

ZONING MAP AMENDMENT

Triton Holdings Industrial

1.7.4. DECISION CRITERIA

Ch. 87, Sec. 1.7.4., “Decision Criteria,” is set forth below with the applicant’s responses to subsection A., items 1. through 10. thereof in **bold blue font**:

1.7.4. Decision Criteria

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.
The proposed zoning map amendment to amend the zoning designation from RMF-1 to Industrial is compatible with the existing development pattern and zoning of nearby properties.
2. Changes in land use or conditions upon which the original zoning designation was based.
The Property has been used for commercial and light industrial operations; this rezoning will bring the Property’s zoning designation into compliance with its use.
3. Consistency with all applicable elements of the Comprehensive Plan.
The proposed zoning map amendment to amend the zoning designation from RMF-1 to Industrial is consistent with all applicable elements of the Comprehensive Plan.
4. Conflicts with existing or planned public improvements.
There are no known conflicts that the proposed zoning map amendment creates with existing or 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.

The proposed zoning map amendment to amend the zoning designation from RMF-1 to Industrial will reduce the potential traffic impact permitted under the Property's zoning designation.

- 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.

The proposed zoning map amendment to amend the zoning designation from RMF-1 to Industrial will reduce the impact, as permitted through the Property's zoning designation, on population density or development intensity in terms of how the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.

- 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.

The proposed zoning map amendment to amend the zoning designation from RMF-1 to Industrial will not detrimentally impact any 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.

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

The proposed zoning map amendment will benefit and enhance the health, safety and welfare of the neighborhood and City as it will enable the Property to be improved through a subsequent Site and Development Plan.

- 7. Conformance with all applicable requirements of this LDR.

The proposed zoning map amendment conforms to all applicable requirements of the LDR.

- 8. Findings of the Environmental Assessment Report, consistent with Chapter 89.

The proposed zoning map amendment is consistent with the requirements of Chapter 89.

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

- 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.
- 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.
- c. The extent to which the alteration to the Planned District will service and/or benefit other uses within the Planned District.
- d. Whether the amendment is compatible with the common scheme of development contemplated in the binding master plan.

N/A. The proposed zoning map amendment does not apply to a Planned District.

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

The proposed zoning map amendment complies with and is supported by the LDR, Comprehensive Plan, and Florida Statutes.