

## **DEMONSTRATION OF NEED**

POLICY 2.102-A11: URBAN SPRAWL CRITERIA - 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:

- a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

**Response: This development promotes land development to develop as a low-intensity, low density, by providing much needed recreation and open space adjacent to an area platted for intensive development as a Pre-DRI development.**

- a. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

**Response: The parcel's use preserves some of the rural nature of the area as recreational trailhead for the adjacent preserves.**

- c. Promotes, allows, or designates urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments.

**Response: The change of land use to Recreation Open Space contains development from Poinciana reaching the shores of Lake Marion. The land use change alters the existing density standards in the Comprehensive Plan (appendix section 2.130-A Poinciana preDRI#1), by severing the parcel from the DRI.**

- d. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural

shorelines, beaches, bays, estuarine systems, and other significant natural systems.

**Response: The project maintains and will mitigate the existing environmentally sensitive areas. The design of the project is centered on Lake Marion and other floodplain areas.**

- e. Fails to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique, and prime farmlands and soils.

- f. Fails to maximize use of existing public facilities and services.

**Response: This project will maximize the use of existing public facilities and services, due to its location next to existing and proposed urban development that utilizes the Poinciana DRI water and sewer services, when they become available.**

- g. Fails to minimize the use of future public facilities and services.

**Response: This request for a land use change to allow a public park.**

- h. Allows for land use patterns or timing which will disproportionately increase the cost in time, money, and energy, of providing public facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement education health care, fire and emergency response, and general government.

**Response: The proposed project is not in a land use pattern that disproportionately increases the cost of public services, due to its proximity to existing and proposed development, demonstrating that the project is appropriately timed.**

- i. Fails to provide a clear separation between urban and rural uses.

**Response: The project is bordered to the east by existing and proposed urban development . The project provides a clear separation between the urban uses of the Poinciana development and the rural uses of the lakeshore.**

- j. Discourages or inhibits in-fill development or redevelopment of existing neighborhoods and communities.

**Response: The development of Recreation Open Space next to the platted Poinciana subdivisions to the east will encourage the development of sites that were platted for Single family residential development in 1983**

- k. Fails to encourage an attractive and functional mix of land uses.

**Response: The development of Recreation Open Space next to the platted Poinciana subdivision, creates an attractive and walkable leisure/recreation amenity adjacent to residential neighborhoods.**

- l. Results in poor accessibility among linked or related land uses.

**Response: The site is across Lake Marion Creek Drive from residential subdivision. There will be trails from the entrance to the on-site Outdoor Education/ Interpretative Center, which will have hiking trails that will link to more hiking trails to the preserves to the north and south of the parcel.**

- m. Results in the loss of a significant amount of functional open space.

**Response: The whole parcel will be a functional recreation and open space for the public, and is connected to a significant amount of open space preserve along Lake Marion.**