPORT

June 30, 2020

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



FENCE INSTALLATION

Parcel No. 1040086 (ALT Key)

17715 9th Street, Montverde, FL

Applicant: Permits Plus LLC.

Application Number: 2020-06-009

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 up to 72' of 4-ft high black aluminum rail fencing and 25' of 6-ft high aluminum rail fencing on Parcel No. 1040086 (ALT Key) in the side yards and front yard (See attached Plan). The proposed fence installation includes gates that do not exceed 6-ft in height. The applicant submitted an application for a fence consistent with the Town code within a residential zoning district.

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.

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 (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 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.
- 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.

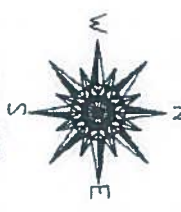
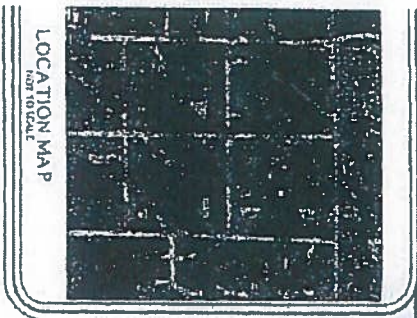
This report does not include comments (if any) from the Town of Montverde's consulting engineer.

Sean M. Parks, AICP, Parks Consulting Services
Consulting Town Planner
352-988-7099
June 30, 2020

Brenda Brasher
Town of Montverde
407-469-2681; bbrasher@mymontverde.com
June 30, 2020

Applicant:

Date:



SCALE 1" = 40'

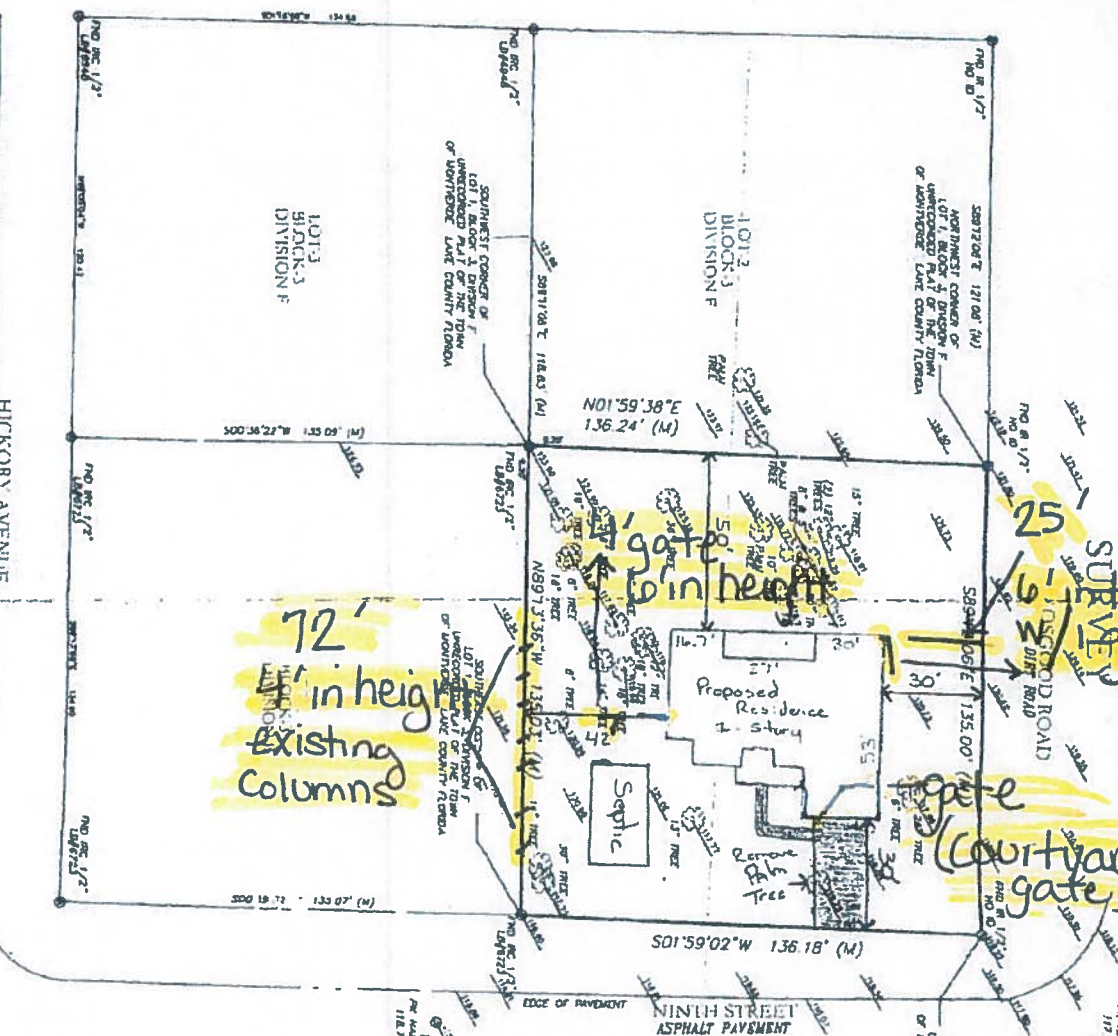
THE FLOOD DATA PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY. THE VECTOR MARKS NO WARRANTIES AS TO THE ACCURACY OF THE DATA. THE USER OF THE LOCAL FLOOD ADVISORY SHOULD BE CONTACTED FOR VERIFICATION.

Disturbance records for other lots shown herein were not obtained for purposes of this survey. The user of this survey should be advised that the information shown herein is based on the best available information and is not a guarantee of accuracy. The user of this survey should be advised that the information shown herein is not a guarantee of accuracy. The user of this survey should be advised that the information shown herein is not a guarantee of accuracy.

NOTHING IS TO BE CONSTRUED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN HEREIN. THE USER OF THIS SURVEY SHOULD BE ADVISED THAT THE INFORMATION SHOWN HEREIN IS NOT A GUARANTEE OF ACCURACY. THE USER OF THIS SURVEY SHOULD BE ADVISED THAT THE INFORMATION SHOWN HEREIN IS NOT A GUARANTEE OF ACCURACY.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY FOR THIS PURPOSE.

BOUNDARY SURVEY
TOPOGRAPHIC



PLANS FOR INSPECTORS
 USE ONLY
 MUST BE ON JOB SITE
 DURING INSPECTION

2012110425

Legend

- 1. - CONCRETE WALL
- 2. - CONCRETE SLAB
- 3. - CONCRETE CURB
- 4. - CONCRETE DRIVE
- 5. - CONCRETE WALKWAY
- 6. - CONCRETE PATIO
- 7. - CONCRETE TERRACE
- 8. - CONCRETE PORCH
- 9. - CONCRETE BALCONY
- 10. - CONCRETE DECK
- 11. - CONCRETE STAIR
- 12. - CONCRETE RAMP
- 13. - CONCRETE CURB
- 14. - CONCRETE DRIVE
- 15. - CONCRETE WALKWAY
- 16. - CONCRETE PATIO
- 17. - CONCRETE TERRACE
- 18. - CONCRETE PORCH
- 19. - CONCRETE BALCONY
- 20. - CONCRETE DECK
- 21. - CONCRETE STAIR
- 22. - CONCRETE RAMP
- 23. - CONCRETE CURB
- 24. - CONCRETE DRIVE
- 25. - CONCRETE WALKWAY
- 26. - CONCRETE PATIO
- 27. - CONCRETE TERRACE
- 28. - CONCRETE PORCH
- 29. - CONCRETE BALCONY
- 30. - CONCRETE DECK
- 31. - CONCRETE STAIR
- 32. - CONCRETE RAMP
- 33. - CONCRETE CURB
- 34. - CONCRETE DRIVE
- 35. - CONCRETE WALKWAY
- 36. - CONCRETE PATIO
- 37. - CONCRETE TERRACE
- 38. - CONCRETE PORCH
- 39. - CONCRETE BALCONY
- 40. - CONCRETE DECK
- 41. - CONCRETE STAIR
- 42. - CONCRETE RAMP
- 43. - CONCRETE CURB
- 44. - CONCRETE DRIVE
- 45. - CONCRETE WALKWAY
- 46. - CONCRETE PATIO
- 47. - CONCRETE TERRACE
- 48. - CONCRETE PORCH
- 49. - CONCRETE BALCONY
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- 92. - CONCRETE RAMP
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- 94. - CONCRETE DRIVE
- 95. - CONCRETE WALKWAY
- 96. - CONCRETE PATIO
- 97. - CONCRETE TERRACE
- 98. - CONCRETE PORCH
- 99. - CONCRETE BALCONY
- 100. - CONCRETE DECK

Legal Description:
 ALL THAT PART OF LAND IN LAKE COUNTY STATE OF FLORIDA AS MORE FULLY DESCRIBED IN D.R. BOOK 1519 PAGE 993
 PART 137612602000 BEING KNOWN AND DESIGNATED AS LOT 1, BLOCK 2, DIVISION F, ACCORDING TO THE TOWN OF MONTVERNE, FILED JULY 2, 1988, PUBLIC RECORDS OF SUNTER COUNTY, FLORIDA, NOW BEING A PART OF LAKE COUNTY FLORIDA.

HICKORY AVENUE ASPHALT PAVEMENT
 Certified for the exclusive use of:
 BAYBROOK HOMES INC
 Community Member 126614 Parcel 0169
 Suits D Flood Insurance Policy No
 Filed JULY 01 2002. Flood Zone "X"

JOSE R. HERRON PSW/6680
 Professional Surveyor and Mapper
 NOT VALID WITHOUT AN AUTHORIZED DISTRICT SURVEYOR AND AUTHORIZED AGENCY
 ELEMENTS OF THE TOWN OF MONTVERNE



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. 2020-06-009 DATE SUBMITTED: 6/29/20

PAYMENT: _____ Check No.: _____

CONTACT NAME: PERMITS PLUS LLC

PROPERTY ADDRESS/LOCATION: 17715 9TH ST

TYPE OF PERMIT OR WORK REQUESTED: FENCE INSTALL

DESCRIPTION OF PROPOSED ACTIVITY: _____
Install 72' black aluminum 4' tall 2 rail fence between concrete posts at side of yard.
remove two existing gates/doors at front of house and install two new 6' tall arched
gates. Install 25' of 6' tall four rail black aluminum fence in back of house with one 5'
wide gate.

LAKE COUNTY ALT KEY No. (if known) 1040086

TOTAL SQUARE FOOTAGE OF RESIDENCE: 2050

TOTAL SQUARE FOOTAGE OF ACCESSORY STRUCTURE: _____

PHONE NUMBER AND E-MAIL ADDRESS: 352-300-3360 permitsplusllc@gmail.com

BUILDER'S/CONTRACTOR'S NAME, ADDRESS, EMAIL ADDRESS AND PHONE NUMBER:
LOWE'S HOME CENTERS INC PETER A CAFARO PO BOX 781993 ORLANDO FL 32878 (407)393-9161

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

BELOW TO BE COMPLETED BY TOWN OF MONTVERDE STAFF

1. Legal Description of Property: _____
2. Utilities: Central Water _____ Central Sewer _____ Well _____ Septic Tank _____
3. Existing zoning of property: _____ Lot Size: _____
4. Square Footage of Living Area: _____ Square Footage of Accessory Structure(s): _____
5. Total Square Footage: _____ Square Footage of Lot: _____
6. Outside Dimensions: Width: _____ Depth: _____ Height: (to roof) _____
7. Setbacks: Front: _____ Rear: _____ R-Side: _____ L-Side _____
8. Flood Hazard Area: Yes _____ No _____

GENERAL PERMIT CONDITIONS:

- 1) Town Ordinance requires a trash container on site for debris. Construction entrance must be noted on site plan.
- 2) This permit does not guarantee approval from applicable Home Owners Association (HOA) rules. Please consult your HOA prior to initiating construction.

SPECIFIC PERMIT CONDITIONS: (to be added by Staff and inspected by Code Enforcement Officer)

Approved by Town Planner: _____

Date Approved by Town Planner: _____

Town Clerk: _____

Date: _____

Town of Montverde
17404 Sixth Street (Physical)
PO Box 560008 (Mailing)
Montverde, Florida 34756

(407) 469-2681 (Phone)
(407) 469-2773 (Fax)

Office Use:

Date Application Received: 6/29/20 Received by: Email

Fees Due: \$75.00 Fees Paid: _____ Date Paid: _____