

4404 Lakeland Highlands Road CPA

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?

The proposed amendment will not promote low-density or low intensity in excess of demonstrated need. This site is in an area that lacks office type uses. The nearest office center type land is located approximately two miles from the site and it is located directly adjacent to an existing OC zoned property.

2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?

The proposed Office Center will allow for infill within an urbanized area of the County. It is located within the Transit Supportive Development Area, the area of greatest allowable development density and intensity within unincorporated Polk County.

3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?

This site is located at a lighted intersection and an appropriate node for the proposed use and intensity. It will not create or encourage radial, strip, isolated, or ribbon patterns emanating from existing urban development.

4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?

There are no agricultural areas adjacent to the site. This site is located within the Transit Supportive Development Area, the area of greatest urban development density and intensity within unincorporated Polk County.

5. Could the proposed amendment fail to maximize existing public facilities and services?

This site is one of the last vacant developable sites within close proximity along Lakeland Highlands Road. The site has remained vacant for years while nearly all other land has developed. The proposed amendment will help to maximize the return on the existing urban levels of infrastructure, services, and facilities by allowing an appropriate level of development which matches the available infrastructure and services.



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5137 S LAKELAND DR, SUITE 3
LAKELAND, FL 33813
FIRM REGISTRATION NUMBER - 34343

6. Could the proposed amendment fail to minimize the need for future public facilities and services?

While this development site is located within the Transit Supportive Development Area and is planned for higher densities and intensities than other Development Areas, the site has been analyzed to ensure that development proposals being designed match the densities and intensities allowed by right within Office Center and Residential Medium.

7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?

No, the proposed Office Center will allow development that is within the planned capacities of public facilities and services.

8. Does the proposed amendment fail to provide clear separation between urban and rural areas?

The proposed Office Center is located within the Transit Supportive Development Area, the area of greatest allowable development density and intensity within unincorporated Polk County. This site is not located within proximity to any rural areas.

9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?

The proposed Office Center will allow for infill within an urbanized area of the County. This area of the County has a significant established residential population that travels extensive distances for commercial businesses, medical offices, and other services, and the proposed Office Center land use will accommodate the needs of the existing residents within a closer radius and shorter drive time.

10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?

Policy 2.113-C5 of the Comprehensive Plan lists Office Center uses as ideal uses adjacent to Residential Medium (such as those adjacent to the north and east) and Institutional and Open Space uses (adjacent to the south), so the proposed Office Center is a functional and complimentary uses to the existing residential development.

11. Could the proposed amendment result in poor accessibility among linked or related land uses?

A driveway waiver was approved by the County on May 7th, 2020. This site has been evaluated for safe and appropriate access onto Lakeland Highlands Road and the County concluded that access should be granted.

12. As a result of approval of this amendment, how much open space will be lost?

This site is currently designated Residential Medium and OC and is not planned for open space, so no open space will be lost as a result of approving this amendment.