

7. Whether the proposed change will be detrimental to the value, improvement, or development of adjacent or nearby property in accordance with the existing regulations;

*The staff expects the proposed amendment will not prevent adjacent properties from developing according to the existing regulations.*

8. Whether the proposed change is out of scale with the needs of the neighborhood or the City of Lake Park;

*The requested use will serve and protect the area's character and is not out of scale with the needs of the neighborhood and the City.*

9. Whether the proposed change will constitute a grant of special privilege to the individual owner  
as contrasted with the adjacent or nearby neighborhood or with the general public.

*Staff feels that granting a zoning amendment to allow community commercial to serve this area does not constitute a special privilege to the property owner.*

10. The extent to which the zoning decision is consistent with the adopted local Comprehensive Plan as determined by the Planning Commission.

*The Greater Lowndes County 2021 Comprehensive Plan establishes a future designation or Character Area of Suburban Areas. The Comprehensive Plan describes this area as Established Residential, with residential to the east of this property. However, the established commercial is adjacent to the west and north of this property. I strongly urge the City of Lake Park to look at its Character Area Map and make appropriate changes to reflect these uses.*

**ATTACHMENTS:**

Application Packet  
Copy of Zoning Ordinance Section 3-15a  
Zoning Map  
Character Area Map  
Buffer Requirements