

**Review Criteria for Rezoning:**

**All rezoning applications shall provide justification for the proposed rezoning. In evaluating proposed rezoning, the County shall consider each of the following.**

- (A) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the underlying Future Land Use Map (FLUM) designation and the goals, objectives, and policies of the adopted Comprehensive Plan.**

The proposed rezoning aligns with the existing Future Land Use Map designation and is consistent with the goals, objectives, and policies of the adopted comprehensive plan, as no changes to these elements are being requested in this modification to the Tributary PUD (Ordinance 2006-68, as amended). No significant changes to uses, densities and intensities are proposed as a result of the modification.

- (B) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the adjacent and surrounding zoning districts.**

The proposed rezoning is in harmony with the uses, densities, and intensities of adjacent and surrounding zoning districts. The development currently exists as Ordinance 2006-68, as amended; no significant changes to uses, densities and intensities are proposed as a result of the proposed modification.

- (C) Consistency of the proposed rezoning with the applicable portions of small area plans, overlay districts or any current County plans or programs.**

The proposed rezoning complies with all applicable small area plans, overlay districts, and current county plans or programs. The development currently exists as Ordinance 2006-68, as amended; no significant changes which would impact applicable plans or districts in the current county plans or programs are proposed as a result of the proposed modification.

- (D) The rezoning does not result in a sprawl development pattern as determined by Chapter 163 Florida Statutes and will not discourage infilling of more appropriate areas available for development within existing urban or transitioning areas.**

The proposed PUD Modification does not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes and will not discourage infilling of more appropriate areas available for development within existing urban or transitioning areas. The land is already designated as Mixed Use on the Future Land Use Map, is within the Tributary DRI and is already zoned PUD. No significant changes are proposed as a result of the modification.

- (E) The availability of, and potential impact on, public infrastructure and facilities that will serve the site in question including public water and wastewater, public roads, public schools, public parks, police and fire service and other similar items. These items may also be reviewed if an amendment to the Future Land Use Map filed is filed in conjunction with the rezoning.**

The property is governed by an existing PUD and DRI Development Order which considered the availability of public infrastructure and facilities, ensuring that the site can be adequately served by public services and utilities at the time of its adoption. There are no significant changes to the programmed uses as a result of the proposed modification.

- (F) Consistency of the proposed rezoning with any applicable substantive requirements of the Code, including minimum or maximum district size, access, setback and buffering requirements.**

The proposed PUD Modification to Ordinance 2006-68, as amended, complies with all relevant substantive requirements of the Code, including district size, access, setbacks, buffering, etc.

- (G) The nature and degree of potential adverse impacts the proposed rezoning could have upon permitted conforming uses on neighboring lands.**

The nature and degree of potential adverse impacts were considered at the adoption of the original DRI Development Order and PUD. The modification aims to minimize adverse impacts on neighboring conforming uses by maintaining compatibility with the surrounding area.

- (H) The nature and degree of potential adverse impacts the proposed rezoning could have upon environmentally sensitive lands or areas of historical or cultural significance.**

The original adoption of the DRI Development Order and PUD carefully considered potential impacts on environmentally sensitive lands and areas of historical or cultural significance, with measures in place to protect and serve these resources. No changes to these findings are included as a result of the proposed modification.

- (I) Substantial changes in the character or development of areas in or near the area under consideration which affect the suitability or unsuitability of the land for its use as presently zoned.**

There are no substantial changes in the character or development of the area as a result of the proposed modification to PUD Ordinance 2006-68, as amended. The proposed modification has ensured harmony with the evolving surroundings and that the continued development of Tributary remains suitable for the lands.

- (J) The extent to which land use and development conditions have changed since the effective date of the existing zoning district regulations involved which are relevant to the property.**

The proposed modification to the Tributary PUD has considered the changes to the property since the effective date of the existing zoning district regulations. The proposed modification to the Tributary PUD will not significantly impact the current land use and development of the property. The zoning will remain responsive to evolving circumstances in the region.

- (K) Public policies in favor of the rezoning. Examples include identified economic development or affordable housing projects, mixed use development, or sustainable environmental features, which are consistent with specific adopted plans or policies of the Board of County Commissioners.**

The proposed PUD Modification aligns with public policies that promote economic development, affordable housing initiatives, mixed use development, and sustainable environmental features, all of which are consistent with the County's adopted plans and policies as well as the DRI Development Order.

- (L) The extent to which the rezoning will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates and context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.**

The proposed modification aims to achieve a fiscally and environmentally sustainable development pattern by considering the balance of land uses, promoting context-sensitive development, ensuring compatibility with agriculture and environmentally sensitive lands, and addressing the infrastructure needs of the County. These items were also considered with the adoption of the DRI Development Order.

- (M) The extent to which the rezoning does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.**

The proposed modification is designed to minimize environmental impacts, ensuring that it does not significantly alter the natural landscape and topography in a way that would exacerbate drainage, flooding, or stormwater issues.

- (N) The extent to which the rezoning results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:**

- (1) Clustered population and/or employment centers**
- (2) Medium to high densities appropriate to context**

- (3) A mix of land uses**
- (4) Interconnected street networks**
- (5) Innovative and flexible approaches to parking**
- (6) Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options.**
- (7) Proximity to transit.**

The proposed modification promotes a compact development form that encourages a vibrant walkable community with a mix of land uses, medium to high densities, interconnected street networks (as environmentally feasible), innovative parking solutions, and multi-modal transportation options (vehicular, non-vehicular). This approach supports active and healthier lifestyles, conserves land, reduces traffic congestion, lowers infrastructure costs, and encourages the use of alternative transportation methods (i.e., walking, bicycling).