



## MEMORANDUM

**TO:** Brenda Brasher - Town Clerk

**FROM:** Sean M Parks, AICP - Consulting Town Planner  
*Sean M Parks*

**DATE:** June 8, 2018

**SUBJECT:** Application No. 2018-06-004 Zoning Clearance Report.  
**16425 Magnolia Bluff Drive**  
Applicant: Stephanie Medlin

The applicant has requested approval for replacement of an AC Mechanical system at 16425 Magnolia Bluff Drive. The applicant submitted an application for proposed new AC Mechanical system.

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:**

- 1.) Additions to the existing building require a zoning clearance and may also require submittal of a Zoning Clearance Application to the Town of Montverde.**

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