



**OFFICIAL ZONING DISTRICT ATLAS AMENDMENT
DEVELOPMENT ORDER APPLICATION**

1. Whether the proposed change would be consistent with the Comprehensive Plan: _____
The Future Land Use is Low Density Residential and the proposed development of up to 3.5
density units per acre would be consistent. Please see attached for more information.

2. The existing land use pattern: The existing land use is pasture land, but is surrounded by
a variety of residential uses including; single family, attached single-family, and multi-family.
See the attached zoning maps and documents for more detail.

3. The creation of an isolated district unrelated to adjacent and nearby districts: _____
The project will not be an isolated, unrelated district. Please see attached for more
information.

4. The impact on the availability of adequate public facilities consistent with the level of
service standards adopted in the comprehensive plan, and as defined and implemented
through the DeSoto County concurrency regulations:
The proposed project will not cause a significant impact to the level of service standards
for public facilities. Please see attached for more information.

5. Whether the existing district boundaries are illogically drawn in relation to existing
conditions on the property proposed for changes: _____
The proposed project is consistent with district boundaries. Please see attached for
more information.

6. Whether changed or changing conditions make the passage of the proposed
amendment necessary: The proposed project will require a change in zoning simply
to allow for a different density than is existing.



7. Whether the proposed change will adversely influence living conditions in the area: _____
Both S.W. Egret Circle and S.W. Kingsway Circle are residential areas zoned RMF-8
RMF-6, or RSF-3 with a FLUM of Low Density Residential. Please see attached.
8. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety: _____
The proposed project would increase the traffic by
approximately 622 trips per day. No significant traffic congestion is expected. Please
see attached for more information.
9. Whether the proposed change will create a drainage problem: _____
The site has an existing approval from SWFWMD and will treat and maintain stormwater
on-site as required. Please refer to the attached document for more information.
10. Whether the proposed change will seriously reduce light and air to adjacent areas: _____
The proposed project is for single-family homes and will likely be lower in elevation than
the neighboring buildings.
11. Whether the proposed change will adversely affect property values in the adjacent area: _____
The project will not cause an adverse affect on property values within the area. The existing
use is for pasture land. Please see attached for more information.
12. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations: _____
The change will be from A-10
to a PUD with a typical 55' wide single-family home lots. The FLUM for the area is Low Density
Residential and will not deter improvements to adjacent property.



- 13. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare: The project will be single-family homes in an already residential neighborhood. No special privilege will be granted other than to set independent setbacks and square footage. Please see attached for more information.

- 14. Whether there are substantial reasons why the property cannot be used in accord with existing zoning: The zoning is A-10 and will only allow for 1 single-family home per 10 acres. The proposed project will not be agricultural related.


- 15. Whether the change suggested is out of scale with the surrounding area: The neighborhood is mainly single-family and multi-family residential units and would be consistent with the proposed project.

FINDING OF COMPLETENESS

In addition to the information required by this specific development order application, in order for staff to make a finding that the application is technically complete, the general development order application must be fully completed and attached. Attach other sheets to this application if you are unable to provide a complete response in the space provided A technically incomplete application will be returned with a Notice of Incompleteness (NOI) letter and a re-filing penalty of fifty dollars (\$50.00) will be required with along with the re-filed application. If any items are not applicable, appropriate reasoning must be given on the general or specific development order application form.

CERTIFICATION

I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate.


 SIGNATURE
 Dan Kummer President
 PRINT NAME & TITLE

7-7-16
 DATE