

Decision Criteria (Section 1.7.4):

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.
The subject property is located on the south side of Laurel Road adjacent to an approved multi-family parcel within the GCCF PUD to east, a vast amount of open space including an FPL transmission line easement to the south within the GCCF PUD, and a future office/multi-family/ assisted living site within the GCCF PUD to the west, thereby assuring compatibility with the surrounding land uses.
2. Changes in land use or conditions upon which the original zoning designation was based.
Annexation of the 10 acre portion of the property requires placement of a City of a Venice Zoning designation on the property.
3. Consistency with all applicable elements of the Comprehensive Plan.
The proposed rezoning is consistent with all applicable elements of the Comprehensive Plan.
4. Conflicts with existing or planned public improvements.
The proposed rezoning does not conflict with any planned public improvements.
5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:
 - a. Impact on the traffic characteristics related to the site.
Impacts on the traffic characteristics related to the site have been addressed.
 - b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.
Public facilities including schools, water and sewer, roads recreation areas and other facilities are in place to serve the site. In addition, the future development of the site will generate significant impact fees to mitigate any impacts to public facilities.
 - c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.
Public facilities including schools, water and sewer, roads recreation areas and other facilities are in place to serve the site. In addition, the future development of the site will generate significant impact fees to mitigate any impacts to public facilities.
6. Effect on health, safety and welfare of the neighborhood and City.
The proposed rezoning will not have any detrimental effect on the health, safety, and welfare of the neighborhood and the City.
7. Conformance with all applicable requirements of this LDR.
The proposed rezoning is in conformance with all requirements of the LDR's.
8. Potential expansion of adjacent zoning districts.
Not applicable.
9. Findings of the Environmental Assessment Report, consistent with Chapter 89.
Not applicable.
10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.
Not Applicable.