

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. The request will increase the allowable amount of industrial uses within the Transit Supportive Development Area (TSDA). The amendment will have no other impact on other land uses within the district.

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

No. The proposed request would not expand the permitted uses within any zoning district. The amendment would allow for a slight increase in the amount of industrial uses permitted within the TSDA. The amendment would not result in changes to any other zoning and would have no significant change in the intent of the future land use of the subject properties. Many of the parcels adjacent to the property are existing residential or industrial uses, so the requested amendment would not reduce compatibility with the surrounding properties.

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

No. The proposed amendment does not encourage urban development in radial, strip, isolated, or ribbon patterns.

4. Does the proposed amendment fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

No; The proposed amendment does not fail to protect or conserve natural resources. The existing on-site creek will be maintained.

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

No. The proposed request would not impact any land currently used for agriculture.

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

No, the proposed request would not fail to maximize the existing public facilities. The subject property will utilize the existing water infrastructure and will connect to an existing force main for the removal of sanitary waste from the site.

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

No, the proposed amendment would not fail to minimize the need for future public facilities. The subject property has limited impact on existing water and wastewater infrastructure.

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

No. The proposed development has a limited impact on public facilities and services that is proportionate to the existing surrounding uses.

9. Does the proposed amendment fail to provide clear separation between urban and rural uses?

No. The proposed amendment will not impact any buffering or separation requirements. Required buffering with adjacent properties will be provided with the change in the landuse.

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

No. The proposed development will allow for an increase in industrial development to support existing, adjacent industries.

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

No. The proposed amendment will not discourage a functional mixture of land uses. The development provides additional industrial potential which matches the adjacent industrial areas to the east of the property.

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

No. The current industrial land uses are connected via Old Tampa Highway and will continue as so with the proposed amendment. All adjacent single-family residences are connected via Old Tampa Highway through private driveways.

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

If allowable impervious area is maximized and the landuse is amended to industrial (IND within TSDA, Maximum ISR 0.75), then 2.15 acres of open space will be lost.