

REZONING ATTACHMENT

The Planning Commission disagrees with the staff report and recommendation for the following reasons:

1. The proposed change (**is, is not**) consistent with the existing land use pattern in the area.
2. The proposed change (**would, would not**) result in the possible creation of an isolated district unrelated to adjacent and nearby districts.
3. The existing district boundaries (**are, are not**) illogically drawn in relation to existing conditions on the property proposed for the change.
4. Changed or changing conditions make passage of the proposed amendment (**necessary, unnecessary**).
5. The proposed change (**will, will not**) adversely affect living conditions in the immediate and surrounding neighborhoods.
6. There (**is, is not**) adequate access from a standard roadway to the site and the proposed change (**will, will not**) create or excessively increase traffic congestion or otherwise affect public safety.
7. The proposed change (**might, might not**) result in the reduction of light and air to adjacent properties or areas.
8. The proposed change (**might, might not**) result in lower property values in adjacent areas.
9. The property, as rezoned, (**could, could not**) be developed in a manner which would comply with other existing County and State regulations governing development.
10. The proposed change (**would, would not**) result in or act as a deterrent to the improvement or development of adjacent property in accordance with the existing regulations.
11. The property which is the subject of the proposed change (**is, is not**) a suitable site or location for the uses available under a proposed zoning district.
12. Certain portions of the property (**are, are not**) suitable for development under the proposed zoning classification.
13. Adequate public facilities (**are, are not**) available to the site, including, but not limited to, water and sewer facilities.
14. The property is developable under the zoning classification (**with, without**) appropriate public facilities, including, but not limited to, water and sewer facilities.
15. The site proposed for zoning change (**would, would not**) be subject to flooding and the effect of such flooding on the proposed or possible improvements on the site.
16. The physical characteristics of the site and the degree of site alteration which (**would, would not**) be required to make the site usable for any of the range of potential uses under the proposed zoning classification.
17. The potential need for expansion of public services and facilities to accommodate the proposed development, including the consideration of the results of the Timing and Phasing Analysis performed pursuant to Section 901.12, Transportation Analysis.

18. The proposed zoning change (**would, would not**) be consistent with the goals, objectives, policies, and recommendations set forth in adopted comprehensive plans or elements.
19. The existing zoning classification (**accomplishes, does not accomplish**) a legitimate public purpose that protects the integrity of the Goals, Objectives, and Policies of the Comprehensive Plan; the public's reliance upon the existing zoning; or another legitimate public purpose as determined by applicable law.

Ayes: _____ Nays: _____

The Planning Commission recommends _____ approval _____ denial of the application, based upon the foregoing reasons that constitute the report of the Planning Commission.

The recommendation and report of the Planning Commission are based upon study and consideration of the factors outlined in the Pasco County Land Development Code, Section 402.1.E, and the evidence presented at the public hearing on the application.

The Planning Commission's recommendation is hereby submitted to the Board of County Commissioners as required under the Pasco County Land Development Code, Section 402.1.F.2.

Planning Commission Chairman

8/18/22

Date

Rezoning No. RZ-7636