

Crescent Road Mixed Use Development

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 small-scale LU amendment request is for ECX with multifamily and commercial uses. This matches the land use for the overall project. Directly east and west of the proposed development has a land use designation of RMX, north is ECX and south is INST-1. The current land use is RMX.

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

The LU amendment is following the pattern of recent and future RMX and ECX development in the area.

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

No. The development pattern will be continuous connected blocks.

- 4. Does the proposed amendment fail to adequately protect adjacent agricultural areas?**

It does not. The adjacent agricultural areas will not be negatively impacted in any way.

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

On the contrary, the development that will occur if the amendment is approved will encourage maximizing the existing facilities and improving future facilities.

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

The amendment will serve to encourage future facilities.

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

The proposed amendment will follow a development pattern that will allow more feasible and less costly public facilities and services.

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

No. As development continues to occur in the area, there will be clear separation between urban and rural uses.

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

The development amendment will allow development that will encourage infill and re-development.

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

The proposed amendment will encourage attractive and functional mixtures of land uses based on the development that will occur.

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

No. Based on the approval of the amendment, accessibility among linked or related uses will be much improved.

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

We do not see any loss of open space as all properties included in the proposed amendment are privately owned citrus groves and pastures.