



Town of Lake Hamilton

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LAKE HAMILTON, FL 33851-0126

October 5, 2011

Lee Saunders, Owner
Central Florida Timber, LLC
5529 U.S. Highway 98 North
Lakeland, FL 33809-3103

Re: Lake Hamilton Hills Subdivision

Dear Lee:

Lake Hamilton Hills subdivision was approved by the Town Council on March 2, 2010. The subdivision is located at the southwest corner of the intersection of Hatchineha and Detour Roads and is composed of twenty lots with frontage on Hatchineha and Detour Roads. Fifteen lots are about one-third of an acre in size, the other five are "flag lots", one is approximately two acres and the other four are 2.75 acres.

The subdivision has a Future Land Use Classification of Agriculture and is zoned AG Agriculture. I understand that there is no market for the smaller lots in your subdivision in the current economy and that you plan to sell the property in five large tracts that will be made up of one larger existing lot and two or more smaller lots. These five tracts are shown on the attached drawing of your subdivision even though there are no changes to the subdivision layout and lot plan.

The Land Development Code does not prohibit you from selling your land in this manner; however, residential development must be served by the Town's water system, so you will have to extend service to the tracts when the first residential building permit is applied for. Agricultural buildings are allowed, which by Statute, do not require a building permit, but do require you to meet the Zoning Ordinance for setbacks to buildings, shelters, corrals and pens.

Should you need additional information or have questions, do not hesitate to call me.

Sincerely,

R. Douglas Leonard, AICP
Town Planner