

STAFF ANALYSIS

Lake Park Zoning Ordinance § 12-2.7 (c). Standards for Exercise of Zoning Powers:

To promote the public health, safety, morality, and general welfare of the City of Lake Park against the unrestricted use of property, the recommendation of the Planning Commission, the following standards, and any other factors relevant to balancing the above stated public interest will be considered by the City Council in making any zoning decisions:

1. The existing land use pattern;

The existing land use pattern is established residential adjacent to this property, with commercial and established residential across Highway 41.

2. The possible creation of an isolated district unrelated to adjacent and nearby districts;

This does not create an island with adjacent property being zoned residential.

3. The existing population density pattern and the possible increase or overtaxing of the load on public facilities;

There will be an increase in population with residences, but this would not overtax the load of public facilities. The developer will cover the costs of Excel/Decel lanes, paving, and public utilities. County water and sewer will be provided to the residents. All traffic will go directly onto Highway 41, a four-lane highway.

4. Whether changed or changing conditions make the passage of the proposed amendment reasonable;

The character of this area is Single-Family uses with commercial a few parcels across the road on Highway 41. This is a reasonable request.

5. Whether the proposed change will adversely influence existing conditions in the neighborhood or the community at large;

There should be no adverse effects with this rezoning. This will be an upscale gated community.

6. Potential impact(s) on the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplains, air quality, and water quality and quantity;