

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.

Annexation and zoning do not obligate the city to provide new infrastructure.

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 by the City for this 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 Case LP-2026-01, of the rezoning upon annexation of the subject property into the City of Lake Park and the application of City zoning classification R-15 (Singly Family Residential), located at 304 and 402 Long Pond Road, Lake Park, GA.

Attachments:

Section 5-2 Development standards

Zoning Location Map

Future Development Map

WRPDO Site Map

Survey