



ZONING CLEARANCE REPORT

June 28, 2020

Prepared for
Town of Montverde
Attn: Brenda Brasher



Parcel No. 2843721 (ALT Key)
17545 CR 455
Applicant: Steven Crowley
2020-06-007

The applicant has requested approval for installation of a concrete driveway located on Parcel No. 2843721 (ALT Key) at 17545 CR 455. The applicant proposes to move soil to construct the driveway. Additionally, the applicant proposes to install sod and six (6) irrigation heads (3 in the front yard and 3 in the back yard).

The driveway shall contain rebar and be constructed in accordance with the Town's Concrete composition requirements (Chapter 4). The proposed driveway is up to 900-ft².

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 require 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.

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, QEP
Consulting Town Planner

June 28, 2020

Brenda Brasher
Town Clerk
Town of Montverde

June 28, 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)



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

RECEIVED
6/23/2020

APPLICATION NO. 2020-06-007 DATE SUBMITTED: 6/23/2020

PAYMENT: _____ Check No.: _____

CONTACT NAME: STEVEN CROWLEY

PROPERTY ADDRESS/LOCATION: 17545 COUNTY ROAD 455

TYPE OF PERMIT OR WORK REQUESTED: SPRINKLER SYSTEM

DESCRIPTION OF PROPOSED ACTIVITY: IM INSTALLING SPRINKLER HEADS (3 IN FRONT / 3 IN BACK), LEVELING GROUND / AND SOD / GRASS / DRIVEWAY

LAKE COUNTY ALT KEY No. (if known) 2843721

TOTAL SQUARE FOOTAGE OF RESIDENCE: ~~2155~~ 2460

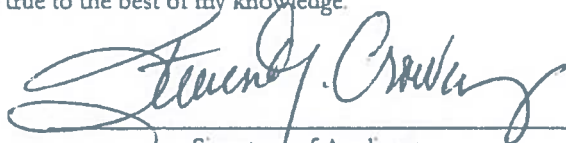
TOTAL SQUARE FOOTAGE OF ACCESSORY STRUCTURE: 900

PHONE NUMBER AND E-MAIL ADDRESS: (561) 403-8649
stevencrowley360@gmail.com

BUILDER'S/CONTRACTOR'S NAME, ADDRESS, EMAIL ADDRESS AND PHONE NUMBER:
STEVEN CROWLEY (561) 403-8649

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

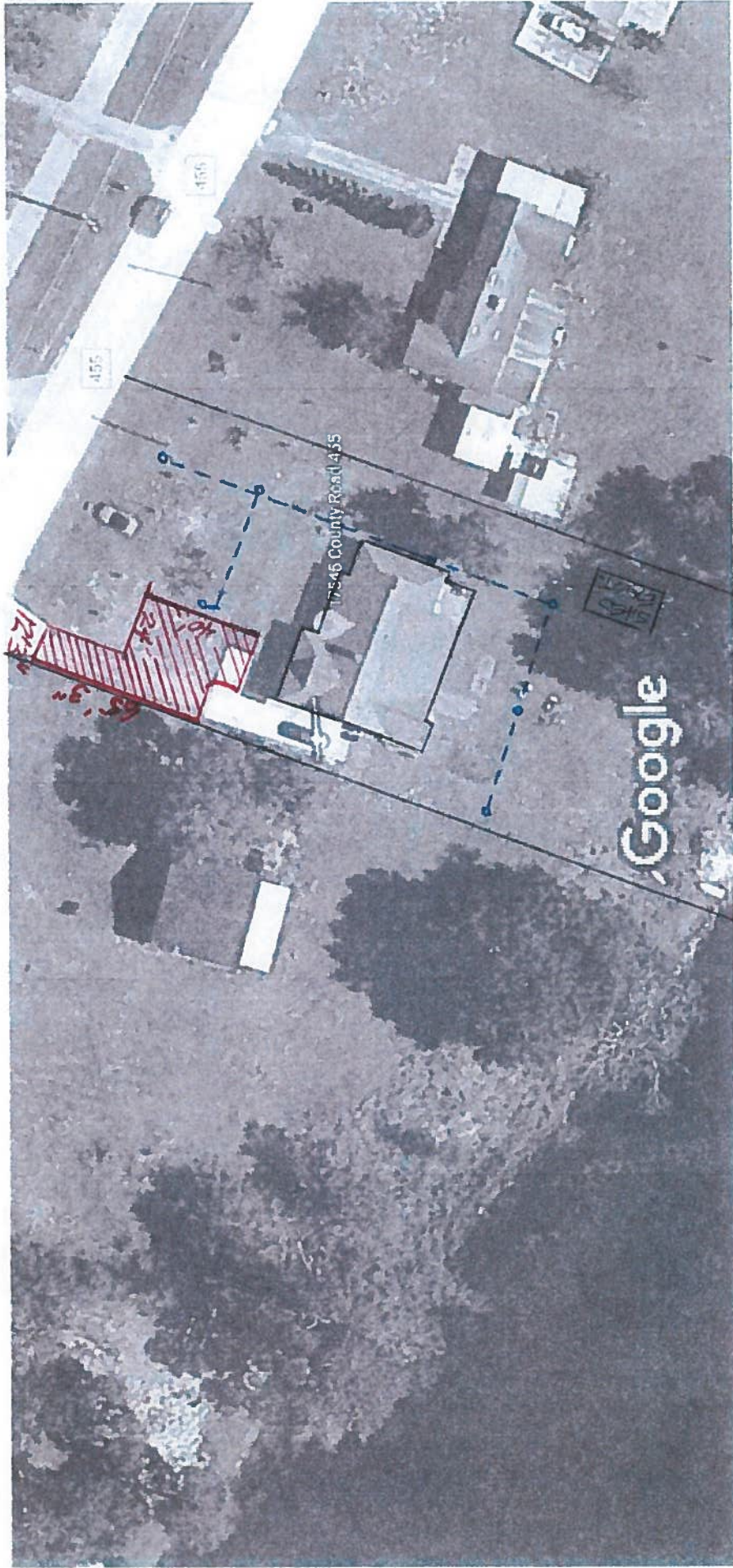
Google Maps

17545 County Rd 455



Image capture: Aug 2019 © 2020 Google

17545 County Rd 455



Imagery ©2020 Lake County, Maxar Technologies, U.S. Geological Survey, Map data ©2020 20 ft

 = NEW DRIVEWAY

 = SPRINKLER (6 HEADS)