



ZONING CLEARANCE REPORT

January 23, 2020
Prepared for
Town of Montverde
Attn: Brenda Brasher



Parcel No. 2702168 (ALT Key)
16041 Ridgewood Avenue
Applicant: Mike Layton
Application Number: 2020-01-009

The applicant has requested approval for construction of a 378 ft² Enclosed garage accessory structure on Parcel No. 2702168 (ALT Key) at 16041 Ridgewood Avenue. The enclosed garage is a pre-manufactured structure to be installed on-site. The garage will not be attached to the principle structure.

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 recommendations (non-mandatory):

- 1.) The accessory structure (garage) will be visible to neighbors. The accessory structure is closely adjacent to the neighbor's property side and front yards. To protect and enhance property values, the Town recommends installing a row of shrubs around the accessory structure (at least along the side facing the neighbor's property). This landscaping can be completed affordably and effectively by utilizing the Town's preferred plant list including shrubs like Walter's Viburnum (*Viburnum obovatum*) in 3 Gallon pot material spaced 3' apart around the shed.



A zoning clearance is granted with the following conditions:

Applicant must initial each condition within initial box.

- 1.) Landscaping if proposed should be completed in conformance with the Town of Montverde Land Development Code. Any new trees planted on-site to meet the minimum four canopy tree requirement must be at least 2.5-inches caliper and in a thirty (30) gallon container or greater.
- 2.) Please see the attached landscaping preferred plant list and prohibited plant list. The applicant should adhere to these guidelines when planning and installing landscaping.
- 3.) Expansion of the existing driveway is not permitted. Construction of an additional driveway is not permitted.
- 4.) If trees are proposed for removal, the applicant agrees to submit (prior to installation) an application for a tree removal permit and subsequent required tree mitigation.
- 5.) The Town permits two (2) storage shed accessory structures per residential lot.
- 6.) The accessory structure will not be inhabited or utilized for rental.
- 7.) The Property is zoned residential. Therefore, the accessory structure will not be utilized for business use.
- 8.) The accessory structure will not be attached to principle structure.
- 9.) The accessory structure must maintain a side-yard setback of 7.5-ft and front-yard setback of 25-ft. Setbacks include any building over-hangs.



10.) The applicant must provide copies to the Town of required St Johns River Water Management District Stormwater Permits (if required).



11.) The accessory structure can not be taller than the principle structure.





The Applicant acknowledges that the aforementioned conditions including setbacks, height, 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.

Applicant's Signature

Date: _____

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
January 23, 2020

Brenda Brasher
Town Clerk
Town of Montverde
January 23, 2020



Town Prohibited of Montverde Tree and Plant Species List

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