

Small-Scale Comprehensive Plan Amendment
Winter Lake Road – RH CPA

IMPACT ASSESSMENT STATEMENT

A. Land and Neighborhood Characteristics

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

1. How and why is the location suitable for the proposed use?

The subject application is to request Residential High (RH) Land Use on approximately 7.18 Acres. The subject property is within the Urban Growth Area (UGA) development area, directly adjacent to the Transit Supportive Development Area (TSDA) to the North, Highway 540 (Winter Lake Road.) The property currently has non-residential uses. In accordance with the Polk County Comprehensive Plan Policy 2.120-E2, “Residential-High districts shall be located within TSDAs, UGAs, and UEs.” Additionally, the subject site meets Policy 2.11A2 criteria:

- a. Access to county-maintained roads or roads constructed to County standards.
- b. Proximity to Activity Centers.
- c. Adequacy of water and sewage disposal systems (public and private).
- d. Adequacy and response time for public safety services - fire, police, and emergency medical service.

2. Provide a site plan showing each type of existing and proposed land use;

A Site Plan is not required for the subject Land Use amendment application. The developer anticipates construction of a 70-unit multi-family project.

3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;

The proposed development will provide buffering as a mitigation effort adjacent to single-family uses.

4. How will the request influence future development of the area?

The subject area is positioned for higher density residential development consistent the location along SR540.

B. Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

1. What is the number of vehicle trips to be generated daily and at PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.

ITE Code 220 – Multi-Family (low-rise)– 5.81 AADT p/unit & 0.52 PM Peak Hour

70 x 5.81 = 406.7 AADT USE 407

PM Peak Hour Trips = 70 x 0.52 = 36.4 PM Peak Hour Trips USE 36

2. What modifications to the present transportation system will be required as a result of the proposed development?

Driveway connection will be permitted through FDOT onto Winter Lake Road.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

According to Table 7.10 in the Land Development Code, Minimum Off-Street Parking Requirements for Multi-Family is two spaces per unit.

70 x 2 = 140 off-street parking spaces required

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

The subject site will access SR540/Winter Lake Road

C. Sewage -

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (*Response may be based on Section 703 of the LDC*)

180 GPD per Multi-Family Unit

70 U x 180 = 12,600 GPD

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

Connection to Polk County Utilities is anticipated.

3. If offsite treatment, who is the service provider?

Site is within Polk County's Central Regional Service Area

4. Where is the nearest sewer line (in feet) to the proposed development (*Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code*)

An 8" Sanitary Sewer line is located approximately 780' to the West, in the median of SR540.

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

PCU to furnish capacity data.

6. What is the anticipated date of connection?

Late 2024

7. What improvements to the providers system are necessary to support the proposed request (*e.g. lift stations, line extensions/expansions, interconnects, etc.*)?

Lift Station collection system

D. Water Supply

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

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

Site is within Polk County's Central Regional Service Area

2. What is the estimated volume of consumption in gallons per day (GPD)?
(Response may be based on Section 703 of the LDC)

198 GPD per Multi-Family Unit

70 x 198 = 13,860 GPD

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

PCU has an 8" water line located at the NW corner of the subject property

4. Who is the service provider?

Site is within Polk County's Central Regional Service Area

5. What is the anticipated date of connection?

Late 2024

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

PCU to furnish

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

No known wells on-site.

E. Surface Water Management and Drainage

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

The subject land flows to the South and East, with the highest elevation at the SW corner of the subject site (150) and the lowest point at the SE corner (143.)

No flood hazards on-site.

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

There are no wetlands on-site. A Stormwater Drainage System will be permitted for the site development through the County and SWFWMD.

F. Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. 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.

Site has no existing wetlands or floodplain.

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

According to the FEMA map (Exhibit F), there appears to be no Floodplain on site.

3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and;

There are no known wells on site. Public water is available to the site.

4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

The subject site is not within an Airport Impact District (AID).

1. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development. **Please refer to Exhibit D – Soil Map.**

Soil Name	Soil Number	% of Site (approximate)
Tavares Fine Sand	15	100%

G. Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation;

Lake Shipp Park – 1.5 miles – 3 mins.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school)

Lake Shipp Elementary – 1.4 Miles – 4 mins.

Westwood Middle School – 3.9 Miles – 10 mins.

Lake Region High School – 2.8 Miles - 6 mins.

3. Health Care (e.g., emergency, hospital);

Winter Haven Hospital – 3.8 miles – 10 mins.

4. Fire Protection

Fire Rescue Station #450 Jan Phyl – 0.6 Miles – 2 mins.

5. Police Protection and Security

PCSO Central District Office – 3 Miles – 7 mins.

6. Emergency Medical Services (EMS)

Fire Rescue Station #450 Jan Phyl – 0.6 Miles – 2 mins.

7. Solid Waste (collection and waste generation); and

Polk County Solid Waste & Recycling – 5.8 miles – 10 mins.

How may this proposed project contribute to the neighborhood needs?

The proposed RH will provide additional housing opportunities in the area.