
IMPACT ASSESSMENT STATEMENT

LAND AND NEIGHBORHOOD CHARACTERISTICS

1. *How and why is the location suitable for the proposed uses?*
The site is located on the corner of Pine St and Lake Marios Creek Dr within a corner outparcel. The corner location is a prime location for a commercial retail use to serve the needs of the surrounding community.
2. *What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?*
We feel that there are no incompatible uses at the intersection. The intersection currently has single family residential to the east and south. The change of the subject site CC looks to match the current needs of the area. As for the proposed development (commercial retail), all minimum county required buffering will be provided, to minimize any impact to adjacent parcels. Directly to the south is an existing ditch separating residential uses.
3. *How will the request influence future development of the area?*
This site is located at the intersection of Urban Collector roadways. We feel that the county's intent for this intersection is to have CC uses. Any future development at this location appears to match the County's future intent. Therefore, the proposed amendment does not change the intent of the County FLU.

ACCESS TO ROADS AND HIGHWAYS

4. *What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)?*
The proposed development (commercial retail) is anticipated to create 505 daily trips and 53 peak hour trips.
5. *What modifications to the present transportation system will be required as a result of the proposed development?*
There are no modifications to the present transportation system necessary.
6. *What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?*
35 parking spaces are required for this proposed development.
7. *What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?*
The proposed development will have one (1) point of access to the subject site's western frontage (Lake Marion Creek Dr).

SEWAGE

8. *What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development?*
The proposed development is expected to generate 270 gallons per day of sewage.
9. *If on-site treatment is proposed, what are the proposed methods, level of treatment, and the method of effluent disposal for the proposed sewage?*
The proposed development will connect to Toho Water Authority public sewer.



10. *If offsite treatment, who is the service provider?*

Toho Water Authority.

11. *Where is the nearest sewer line (in feet) to the proposed development?*

An existing forcemain is located adjacent to the southern property line.

12. *What is the provider's general capacity at the time of application?*

Toho Water Authority has confirmed to have adequate capacity exists for the development.

13. *What is the anticipated date of connection?*

The permitting of the project is anticipated to take between six (6) and seven (7) months. The construction will follow after and is anticipated to take approximately four (4) to six (6) months.

14. *What improvements to the providers system are necessary to support the proposed request?*

No improvements are necessary.

WATER SUPPLY

15. *What is the proposed source of water supply and/or who is the service provider?*

Toho Water Authority, public water main.

16. *What is the estimated volume of consumption in gallons per day (GPD)?*

The proposed development is expected to consume 360 gallons per day of water.

17. *Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?*

Existing potable water main is located 900-feet to the north at Silve Glen Rd. There is no reclaim water main nearby.

18. *Who is the service provider?*

Toho Water Authority.

19. *What is the anticipated date of connection?*

The permitting of the project is anticipated to take between six (6) and seven (7) months. The construction will follow after and is anticipated to take approximately four (4) to six (6) months.

20. *What is the provider's general capacity at the time of application?*

Toho Water Authority has confirmed to have adequate capacity exists for the development.

21. *Is there an existing well on the property(ies)?*

The survey has revealed that there is no well on the subject site.

SURFACE WATER MANAGEMENT AND DRAINAGE

22. *Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards.*

The subject site slopes from the southeast to the northwest, towards the intersection. The subject site is located outside of the 100-year flood zone, in zone "X" according to FEMA FIRM.

23. *What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?*



No alterations to the site's natural drainage direction and/or features are anticipated. There are no wetlands and/or flood zones on the subject site.

ENVIRONMENTAL ANALYSIS

24. *Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.*

Neither the subject site and/or adjacent properties have sensitive environmental issues such as wetlands and/or flood zones.

25. *What are the wetland and floodplain conditions? Discuss the changes to these features that would result from development of the site.*

Neither the subject site and/or adjacent properties have sensitive environmental issues such as wetlands and/or flood zones. The proposed development will not adversely affect the subject site or any adjacent parcels.

26. *Discuss location of potable water supplies, private wells, and public well fields.*

The survey has revealed that there is no well on the subject site.

27. *Discuss the location of Airport Buffer Zones.*

There are no Airport Buffer Zones near the subject site.

28. *Provide an analysis of soil types and percentage of coverage on site and what affect it will have on development.*

100% of the subject site is mapped with well drained sand, part of Hydrological Soil Group "A" and has a water table estimated to be more than 80 inches below grade. Due to the current soil layout, a dry retention storm water management pond is anticipated to be along the western side.

INFRASTRUCTURE IMPACT INFORMATION

29. *Parks and Recreation*

Bellini Preserve (±300 feet away)

Western side of the Lake Marion Creek Drive & Pine Street intersection ∴ Poinciana, FL 34759

The Outerbanks (0.8 miles away)

The western end of Indian Creek Drive ∴ Poinciana, FL 34759

Lil Halibut Park (1.6 miles away)

1681 Halibut Road ∴ Poinciana, FL 34759

30. *Educational Facilities*

Lake Marion Creek Middle School (0.8 miles away)

3055 Lake Marion Creek Road ∴ Poinciana, FL 34759

Laurel Elementary School (1.9 miles away)

1851 Laurel Avenue ∴ Poinciana, FL 34759

Palmetto Elementary School (6.8 miles away)

315 Palmetto Street ∴ Poinciana, FL 34759

31. *Health Care*

HCA Florida Poinciana Hospital (8.5 miles away)

325 Cypress Parkway ∴ Kissimmee, FL 34759



Central Florida Health Care – Haines City (9.4 miles away)
705 Ingraham Avenue ∴ Haines City, FL 33844

Osceola Community Health Services at Poinciana (9.5 miles away)
109 North Doverplum Avenue ∴ Poinciana, FL 34758

32. *Fire Protection*

Polk County Fire Rescue Station #46 (3.2 miles away)
9500 Marigold Avenue ∴ Kissimmee, FL 34759

Polk County Fire Rescue Station #13 (6.0 miles away)
2021 Watkins Road ∴ Haines City, FL 33844

Polk County Fire Rescue Station #37 (8.9 miles away)
1201 Cypress Parkway ∴ Poinciana, FL 34759

33. *Police Protection and Security*

Davenport Police Department (11.2 miles away)
16 West Bay Street ∴ Davenport, FL 33837

Haines City Police Department (11.2 miles away)
35400 US-27 ∴ Haines City, FL 33844

Lake Hamilton Police Department (11.8 miles away)
100 Smith Avenue ∴ Lake Hamilton, FL 33851

34. *Emergency Medical Services (EMS)*

Polk County Fire Rescue Station #30 (9.1 miles away)
901 Ledwith Avenue ∴ Haines City, FL 33844

Florida Association of EMT's & Paramedics (13.9 miles away)
306 Lake Charles Drive ∴ Davenport, FL 33837

Metro EMS Ambulance Services (16.0 miles away)
4221 Hammond Drive ∴ Winter Haven, FL 33881

35. *Solid Waste*

Trash Out Pros (1.6 miles away)
117 Herring Lane ∴ Poinciana, FL 34759

Omni Waste of Polk, LLC (13.3 miles away)
3000 Bannon Island Road ∴ Haines City, FL 33844

Florida Refuse Services Inc. (9.7 miles away)
36 South 6th Street ∴ Haines City, FL 33844

36. *How may this request contribute to neighborhood needs?*

The commercial retail use is anticipated to serve all residencies located in the surrounding communities.