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Carmella Braswell, Zoning Administrator
Board of Commissioners of Lowndes County
327 N. Ashley St., 2nd Floor
Valdosta, GA 31601
229-671-2430

July 8, 2013

RE: MFH Tract 'A' Rezoning, Moody AFB Housing Privatization

Dear Ms. Braswell,

On behalf of MFH Development, LLC, submitted herewith is an application for Rezoning Tract 'A' to a Planned Development, PD Zoning, along with supporting documents. The subject property of the application is located off Bemiss Hwy. 125 and Roberts Rd. south of Moody AFB and adjacent to the west of Magnolia Grove – the existing military housing subdivision. The property is approximately 124 acres and is proposed to be developed with up to 184 single family lots. The proposed concept plans depict a gated master planned community consisting of single family residential lots, senior officer housing area, recreation areas, leasing office, and significant amount of open space including preserved wetlands and natural vegetation.

The proposed community concept design allows for boulevard type entrance roads, pedestrian connectivity, as well as opportunities for running trails, and outdoor recreation, all located conveniently within the development. Water quality will be provided by stormwater detention facilities located to take advantage of the natural topography of the land and the natural discharge points of the property. Alternative development standards have been formulated to ensure the design is consistent with the regional development characteristics and will contribute to the convenience, comfort, and quality of life for our military families serving at Moody AFB.

Rezoning request of this property from the current Moody Activity Zone, MAZ-1 Zoning, to a PD, is wholly conditioned upon the property being used only for military housing and only built by the entity that is the recipient of the award for the Moody Housing Privatization Award for contract #ACC Group III MHPI Project, solicitation number AFCEE-11-0002. In the event a planned development subdivision application is not submitted to Lowndes County within a specified time period, to be approved by the Board of Commissioners, the property zoning would revert back to MAZ-1.

Sincerely,

David A. Lavender, P.E.
Allen Engineering, Inc.

Attachments: Zoning Request Information, Property Assessor Maps, List of Adjacent Property Owners, ULDC Application, Property Deed, Boundary Survey, Conceptual Development Rezoning Exhibits