

## **Impact Assessment Statement for Mediterranean Drive Development**

### **A. Land and Neighborhood Characteristics**

The proposed development will provide much-needed additional single houses in the area. It is in line with the overall land use of this portion of the County as shown on site plan attached. There are no incompatibilities with adjacent land uses. The proposed change might influence additional land use amendments from Agricultural zoning to residential low. This is in line with the housing needs of the Population in the County and in the State of Florida.

The proposed density is four single family houses per acre. A total of 19 lots are proposed in the project area with a total of 39,900 sf of building area, a total of 69,015 sf of impervious area and 158,915 sf of pervious area.

### **B. Access to Roads and Highways**

Based on the ITE 11 Manual, the number of trips generated for 19 Single Family Attached Housing (ITE 215) is 8.36 trips in the morning and 10.64 trips in the afternoon. No modifications are required to the present transportation system due to the proposed development. A total of 38 parking spaces will be provided for the 19 dwelling units. Parkings are proposed on driveways as shown on the site plan attached to this submittal.

The access to the existing public roads will be through an intersecting street. The proposed site will be fully accessible to pedestrians and bikes through proposed sidewalks and interior roads.

### **C. Sewage**

TOHO will be the sewer utility provider for this development. The average daily wastewater demand for each house per TOHO Appendix A water and is 300 gpd, for a total of 5,700 gpd for the entire development. Using a Peaking factor of 4. The design flow is going to be 22,800 gpd. No treatment will be provided within the development. A gravity sewer is proposed for the entire development which will connect to a proposed public lift station which will route the sewage to the closest TOHO point of connection 400 ft south of the intersection of Mediterranean Drive and Marlin Drive. The proposed sewage is in line with the County's and utilities provider requirements. TOHO has adequate capacity for the proposed development. The anticipated date of connection will be February 2025.

### **D. Water Supply**

TOHO will be the water utility provided for this development. The average daily water demand for each house is 300 gpd, for a total of 5,700 gpd for the entire development. Using a Peaking factor of 4. The design flow is going to be 22,800 gpd. The closest point of connection is at the intersection of Mediterranean Drive and Caspian Road. The average water demand for each house is The anticipated date of connection will be February 2025.

### **E. Surface Water Management and Drainage**

The proposed development will have a stormwater system formed by structures and pipes that will route the runoff into a dry retention area. There will be no negative impacts on the surface water quality. A permit was

pulled through FDEP to mitigate a small wetland located at the middle of the development. There are existing wetlands on the northeast side of the development that will remain undisturbed. The small wetland did not have any fish or wildlife.

No impacts to aquifer or groundwater conditions are anticipated with this development.

## **F. Population**

The projected residential population for the proposed development will be 76 people considering 4 individuals per dwelling unit. No transient population is anticipated at this time.

The anticipated demographic makeup of the development will predominantly consist of individuals from the low to middle income brackets, ranging in age from 20 to 60 years, with a median age of 40. In the specific zip code of 34759, 27.6% of adults have attained a High School Diploma, while 14.3% of adults have earned a Bachelor's Degree. The prevailing annual household income in this area falls within the \$50,000 to \$75,000 range. Occupationally, the primary categories in this area encompass Health Care and Social Assistance, Retail Trade, Accommodation and Food.

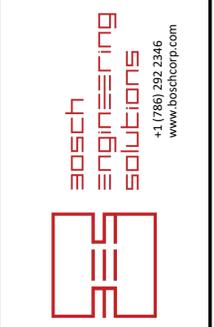
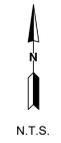
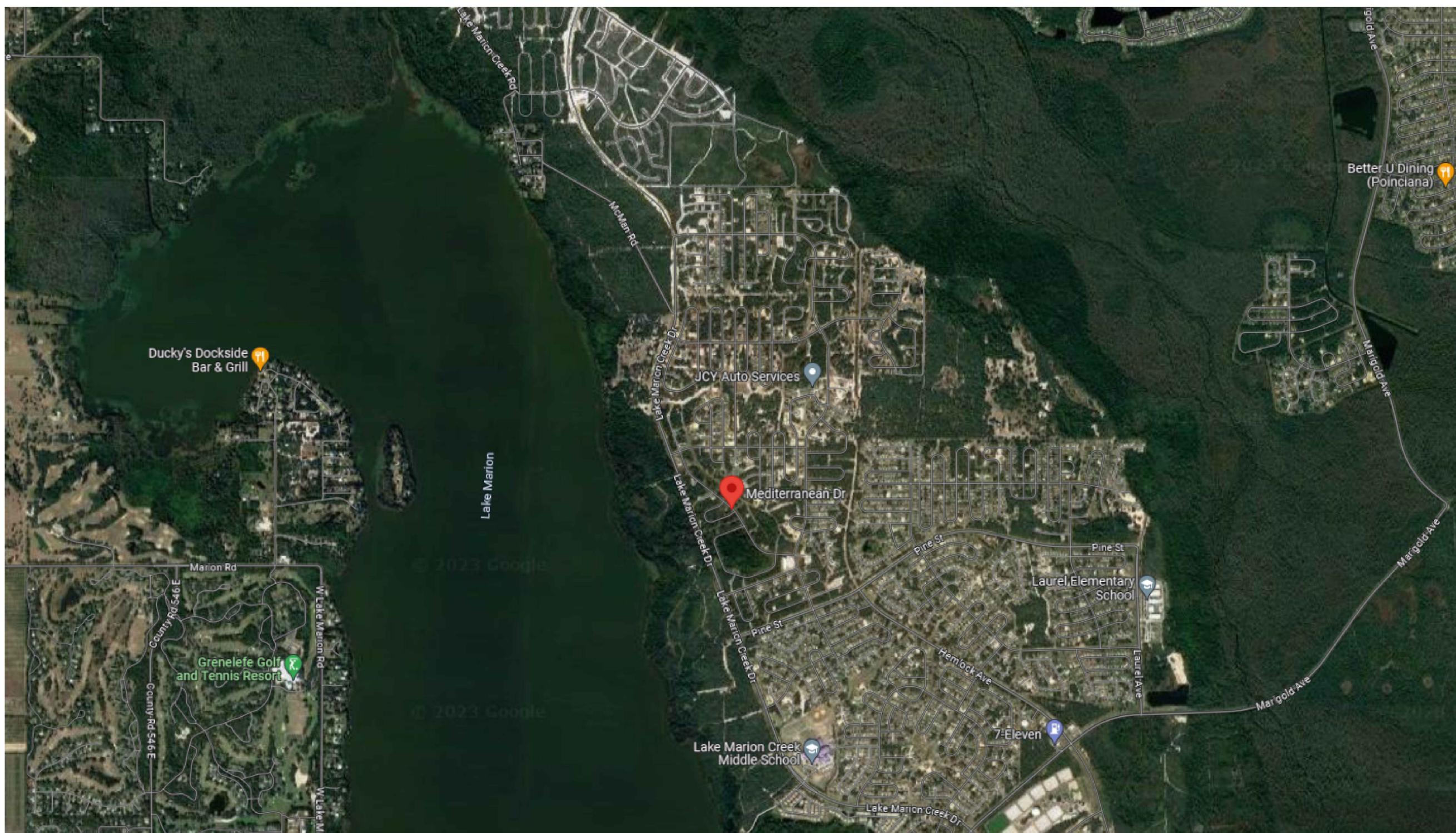
The service area for the project is a mixture between agricultural and single family residential. The current population is low to middle class.

## **G. General Information**

The proposed development will provide additional single-family houses for this County area. This is in line with the County and State needs for more housing facilities. Given that the median age of homes in the area is 18 years, there is a pressing need for new construction options to cater to expanding families. This development will address this demand, particularly among the 29% of the population who are renters, providing them with opportunities to become homeowners.

The proposed development will have its own recreational area, no additional parks are required. School capacity will be discussed with the County once this amendment goes into effect. No additional health care facilities will be required. Fire and Police protection will be required. FP&L will provide the electrical power for this development.

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PROJECT NAME  
**MEDITERRANEAN DRIVE  
DEVELOPMENT**  
282733934460508040  
POINCIANA, FL

SHEET TITLE  
**LOCATION MAP**

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DESIGNED BY: \_\_\_\_\_  
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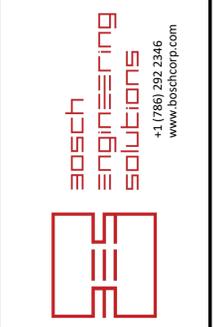
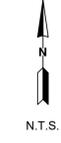
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PROJECT NAME  
**MEDITERRANEAN DRIVE  
 DEVELOPMENT**  
 282733934460508040  
 POINCIANA, FL

SHEET TITLE  
**TRAFFIC  
 CIRCULATION PLAN**

B.E.S PROJ. No.: BC-2244  
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SHEET  
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