



ZONING CLEARANCE REPORT

December 6, 2019

Prepared for
Town of Montverde
Attn: Brenda Brasher



**Parcel No. 16443 Magnolia Bluff Drive (ALT Key)
16443 Magnolia Bluff Drive
Applicant: Kiera Pergram**

The applicant has requested approval for expansion and installation of a driveway/on-site parking area (27' x 12') located on Parcel No. 3794898 (ALT Key) at 16443 Magnolia Bluff Drive. The applicant submitted an application for the proposed driveway expansion.

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 – 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.

A zoning clearance is granted with the following conditions:

Applicant must initial each condition within initial box.

- 1.) Additions to the existing structure (or construction of new structure) requires a zoning clearance and may also require submittal of a Zoning Clearance Application to the Town of Montverde.
- 2.) New Landscaping (if proposed) should be completed in conformance with the Town of Montverde Land Development Code (see prohibited plants list). 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.
- 3.) Alteration of swales and/or drainage easement(s) if any, is prohibited.



- 4.) This zoning clearance does not imply consistency with applicable permitting required by the St Johns River Water Management District (SJRWMD). Applicant should consult with the SJRWMD to determine stormwater permitting criteria for proposed driveway.



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.

Sean M. Parks, AICP, Parks Consulting
Services
Consulting Town Planner

December 6, 2019

Brenda Brasher
Town Clerk
Town of Montverde

December 6, 2019



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)