



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, this amendment will supply moderate density housing opportunities that are greatly needed in this area of the County. The Lakeland/Winter Haven Metropolitan Statistical Area has a short supply of residential dwellings available and demand is not anticipated to wane in the foreseeable future.

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

No, this amendment is located in the Transit Supportive Development Area (TSDA).

3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?

No, this site is located within the center of the Florence Villa community across from a convenience store commercial node and close to an existing transit line connecting this site to the entire region.

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

No, this site is not an agricultural area. The site is within a historic residential community that was formerly developed with residences.

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

No, this amendment would allow infill development in an area of moderate intensity where public facilities and services currently exist. Many of the homes in Florence Villa have been demolished over the past 40 years and the proposed use will support the existing infrastructure investment that has already been made in this community.

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

No, this amendment would allow infill development in an area of moderate intensity where public facilities and services currently exist and maximum utilization and efficiency are the goals.

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

No, this amendment would allow infill development in an area of moderate intensity where public facilities and services currently exist and maximum utilization and efficiency are the goals.



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

No, this amendment is well within the existing TSDA where growth has been planned.

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

No, this amendment will allow infill development in an area of moderate intensity where it complements the existing surrounding residential development.

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

No, this site compliments the level of infrastructure available and intensity of the surrounding uses.

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

No, the proposed use has excellent access to the surrounding land uses, including transit.

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

No open space will be lost with the approval of this amendment. The site has been cleared of its native vegetation and planned for residential development for decades.