

Indian River County Land Development Regulations

Standards of Review from Section 902.12(3)

- (3) *Standards of review.* In reviewing the application of a proposed amendment to the text of the land development regulations or an application for a proposed amendment to the official zoning atlas, the board of county commissioners and the planning and zoning commission shall consider:
- (a) Whether or not the proposed amendment is in conflict with any applicable portion of the land development regulations;
 - (b) Whether or not the proposed amendment is consistent with all elements of the Indian River County Comprehensive Plan;
 - (c) Whether or not the proposed amendment is consistent with existing and proposed land uses;
 - (d) Whether or not the proposed amendment is in compliance with the adopted county thoroughfare plan;
 - (e) Whether or not the proposed amendment would generate traffic which would decrease the service levels on roadways below level adopted in the comprehensive plan;
 - (f) Whether or not there have been changed conditions which would warrant an amendment;
 - (g) Whether or not the proposed amendment would decrease the level of service established in the comprehensive plan for sanitary sewer, potable water, solid waste, drainage, and recreation;
 - (h) Whether or not the proposed amendment would result in significant adverse impacts on the natural environment;
 - (i) Whether or not the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern;
 - (j) Whether or not the proposed amendment would be in conflict with the public interest, and is in harmony with the purpose and interest of the land development regulations; as well as
 - (k) Any other matters that may be deemed appropriate by the planning and zoning commission or the board of county commissioners in review and consideration of the proposed amendment such as police protection, fire protection, and emergency medical services.

NOTE: Some of these items of consideration may be deemed as inapplicable in the review and approval of Land Development Regulation amendment requests.