

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 surrounding zoning districts are C-C (Community Commercial), (C-H (Highway Commercial), R-15 (Single-Family Residential, and R-10 (Single Family Residential). The proposed C-H (Highway Commercial) zoning district is compatible with the surrounding zoning and uses.

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

Staff expects that the proposed rezoning will not create an isolated zoning district unrelated to adjacent and nearby districts.

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

The staff feels that rezoning will not harm the population density or overload local public facilities.

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

The pattern in this area is for residential uses, and this zoning designation is consistent with the area. The parcel is adjacent to a four-lane road (Hwy 4).

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

Staff feels that the proposed use will not adversely influence the existing conditions of the neighborhood, with commercial already adjacent to this property.

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;

The runoff will be retained with two on-site retention ponds. There will be no effect on water quality. The applicant states that there will be more trees after construction, and water quality management will be implemented during the design and construction.