



# ZONING CLEARANCE REPORT

February 12, 2020  
Prepared for  
Town of Montverde  
Attn: Brenda Brasher



**Parcel No. 2705876 (ALT Key)**  
**17569 CR 455**  
**Applicant: Alan Lait**  
**Application Number: 2020-02-002**

The applicant has requested approval for construction of a 110 ft<sup>2</sup> bedroom extension/accessory structure on Parcel No. 2705876 (ALT Key) at 17569 CR 455. The principle structure is 2553 ft<sup>2</sup>. The proposed extension/accessory structure will measure approximately 11' x 10' and is proposed to be constructed architecturally similar to the existing 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 – 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.) 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 Property is zoned residential. Therefore, the accessory structure will not be utilized for business use.



7.) 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.





**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.

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Sean M. Parks, AICP, Parks Consulting  
Services  
Consulting Town Planner  
February 12, 2020

\_\_\_\_\_  
Brenda Brasher  
Town Clerk  
Town of Montverde  
February 12, 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)