

4-29-24

COPALES MARKET
1560 US HWY 17/92
LDCPAS - 2024-6

Demonstration of Need

1. Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?
NO, N/A - Specialty Retail Store - Amendment to request all of site to be contiguous LCC.
2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?
NO - Size and store WILL NOT promote significant developments. Please see attached paragraph.
3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?
NO N/A not existing urban development.
4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?
NO - Has no affect of adjacent agriculture research center (citrus U.F.) No other agriculture nearby.
5. Could the proposed amendment fail to maximize existing public facilities and services?
NO - Small scale retail store. N/A change 1.58 acres to LCC - not affect existing public facilities / services.
6. Could the proposed amendment fail to minimize the need for future public facilities and services?
NO - small amendment change to add retail store at current LCC property.
7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?
NO - Small scale retail store NO significant development patterns to result.
8. Does the proposed amendment fail to provide clear separation between urban and rural uses?
NO - same separation will occur.
9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?
NO LCC same as existing neighborhood. LCC same as current site to the west. N/A to infill development or redevelopment of existing neighborhoods.

COPALES MARKET

10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses? *NO - proposed store provides attractive & functional mix.*
11. Could the proposed amendment result in poor accessibility among linked or related land uses? *NO does not change any access.*
12. As a result of approval of this amendment, how much open space will be lost? *18,000 sq. ft.*

DEMONSTRATION OF NEED

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Amendment Change- Neighborhood Characteristics, Local Development, Urban/Rural

The site is proposed to be used for a fresh produce and food Specialty Retail store to complement the current produce and fruit tent-stand at the west side of the property. Currently the fruit stand is on the property designated as LCC Linear Commercial Corridor. The property of this amendment request to LCC Linear Commercial Corridor (Site- 1.58acres- east adjacent) is currently designated as LR and this application is prepared to request to change the designation to LCC to match the current operating shop property directly connected west as LCC. That is: to make it all one contiguous commercial property at about 4.0 Acres. This request is compatible with the surrounding uses as neighboring and adjacent properties are LCC. In 2008 the Salazars purchased the east adjacent property to extend their commercial lot size. The site is suitable for a neighborhood food market store that will cater to a popular cultural demographic while also providing fresh fruits, vegetables, groceries and home use items for all. The current canvas stand is popular to all in the Lake Alfred community who have no option but to drive a distance to Haines City or Winter Haven. This proposed permanent building/shop will expand the grocery offerings convenient to the neighbors. This proposed change will have no effect on the makeup of the community land use. It will fit in and is the same as adjacent property uses along the north side of US Hwy 17. The local resident communities will appreciate the store as they currently like the fruit stand. A property just ~400 feet east is also designated LCC. The change to LCC and the size of the store- 18,000 sq feet, will not affect the surrounding neighborhoods and community make-up. It will not change development patterns, will not affect adjacent agriculture areas, will not change patterns of development of rural or urban areas. It is located in a current commercial corridor on Hwy 17/92 just outside the Lake Alfred city limits.

The property to the west of the Salazar fruit stand site is a low marshy area leading to a canal flowing under the US highway to Lake Haines. The west end adjacent land will never be developed, it is unplatted. West, beyond the canal is the U.F. Citrus Research and Education Center with citrus groves. The CSX railroad borders the north line of the property with a wide dense wooded right-of-way of 200 feet. Note that just east, one parcel over from the Site, such property is also designated LCC. The adjacent property, east to the Site, is a vacant, commercial multi-room building - once a motel. It does not appear to be Leisure / Recreation, and is currently in rough, unused shape. The site amendment is not a Planned Development with residential units. There will be open grass area for picnic tables, trees and room for kids to run around. This is a beautiful lot with grand oak trees and 60 ft. mature bamboo, and the Salazars like to keep it as such.