

## 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, the vested entitlements within the Poinciana Village 3 Neighborhood 5N subdivision accounted for low-density single-family use at the subject site.**
2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?  
**No, the vested entitlements within the Poinciana Village 3 Neighborhood 5N subdivision accounted for development in this 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 surrounding are is preserved wetland or developed single family homes.**
4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?  
**No adjacent agriculture areas in the vested entitlements of Poinciana Village 3 Neighborhood 5N.**
5. Could the proposed amendment fail to maximize existing public facilities and services?  
**No, the proposed amendment would meet the public facilities and services standards.**
6. Could the proposed amendment fail to minimize the need for future public facilities and services?  
**No, the proposed amendment would meet the public facilities and services standards.**
7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?  
**No, the vested entitlements within the Poinciana Village 3 Neighborhood 5N subdivision accounted for development in this area and would be offset by impact fees.**
8. Does the proposed amendment fail to provide clear separation between urban and rural uses?  
**No, the vested entitlements within the Poinciana Village 3 Neighborhood 5N subdivision accounted for development in this area.**
9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?  
**No, the land is currently vacant and surrounded by preserved wetlands and single family homes.**
10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?  
**Yes, the vested entitlements within the Poinciana Village 3 Neighborhood 5N subdivision accounted for low-density multi-family use at the subject site.**

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

**No, the proposed amendment will have two main connections one onto Palmetto Street and another on Marigold Avenue and provide interconnectivity throughout the subject site.**

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

**The subject site is currently vacant with vested entitlements within the Poinciana Village 3 Neighborhood 5N subdivision. The proposed amendment shows 59.9% open space.**