

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

Yes.

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

No. The Single-Family Zoning will not adversely influence existing conditions in the neighborhood or the 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.

No known impacts to the environment. However, according to the Water Resource Protection District Ordinance (WRPDO) map, this property is not within a 100-year flood zone, but is within a groundwater recharge area. The applicant will be required to meet the appropriate protection criteria in the WRPDO.

7. Whether the reasonableness of the costs required of the public in providing, improving, increasing or maintaining public utilities, schools, streets and public safety necessities when considering the proposed change.

There are currently going to be 3 lots of single-family residential lots and this zoning is to bring the lots into compliance with the Lake Park Ordinance and the condition of the Lake Park City Council for subdivision approval. These lots have been previously approved, but combined. They are being replatted as under Sands Ridge Subdivision Phase 2. Costs should be minimal.

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

Rezoning should not be detrimental to surrounding properties.

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

No.

10. 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;

No special privilege was granted to the owner as this is a request from City Council to create zoning consolidation within his subdivision request.

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

Yes, this zoning request is consistent with the adopted local Comprehensive Plan.

Planning Staff Recommendation

Staff has reviewed this petition and determined that it is in **compliance** with the Standards for the Exercise of Zoning Powers and therefore recommends **Approval** of the petition by the Lake Park Church of Christ/Steve Magee, for a change in zoning from the R-15 (Single Family Residential) Zoning District to R-10 (Single Family Residential), located on the north side of Sheavette Road, approximately starts at 1000 feet from its intersection with Long Pond Road to about 600 feet. South of the Lake Park Church of Christ.