

1.5.3. Decision Criteria

A. The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.

Since the proposed future land use map amendment is only applicable to approximately half of the approximately 1.4 acre site to MUC from High Density Residential, it is expected to have a net reduction or de minimus impact to existing and future levels of service since the high density residential uses already permitted would create the likely highest rate of impact. The request will also have no impact on schools, parks and recreation or other traditional community services.

B. The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.

Figure LU-8: FLU Compatibility Review Matrix indicates the proposed Future Land Use Designation is compatible.

C. The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II

The proposed Barsuk Island Hotel small scale comprehensive plan map amendment complements the existing land use patterns through an appropriate mix of land uses, land use intensities, and buffering and implementation of the City's adopted Comprehensive Plan and land development regulations and includes applicant proffered stipulations through the concurrent rezoning petition to ensure compatibility with the residential areas near the property along Guild Drive and is therefore in compliance with all other applicable elements of the Comprehensive plan and F.S. Ch. 163, Part II.