



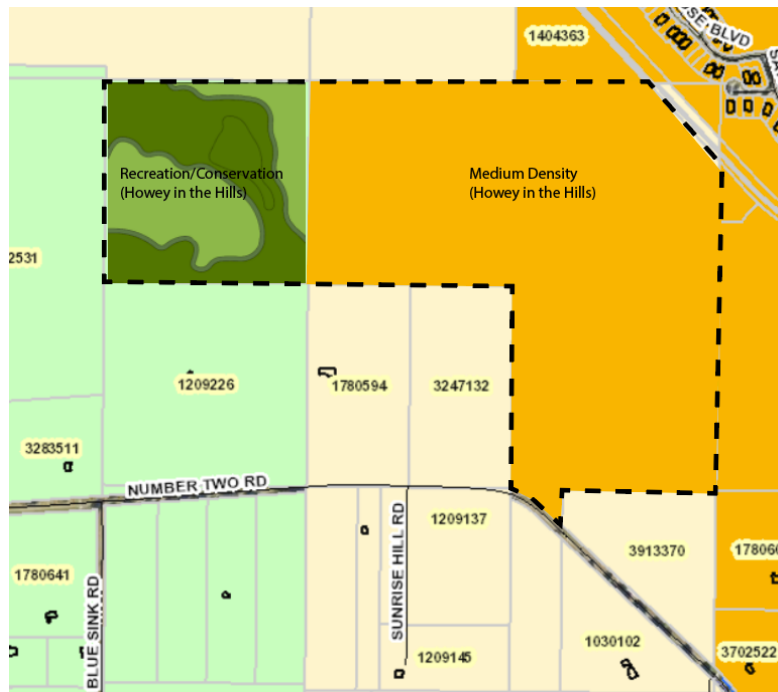
## Comprehensive Plan Justification - No. 2 Road

### Justification & Background

The request attached herein is intended to assign an appropriate Land Use in parallel with an annexation. The existing land use for the parcels is pictured below:



The application is requesting the below Future Land Use map change:





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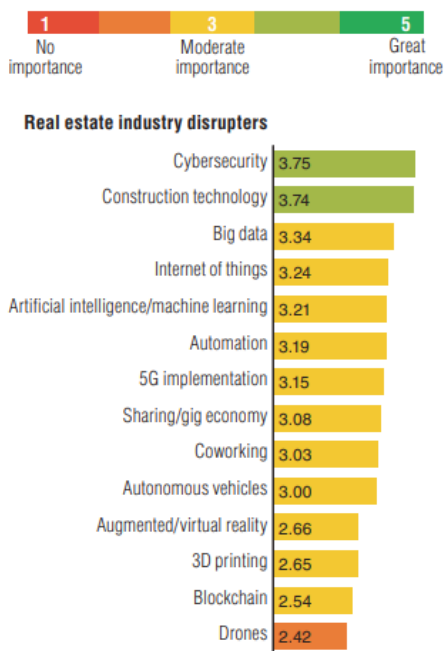
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Consistent with the Land Use to the east and north, the applicant asserts that the land use is consistent with the surrounding area. Further, the applicant proposes to keep the western property as recreation/conservation. This effectively decreases the residential density of the site.

**Justification for increasing the allowable residential:** The United States has recently experienced its slowest population growth rates in the nation's history; the population grew just 0.35 percent in 2020. Against the national trend, Florida has seen a population boom, growing by 1 million residents since 2018. In spite of slowing population growth nationally, housing affordability has skyrocketed in recent years across the nation. Florida's growth creates an even heavier burden on aspiring home buyers. Supply chain challenges, increasing complexity of land development regulations, increasing interest rates and various other factors have driven up cost. The challenges to housing supply are so great, that many professionals agree that government or private sector intervention is required to curb the trend in affordability. Amidst this supply bottleneck, working from home has become more commonplace. In fact, the most disruptive industries in the market are typically supportive in allowing remote workers. See Exhibit 1-5 below:

**Exhibit 1-5 Importance of Disrupters for Real Estate in 2022**



Source: Emerging Trends in Real Estate 2022 survey.

While technology and automation take center stage, light industrial land tenant vacancy has remained strong through the pandemic and market woes. In sum, the demand in the market is iron focused on a labor force that either works remotely or in a tech/industrial setting. This coupled with a residential supply issue, provides a powerful demand for residential development.

**Impact to Utilities and Infrastructure.** This Land Use change is estimated to increase the maximum allowable residential units from +/- 175 to 250, which is an increase of 75 units. For transportation, this change is expected to be de minimis. The anticipated utility demand estimate for water/sewer is as follows:

Use	Existing	Proposed	Change
Single Family	52,500 GPD	75,000	22,500 GPD

Further, the student generation for these additional units is estimated below:

250 units \* .405 (students per home) = 102 students

This change represents an increase of +/- 31 students.



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In conclusion, the applicant asserts that the changes requested here-in are justified in order to (1) meet current housing demands, (2) create consistency between the code and comprehensive plan and (3) provide clarity on the forthcoming applications. The applicant anticipates to coordinate and continue the public process for the Preliminary Plat at a later date, and anticipates coordination on the layout, conceptual designs and program opportunities for the site.

Sincerely,

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