



FOX LAKE DRIVE – COMPREHENSIVE PLAN AMENDMENT

DEMONSTRATION OF NEED

Address the following statements with regard to the proposed land use amendment:

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

The proposed will offer additional housing opportunities, which are in great demand in Northwestern Polk County.

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

The proposed amendment is for a site located within the TSDA which allows more urban development; subject parcel is not located within a rural 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 amendment area is within the TSDA. The requested RM Land use is adjacent to linear commercial development (to the West) and will act as a transition in intensity to the single-family residential to the East.

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

The proposed future land use site is not in an agricultural area.

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

The proposed amendment is considered infill development, and will require connection to existing public facilities.

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

No, the current site, while undeveloped, is located within the TSDA. The existing public facilities and services are currently underutilized.

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

No, the requested amendment will allow infill development, where connection to public facilities and services is required, thereby maximizing Polk County and City of Lakeland's investment to infrastructure in the area.

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

While the existing site is currently undeveloped, given the TSDA designation of the parcel, the area is recognized as an area of growth.

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

The proposed amendment is considered infill development.

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

The request for RM will act as a transition from LCC into the RL properties to the East.

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

The subject site is in close proximity to US 98 North and the intersection of Fox Lake Drive, providing access to transit and a variety of related uses.



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

No open space will be lost; commercial development of the subject property was anticipated when the current LCC designation was assigned.