

Dear Members of Council:

My name is Steve Miller with NAI Commercial Realty Advisors. I represent the Register Estate and their 135.01 acres between Marion Avenue, Long Pond Road, and 4-H Club Road. We petition for the annexation of the Register estate into the City of Lake Park. We also petition zoning changes to the property. Our requests are detailed below:

- I. We petition that Lowndes County parcel number 0221C 001, 126.198 acres (as surveyed) be annexed into the City of Lake Park. Metes and Bounds are included with survey, see Exhibit "A". Exhibit "B" shows the boundaries of the City of Lake Park.
- II. Concerning the 2030 Comprehensive Plan Character Area Map, the subject property is within the Suburban Character Area and is also within the Urban Service Area. Per Comprehensive Plan guidance, R-15 and C-G zoning are listed as permitted zonings within a Suburban Area (see Exhibit "E" and Exhibit "F").
- III. We petition that zoning changes to above parcel (see Exhibit "C").
  - A. We petition that Tract 1 be rezoned from R-10 to R-15. This Change would require larger lot sizes than the current zoning.

**R-10 Single Family Residential:** The purpose of this district is to provide for residential areas restricted to single family uses with a minimum lot size of 10,000 square feet.

**R-15 Single Family Residential:** The purpose of this district is to provide for residential areas restricted to single family uses with a minimum lot size of 15,000 square feet, said areas being protected from the effects of higher density and the encroachment of those areas which are incompatible to a low density residential environment.
  - B. We Petition that the following conditions be put into place regarding Tract 1:
    - a. Lots fronting 4-H Club Road and Long Pond Road will allow homes to front the street with 120' lot widths.
    - b. The minimum lot size will be 14,520 sqft (this lot size equates to 3 lots per acre or 1/3 acre lots).
    - c. Manufactured homes or mobile homes are not allowed.
    - d. Two-family dwellings or duplexes are not allowed.
  - C. We petition that Tract 2 be re-zoned from R-10 to C-G. See Exhibit "C" for Survey and Exhibit "D" for Metes and Bounds. This zoning is the highest and best use and well within the Suburban Character Area designation (Exhibit "E" and Exhibit "F").
  - D. We petition that Tract 3 be re-zoned from R-10 to C-G. See Exhibit "C" for Survey and Exhibit "D" for Metes and Bounds. This zoning is the highest and best use and well within the Suburban Character Area designation (Exhibit "E" and Exhibit "F"). A portion of Tract 3 is already in the City of Lake Park and was zoned C-C.

This concludes our requests.

Sincerely,

Steve Miller



Agent for owner