

Decision Criteria 1.7.4.

A. Council and the Commission shall consider, as applicable, the following:

1. Whether the zoning map amendment is compatible with the existing development pattern and the zoning of nearby properties. **Response: The requested Zoning Amendment to PUD is consistent with the existing City residential zonings to the east and west of PUD and RMF-1 respectively and County residential zonings of OUE-1 and RE-2 respectively.**

2. Changes in land use or conditions upon which the original zoning designation was based. **Response: The Zoning Amendment is being requested due to a required annexation into the City of Venice per JPA 7.**

3. Consistency with all applicable elements of the Comprehensive Plan. **Response: The Zoning Amendment is consistent with all relative elements of the Comprehensive Plan as noted in the Narrative.**

4. Conflicts with existing or planned public improvements. **Response: There are no known conflicts with existing or planned public involvements.**

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.

Response: There are no known impacts on the traffic characteristic related to the site. See traffic deminimis letter submitted.

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.

Response: There is no anticipated negative impact on population density or development intensity for this development as it is requesting categories for Zoning and Future Land Use in keeping with this JPA 7. No negative impacts are anticipated for existing and/or proposed public facilities including schools, utilities, streets, recreational facilities or public services.

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.

Response: The project will extend the existing sewer line on N. Auburn Rd in order to provide service to the development. There are no anticipated negative effects on public facilities currently planned and/or funded with the requested changes due to this development.

6. Effect on health, safety and welfare of the neighborhood and City.

Response: There are no anticipated negative effects on health, safety and welfare of the neighborhood or City due to the development of this residential development.

7. Conformance with all applicable requirements of this LDR.

Response: As noted in the Narrative, the proposed residential development is planned in accordance with the rules and regulations as noted in the Land Development Regulations.

8. Findings of the Environmental Assessment Report, consistent with [Chapter 89](#).

Response: An Environmental Report conducted by Monarch Ecology has been submitted and is in accordance with the City of Venice and State of Florida regulations.

9. For a proposed major amendment to an adopted Planned District the following additional criteria shall be considered:

Response: In accordance with LDR Section 1.7.C.1.a. thru g., this proposed development does not classify as a major amendment.

a. Whether the amendment is consistent with the reasonable expectations of other residents within the Planned District with regard to how the Planned District would be built out over time.

Response: With the proposal for development of this parcel, it was required to annex into the City of Venice (JPA 7) therefore providing for reasonable expectations for development.

b. The extent to which the amendment deviates from the approved binding master plan, including whether any proposed change of use can be accommodated by any conversion, flex use or related similar Planned District allocation chart included in the binding master plan.

Response: There is no existing binding master plan for this parcel.

c. The extent to which the alteration to the Planned District will service and/or benefit other uses within the Planned District.

Response: The development of this parcel is not anticipated to alter the service of another uses within the general vicinity of this area. The area is located at the end of a dead end, County maintained roadway and will connect to City of Venice utilities.

d. Whether the amendment is compatible with the common scheme of development contemplated in the binding master plan.

Response: The proposed development is anticipated to be a residential subdivision as it existing to the north, east and west of the parcel. The property to the south is currently occupied by communication towers.

10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

Response: There are no anticipated negative effects to the public's general health, safety and welfare as a result of this development..

B. The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.

Response: Acknowledged