



Demonstration of Need

Project: Florinda Farms L/R Future Land Use Map Amendment

Parcel ID #s: 303116000000032030; 303116000000032040; and, 303116000000032050 (for actual site boundary within these parcels, please refer to legal description)

Acreage: 20.86 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 surrounding uses and will provide recreational and other supporting land uses.

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

No. The property owners wish to continue farming their specialty crops that are currently being cultivated and harvested on-site; however, they are proposing the requested L/R to enable recreational activities (horseback riding, archery, bicycle trails, hiking, frisbee golf, etc) and some restaurant and limited retail to support the needs of the surrounding residential development, the adjacent RV Park (Resort at Canopy Oaks), and outdoor educational field trips for education for surrounding schools.

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 is adjacent to another L/R site that currently purchases agricultural products from the applicant and uses the subject site for low intensity recreation.

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

No. The property owners wish to continue farming specialty crops that is currently conducted on-site; however, they are proposing recreation and some limited retail/restaurant uses to compliment the surrounding development.

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

No. The property owners are proposing a development that will stay within the development intensity limitations of the rural development area (RDA).

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 rural development area (RDA).



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 rural development area (RDA).

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

No. The proposed development will match the existing level of development intensity of the surrounding area.

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

No. The proposed development will infill the lands between the existing River Ranch lots and the Canopy Oaks resort. It will not discourage neighborhood development.

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 by providing recreation and other supporting non-residential uses to compliment the surrounding development.

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

No. The proposed amendment will change the subject site to the same land use that is currently designated adjacent to the east and will complement and support the surrounding lands. The site has multiple access points on CR 630 to allow for safe ingress/egress, and there is a gate for pedestrian access to Canopy Oaks along the eastern site boundary that reduces the traffic impact and level of automobile access.

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

No open space will be lost. The property owners will continue farming specialty crops that they currently produce on-site and they also have an executed conservation easement to preserve the land. This conservation agreement was developed in cooperation with planners from Polk County and the Central Florida Regional Planning Council, the Avon Park Bombing Range, and Conserve Florida. The easement was written to allow for the proposed change in land use to Leisure/Recreation and the retail, restaurant, and outdoor recreational proposed by the property owner.