

Handout from Attorney  
Martin on 10/7/2024  
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## City of Lake City, Florida

### Elements to be Considered for Rezoning Property

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The decision of the Board should be based only on competent and substantial evidence provided by sworn witnesses in today's hearing or otherwise entered into the record.

Items to be considered when an application for rezoning is before the Planning and Zoning Board pursuant to Section 15.2.2 of the City of Lake City Land Development Regulations:

1. The proposed change in zoning conforms to the Comprehensive Plan.
2. The proposed change in zoning conforms with the existing land use pattern.
3. The proposed change in zoning does not create an isolated district unrelated to adjacent and nearby districts.
4. The proposed change in zoning does not have a negative impact on the population density pattern and the load on public facilities such as schools, utilities, streets, etc.
5. The proposed change in zoning does not impact the existing district boundaries in relation to existing conditions on the property.

6. The proposed change in zoning does not negatively impact the living conditions in the neighborhood.
7. The proposed change in zoning will not adversely impact public facilities and adopted level of service standards, including but not limited to the capacity of the existing and projected traffic patterns, water and sewer systems, and other public facilities and utilities.
8. The proposed change in zoning will be appropriate based on consideration of the applicable provisions and conditions contained in the Land Development Regulations and other applicable laws, ordinances and regulations relating to land use and based upon a consideration of the public health, safety, and welfare of the citizens of the City.