



Demonstration of Need

In accordance with Rule 9J-5.006(5) of the Florida Administrative Code, Polk County will discourage the proliferation of urban sprawl by use of the following criteria when determining the appropriateness of establishing or expanding any land use or development area. The analysis must ask whether or not the proposed plan amendment meets the below criteria. The applicant's land planning and civil engineering consultant offers the following findings in support of this application:

1. Could the proposed amendment promote substantial amounts of low density, or single use development in excess of demonstrated need?
 - a. *The proposed amendments will not generate substantial amounts of low-density or single use development. The project is slated to be a mixed-use development and have an apartment component.*
2. Will passage of the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?
 - a. *No, this will promote a transitional development pattern. Providing higher ranges of density between single family housing subdivisions and commercial/retail development offers a transitional land use for existing single-family homes.*
3. Does the proposed amendment create or encourage urban development in radial, strip, or ribbon patterns emanating from existing urban development?
 - a. *No, this will promote a transitional development pattern. Providing higher ranges of density between single family housing subdivisions and commercial/retail development offers a transitional land use for existing single-family homes.*
4. Does the proposed amendment fail to adequately protect adjacent agricultural area?
 - a. *The proposed amendments is on an area of lands designated TCC and EC. These areas would be further developed for commercial, industrial, retail, and amusement land uses. The proposed amendments does not fail in any protection of agricultural areas.*
5. Could the proposed amendment fail to maximize existing public facilities and services?
 - a. *No, this proposed mix of development and land use potential will allow this land development project to move forward. The proposed amendments will utilize public services for the entire development.*
6. Could the proposed amendment fail to minimize the need for future public facilities and services?
 - a. *No, directing development potential to this area seeks to maximize connection and capacity potentials for the project. The proposed development will meet any and all concurrency and levels of service for all facilities.*
7. Will the proposed amendment allow development patterns that will disproportionately increase

Mixed Use @ US 27 & Minute Maid Ramp Road 1
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the cost of providing public facilities and services?

- a. No, the proposed development offers a transitional land use and density to other surrounding FLU designations such as EC. The addition of this development will not disproportionately increase the costs of public facilities or services.*
8. Does the proposed amendment fail to provide clear separation between urban and rural uses?
 - a. No, this will promote a transitional development pattern. Providing higher ranges of density between single family housing subdivisions and commercial/retail development offers a transitional land use for existing single-family homes. However, the adjacent developments are more suburban in nature than rural.*
9. Will the proposed amendment discourage infill or redevelopment of existing neighborhoods?
 - a. No, the development of the project area will not discourage infill or redevelopment. The proposed uses are not hazardous, noxious, or undesirable in nature.*
10. Does the proposed amendment fail to encourage attractive and functional mixture of land uses?
 - a. The proposed amendments will not generate substantial amounts of low-density or single use development. The project is slated to be a mixed-use development and have an apartment component. The project will provide higher ranges of density between single family housing subdivisions and commercial/retail development. This offers a transitional land use for existing single-family homes.*
11. Could the proposed amendment result in poor accessibility among linked or related land uses?
 - a. No, the project will be connected and interrelated to each other through vehicular and non- vehicular connectivity.*
12. As a result of approval of this amendment, how much open space will be lost?
 - a. The proposed amendments will generate higher levels of required open space. For example, the apartments are required to provide 40% open space within the area. This open space and density together work in tandem to provide higher quality transitions of land use and urban development.*

Should you have questions, please contact Jarice Barbee at (727) 463-4865 or by email at jarice.barbee@avidgroup.com.

Respectfully,

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