

Fox Cove Decision Criteria 1.5.3

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

The applicant has provided a Traffic Impact Analysis for the proposed development with a proposed PM peak hour trip generation of 38 trips. A full concurrency application will be completed at the time of site and development.

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

The proposed development is considered compatible with the surrounding land uses as stated in the compatibility matrix. The proposed MODR future land use is presumed compatible with the surrounding LDR and MUR future land use.

3. 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 comprehensive plan amendment could be seen consistent with all applicable elements of the Comprehensive plan.