

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.

The proposed development will not negatively impact adopted level of service standards, and the proposed development will pay impact fees to mitigate any impacts to public services.

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

The implementing zoning district for the proposed Comprehensive Plan Amendment is RMF-3, and a concurrent rezone application for the RMF-3 zoning designation has been submitted. The proposed designation of Medium Density Residential (MEDR) on the subject property will result in a reduction in the overall intensity of development which could otherwise be permitted on the property under the current land use designations. The property, located on the south side of Laurel Road, is adjacent to an approved multi-family parcel within the GCCF PUD to east, a vast amount of open space including an FPL transmission line easement to the south within the GCCF PUD, and a future office/multi-family/ assisted living site within the GCCF PUD to the west. Therefore, the proposed multi-family use is compatible with the surrounding land uses.

- 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 application is in compliance with all applicable elements of the Comprehensive Plan and F.S. Ch. 163, Part II.