

Moonstone - Development Impact Assessment

Land and Neighborhood Characteristics

1. The project location is within the heart of an existing neighborhood. The adjacent streets are Bayberry St. and Marigold Ave. Lake Marion Creek middle School, Laurel elementary school are within walking distance to the North. The location is within the Poinciana subdivision neighborhood and is centered between similar neighborhoods. The land will be zoned appropriately for residential use, and the area is not in conflict with any future commercial or industrial development. This ensures that the subdivision will be integrated seamlessly and consistent with the surrounding area.
2. There is no incompatibility with the proposed use and the adjacent uses.
3. This request will allow this vacant land surrounded by residential neighborhoods to be developed with a similar use that will complement the area while serving the families residing in the adjacent neighborhoods.

Access to Roads and Highways

1. The site is located and will have access to the following roadway system: Goldenrod Lane to Cedar Road (north/south) connecting to Bayberry Street to the south and Lake Marion Creek Road to the north. Both streets intersect with Marigold Avenue which extends north into the heart of Poinciana where the roadway takes you to the Poinciana Parkway further north U.S. 17 and Interstate 4 respectfully.
2. A minor traffic study is included with this submission.
3. The traffic study complies with existing Polk County land development code criteria and will include the final density of the proposed residential property.

Sewage

1. The development proposes 72 homes. The wastewater demand is $72 \times 270 = 19,440$ GPD.
2. The effluent will be treated at an offsite wastewater treatment facility.
3. The service provider is Toho Water Authority.
4. There is no sanitary sewer line in the vicinity of this proposed development.
5. The capacity of the plant is currently 80 percent at this time.
6. Anticipated connection date is Summer 2027.
7. There are no improvements necessary at this time.

Water Supply

1. The source of water to the proposed site is a public water system, serviced by the Toho Poinciana Water System (349-4429).
2. The development proposed 72 homes. The water demand is $72 \times 360 = 25,920$ GPD.
3. There is an existing 6" water main located adjacent to the east side of the site on Orchid Ct. and a 6" line on the west side of the site on Goldenrod Lane about 165' away.
4. There does not appear to be any reclaimed water mains near the property.
5. Anticipated connection date is Summer 2027.
6. The water plant capacity is 86.8% at this time per TOHO Water Authority.
7. There are no known water wells currently on the property.

Surface Water Management and Drainage

1. There are currently no surface waters or stormwater systems currently on the site.
2. The property is an existing wooded lot surrounded by Poinciana residential subdivisions.
3. There does not appear to be any flood hazards onsite. Additionally, there appears to be no flooding issues known at this time.
4. The proposed development would alter the site's natural drainage features by adding treatment and attenuation of stormwater runoff. The stormwater alterations would include a stormwater conveyance system capturing the water and bringing it to a master drainage basin previously permitted with South Florida Water Management District (SFWMD) in the mid 1980's.
5. The proposed development will be designed consistent with the existing drainage patterns (pre-development condition).
6. A minor modification to the original SFWMD will most likely be required, however a pre-application meeting with the district will be completed to determine the scope of this requirement.

Environmental Analysis

1. There are no known surface waters or wetlands present on the property per the national wetland inventory database.
2. The property is located in zone "X" per the FEMA map Panel No.:12105C0415G .
3. The location of utilities and other infrastructure will be installed underground at the time of the internal street construction.
4. There are no airport buffer zones at issue with the proposed development.
5. Soil compositions show approximately 15.89 acres or 93% of the property is Tavares Find Sand, while approximately 1.20 acres or 7% of the property is Astatula Fine Sand. Both have a hydraulic soil group of A. The soils appear to be well drained with low water tables.

Infrastructure Impact Information

1. Parks and Recreation: Poinciana Community Park is within 3 miles of the property. Recreational facilities will be in accordance with current Polk County Land Development Code.
2. Educational Facilities: Lake Marion Creek Middle School is located 2.2 miles from the property and Sandhill Elementary School is within seven miles of the real property. A Polk County School Concurrency application will be submitted at the time of the land use and zoning change submittals.
3. Health Care: HCA Florida Poinciana Hospital is within 9.2 of the property.
4. Fire Protection: Fire Rescue Station is within six miles of the property.
5. Police Protection and Security: The Polk County Sheriff's Office Dundee station is 11 miles from the property.

6. Emergency Medical Services:). Fire Rescue Station is within six miles of the property and the nearest hospital (HCA Florida Poinciana Hospital) is located approximately 8.55 miles from the site located on Cypress Parkway.
7. Solid Waste: The Omni Waste of Polk, LLC facility is within twelve miles of the property.
8. The surrounding neighborhood is residential. The proposed development will be consistent with the surrounding homes and will assist with current demands in the area and will contribute to an already well-planned community. The request meets the intent of the DRI for Poinciana.

Moonstone 72-unit Subdivision

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?
 - a. The proposed amendment promotes a denser development as it changes the current land use designation from DRI undeveloped to DRI developed. Therefore, it would not promote substantial amounts of low-density, low-intensity, or single use development in excess of the demonstrated need.
2. Will the passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?
 - a. No. The surrounding neighborhoods include built out residential neighborhoods and an elementary school. This change does not allow for dense urban development in this neighborhood.
3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?
 - a. No. The proposed change allows for uses comparable with the surrounding area.
4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?
 - a. No. There are no adjacent agriculture areas near the site. Any development on the property would provide for buffers to protect all adjacent areas per the Polk County existing Land Development Code.
5. Could the proposed amendment fail to maximize existing public facilities and services?
 - a. No. The amendment proposed is consistent with the existing residential neighborhoods surrounding the property.
6. Could the proposed amendment fail to minimize the need for future public facilities and services?
 - a. No. This proposed amendment is consistent with the existing DRI development and the surrounding community.
7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?

- a. No. This change will conform to concurrency requirements and consistent with surrounding residential neighborhoods and not increase the proportional cost of providing public facilities and services to each home.
8. Does the proposed amendment fail to provide clear separation between urban and rural uses?
- a. No. The DRI is designed to facilitate uses that are consistent with both urban and rural uses and will not alter existing services to the surrounding residential neighborhoods.
9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?
- a. No. This proposed change will not alter infill development on the surrounding neighborhoods as a new permitted use within DRI zoning district.
10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?
- a. No. This amendment change is consistent with the vision of past historical planning for the area as a whole. The area is part of the broader functional mixture of land uses and fits in with existing residential neighborhoods.
11. Could the proposed amendment result in poor accessibility among linked or related land uses?
- a. No. the proposed development is linked between existing related land uses and is consistent with those neighborhoods.
12. As a result of approval of this amendment, how much open space will be lost?
- a. Currently the parcel is undeveloped wooded lot with an area of about 17.09 acres or 100% wooded vacant space. The DRI supports a maximum 70% developed area. Therefore, the amendment will not lose any open space area as it is part of the overall DRI for the entire area and is consistent with the proposed residential density within the community with typical open space requirements.