

Decision Criteria (Section 1.7.4):

- 1.** Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.
The proposed location of Fire Station 2 is adjacent to the existing City Public Safety Facility. Land Use and Zoning is consistent with that property.
- 2.** Changes in land use or conditions upon which the original zoning designation was based.
City is required to provide a Future Land Use and Zoning Designation by the City upon Annexation.
- 3.** Consistency with all applicable elements of the Comprehensive Plan.
The proposed Future Land Use is consistent with the proposed use of a Fire Station and will be implemented through a consistent zoning designation of Government.
- 4.** Conflicts with existing or planned public improvements.
There are no conflicts. This is a planned public improvement.
- 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.
Public facilities are in place to serve the proposed site and traffic study will be completed upon Site & Development Plan.
 - 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 Fire Station is planned to serve the increasing population of the city and increase the efficiency of that public service.
 - 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.
This project is planned to serve the increasing population of the City.
- 6.** Effect on health, safety and welfare of the neighborhood and City.
The relocation of Fire Station 2 to a more centralized location will provide an enhanced level of service to the citizens of Venice.
- 7.** Conformance with all applicable requirements of this LDR.
Compliance with all LDR standards will be confirmed through the various processes that are required of the proposed development.
- 8.** Potential expansion of adjacent zoning districts.
This proposed zoning amendment will be an expansion of the adjacent zoning district based on the location of the public safety facility.
- 9.** Findings of the Environmental Assessment Report, consistent with Chapter 89.
Environmental Assessment will be provided during Site & Development consistent with Chapter 89.
- 10.** Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.
Not aware of any additional matters.