

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 allow the existing use outdoor storage. This does not affect density

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

No. The proposed request would be to change an existing BPC-1 subdistrict to BPC-2. This would have no impact on the area that is not currently within the BPC-1 district. As both BPC-1 and BPC-2 districts allow for similar urban development, there will be no significant change in the intent of the future land use of the subject properties. Many of the parcels adjacent to the property are being developed for industrial uses and reside within the BPC-2 district, so the requested subdistrict change would improve 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.

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

No. The proposed request would not impact any land currently used for agriculture. To the extent necessary, there are significant natural features that would provide for buffers from other existing development in the area.

5. 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 utilizes the existing water infrastructure and has provided extensions of the City's sanitary force main and potable water systems.

6. 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 would limit the impact on water infrastructure. The utility extensions were designed for the needed use and approved by the City of Lakeland Water Utilities Department.

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

No. The development pattern would be appropriate and proportionate to the

facilities existing and to be extended in the future.

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

The from BPC-1 to BPC-2 will not affect separation as the existing facility already exists.

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

No.

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

No. The change in subdistrict would be consistent with the intent of the future land use of the subject area. The BPC-2 subdistrict would attract a similar mixture of land uses as the existing BPC-1 subdistrict.

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

No. The land would have accessibility based on the type of access. Hamilton Road, which serves as the main access for the subject property and adjacent properties, was improved as part of the development.

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

None. The subject property is already developed, and there is no new construction activity proposed.