

COMPREHENSIVE PLAN CONSISTENCY

Pursuant to the City of Lake Park Zoning Ordinance, no amendment to the Official Zoning Map shall permit a zoning district except in accordance with the districts permitted for each Character Area depicted on the Future Development Map (in the Comprehensive Plan) applicable to the property for which the amendment would apply. If the Character Area is inconsistent, the applicant must first obtain an appropriate amendment to the Comprehensive Plan in order to make this application request eligible for submission.

Is the requested zoning district consistent with the designated Character Area as depicted on the Future Development Map of the Comprehensive Plan ? YES NO

Zoning Change Questionnaire

The Lake Park Zoning Ordinance states that in order to promote the public health, safety, morality and general welfare of citizens against the unrestricted use of property, certain "Standards for the Exercise of Zoning Powers" may be used by the governing body when making zoning decisions. The applicant is encouraged to respond to these questions to gain understanding as to why rezoning requests may or may not be approved. *(Attach additional sheets as necessary.)*

- 1) Please provide a narrative description of the intent of the proposed amendment and the intended timing and phasing of development.

Comprehensive condominium development with pavilion and pool in gated community with set HOA regulations to maintain complex and grounds.

- 2) How will the proposed zoning change impact the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, drainage, parks, schools, solid waste and emergency medical facilities?

Runoff will be incorporated with storm drain system in the current Pointer's Ridge project. County water and sewer will be provided to residents. All traffic will go directly onto Hwy 41, which is a four lane highway.

- 3) How will the proposed zoning change impact the natural environment, including trees, water bodies, and water quality?

There will be no effect on water quality and trees/shrubs will be set out on the project site.

- 4) How will the proposed zoning change result in an orderly and logical development pattern?

R-C will be multi-family dwelling.