



## Demonstration of Need

**Project:** Southern Ducks L/R Future Land Use Map Amendment

**Parcel ID #s:** 262825-589500-001081 & 001091, 262825-589000-000702 & 000703

**Acreage:** 18.53 acres

1. Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?

*No. The proposed development compliments the existing and surrounding uses and will provide recreational and other supporting land uses for this part of the County.*

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

*No. This site is within the Urban Growth Area (UGA) and is not within a rural area of the County. The property owners wish to continue operation of the existing RV park and resort. Approval of this request will allow the owners to infill additional RV lots in the area between the existing RV lots within the park and the wetland area to the west. The remaining vacant land is not suitable for Business Park Center developments.*

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 L/R will allow the owners to infill additional RV lots in the area between the existing RV lots within the park and the wetland area to the west.*

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

*No. This site has already been designated Urban Growth Area (UGA), contains urban infrastructure and is rapidly developing with residential subdivisions and non-residential development.*

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

*No. This is designated Urban Growth Area (UGA) and contains urban infrastructure that the property owners are proposing to utilize for their RV park expansion.*

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

*No. The proposed development will stay within the development intensity limitations of the Urban Growth Area (UGA).*



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

*No. The proposed development will stay within the development intensity limitations of the Urban Growth Area (UGA).*

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

*No. The proposed development will infill an area west of (and toward the Winter Haven City limits) the existing portion of the site that is already developed with an RV park.*

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

*No. The proposed development will infill vacant lands between the existing RV park and an existing warehouse use. The existing developed portion of this RV park is already adjacent to a single-family subdivision that developed after the RV Park. The new lots of the RV park will not discourage neighborhood development in the area.*

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

*No. The proposed development will complement existing nearby development, support visits to the tourist and park amenities nearby, and support the retail/restaurant businesses of the area.*

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

*No. The proposed amendment simply changes the future land use to recognize an existing on-site use that has been in business for several decades. The new lots will be connected to the existing internal driveways, use the same access connection to Dundee Road, and use the on-site recreational amenities.*

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

*No open space will be lost because the remaining undeveloped portion of the site could be developed with warehouses and other BPC uses today.*