

Impact Assessment Statement
Parkview Christian life Center
Polk County, Florida

Land and Neighborhood Characteristics:

1. Location Suitable for Proposed use: The property site is an existing Church Facility with an area of approximately 15.0 acres located in a Residential area of Haines City, Polk County with street address of 3520 Baker Dairy Road, Haines City, Florida 33844. The current improvements consist of 28,000 square feet of Sanctuary building with 800 seating capacity, a small sanctuary building with an area of approximately 4,320 square feet, an annex building with an area of approximately 1,850 square feet, paved driving isles/parking spaces, grassed parking spaces, sidewalk and an on-site stormwater management system (retention/detention-Dry & wet ponds). Therefore, the proposed land use change appears to be suitable for surrounding residential properties, in fact, it will benefit the neighborhood.
2. Incompatibility and Special Effort Needed: It is our opinion that there is no incompatibility when a church facility is providing worship services to the neighboring residents. Current land use does not allow use of the property for the purpose of establishing private classroom teaching in a small scale.
3. It is our opinion that the proposed land change for the intended use will NOT influence future development of the area, if any. It should be noted that additional information will be provided to the County for review and approval when a facility design becomes available.

Access To Roads and Highways:

1. Number of Vehicle trips: It should be noted that there is no specific design in hand currently to analyze the number of vehicles that will be generated for the site. However, a minor traffic study, if number of vehicle warrants, will be provided to your office for review once a detailed design becomes available.
2. Modification to the Present Transportation System: There is No anticipation for any modification to the existing Transportation system since any proposed building addition and/or modification to the existing site development will be a minor in nature.
3. Total Parking Space Required: Again, as stated in item #1 above, currently there is no specific design that could be utilized to calculate the required number of parking spaces. The required number of parking spaces will be calculated in accordance with the County Land Development Code and submitted to the County for review and approval at the time of preliminary design phase, as applicable.
4. Method of Access To Existing Public Roads: It should be noted that the site is abutting Baker Dairy Road, and access to and from the site will be via the current direct frontage drive entrance.

Sewage:

1. *Sewage Flows*: As stated previously elsewhere, the actual amount of sewage flow cannot be calculated at this time since there is no specific design in hand. Once a preliminary design of a facility becomes available, detailed sewage flow calculations will be provided to the county for review and approval. However, for the purpose of addressing the question, any future modification to the existing site development may not generate additional sewage flows more than it is currently generating in the amount of approximately 2,400 gallons Per Day (GPD) at the time of usage for an existing facility with an area of approximately 28,000 square feet.
2. *On-Site Treatment*: Currently the project site provides an on-site sewage treatment system. Any future site development will also provide an on-site sewage treatment system consisting of a holding Septic tank, dosing tank, and a low-pressure trench system in accordance with FAC, chapter 64E.6.
3. *Off-Site System*: It should be noted that there is no public sewage system available within the vicinity of the subject property.
4. *Nearest Sewer Line*: The requested information is not available since there is No Off-Site sewage System available within the site vicinity. However, if a public collection system becomes available in the near future, the project site will connect to it accordingly.
5. *Provider's General Capacity*: The requested information is not available since there is No public sewer collection system available within the site vicinity.
6. *Anticipated date of Connection*: The anticipated date of connection is NOT known currently, since there is no public sewage collection system available within the subject site vicinity.
7. *Improvements to the Provider system*: It should be noted that extension of a public sewage connection will be necessary for the purpose of sewer connections for any development within the area.

Water Supply:

1. *Proposed Source of Water*: Public water supply by Haines City is currently providing source of water supply to the current and future development of the subject site.
2. *Estimated Volume of Consumption*: As stated previously elsewhere, actual amount of water consumption cannot be calculated at this time since there is no specific design development in hand. Once a preliminary design of a development becomes available, detailed related water consumption calculations will be provided to the county for review and approval. However, based on an assumption and for the purpose of addressing the question, any future modification to the existing site development may not require additional water consumption more than its current consumption of approximately 2,400 gallons Per Day (GPD) at the time

of usage for an existing facility with an area of approximately 28,000 square feet.

3. Nearest Portable Water: The nearest portable water main owned and maintained by Haines City is along the property frontage on Baker Dairy Road.
4. Public water Provider: The current public water provider within the vicinity of the site is Haines City.
5. Anticipated Date of Connection: It should be noted that the subject site is currently connected to the city provided water main supply system.
6. Provider's General Capacity: The requested information is not available at the time.
7. Presence of Existing on-Site Well: Currently, there is no well on the property.

Surface Water Management and Drainage:

1. Surface water feature: The project site is an existing Church Facility with an area of approximately 15.0 acres located in a Residential area of Haines City, Polk County. Currently, the site has an on-site stormwater management system (retention/detention -Dry & wet ponds) for collection of surface water run-off from the site, and partially from neighboring property to the west via sheet flows over land. Any future addition and/or expansion of the site will provide an additional on-site stormwater management system for collection and treatment of stormwater run-off from the site in compliance with SWFWMD.
2. Alteration to the site natural Drainage: any future site alteration will provide the necessary site grading and drainage, and additional on-site retention/detention system in compliance with requirement of water management district for collection and treatment of stormwater run-off from the site.

Environmental Analysis:

4. Environmental Sensitivity: The property site is an existing Church Facility with an area of approximately 15.0 acres located in a Residential area of Haines City, Polk County with street address of 3520 Baker Dairy Road, Haines City, Florida 33844. The current improvements consist of 28,000 square feet of Sanctuary building with 800 seating capacity, a small sanctuary building with an area of approximately 4,320 square feet, an annex building with an area of approximately 1,850 square feet, paved driving isles/parking spaces, grassed parking spaces, sidewalk and an on-site stormwater management system (retention/detention-Dry & wet ponds).

Based on the available information, there is no wetland on site, no aquifer Recharge area, no scrub or other threatened habitat, and no historic resources. It should be noted that an environmental study will be obtained, if deemed necessary, at the time of new facility proposal and permitting. Therefore, the proposed land use change will not have any negative impact on surrounding residential properties. In fact, it will benefit the neighborhood.

5. Wetland & Floodplain Condition: Based on the best available information, there are no wetland, and/or floodplain conditions on site.
6. Location of portable water Supplies: The nearest portable water main owned and maintained by Haines City is along the property frontage on Baker Dairy Road.
7. Location of Airport Buffer Zone: To the best of knowledge, there is no airport round the subject property. The nearest airport relative to the subject site is Orlando International Airport (MCO) which is far away, and to the best of our knowledge there is no potential impact.
8. Analysis of Soil types: Based on information from the USDA-SCS, the surficial shallow geology of the project site is predominated by Candler sand, 0 to 5 percent slopes (Map Unit "3"), Tavares fine sand, 0 to 5 percent slopes (Map Unit "15"), Adamsville fine sand (Map Unit "31"), and Water (Map Unit "99"). Regarding the Seasonal High-Water Level (SHWL) for these soils is at a depth of 24.0 to 78.0 in.



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Polk County, Florida**

**3500 Baker Dairy RD. Parkview
Christian Center**



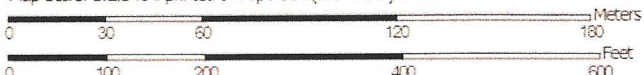
October 17, 2024

Custom Soil Resource Report
Soil Map (3500 Baker Dairy Raod)



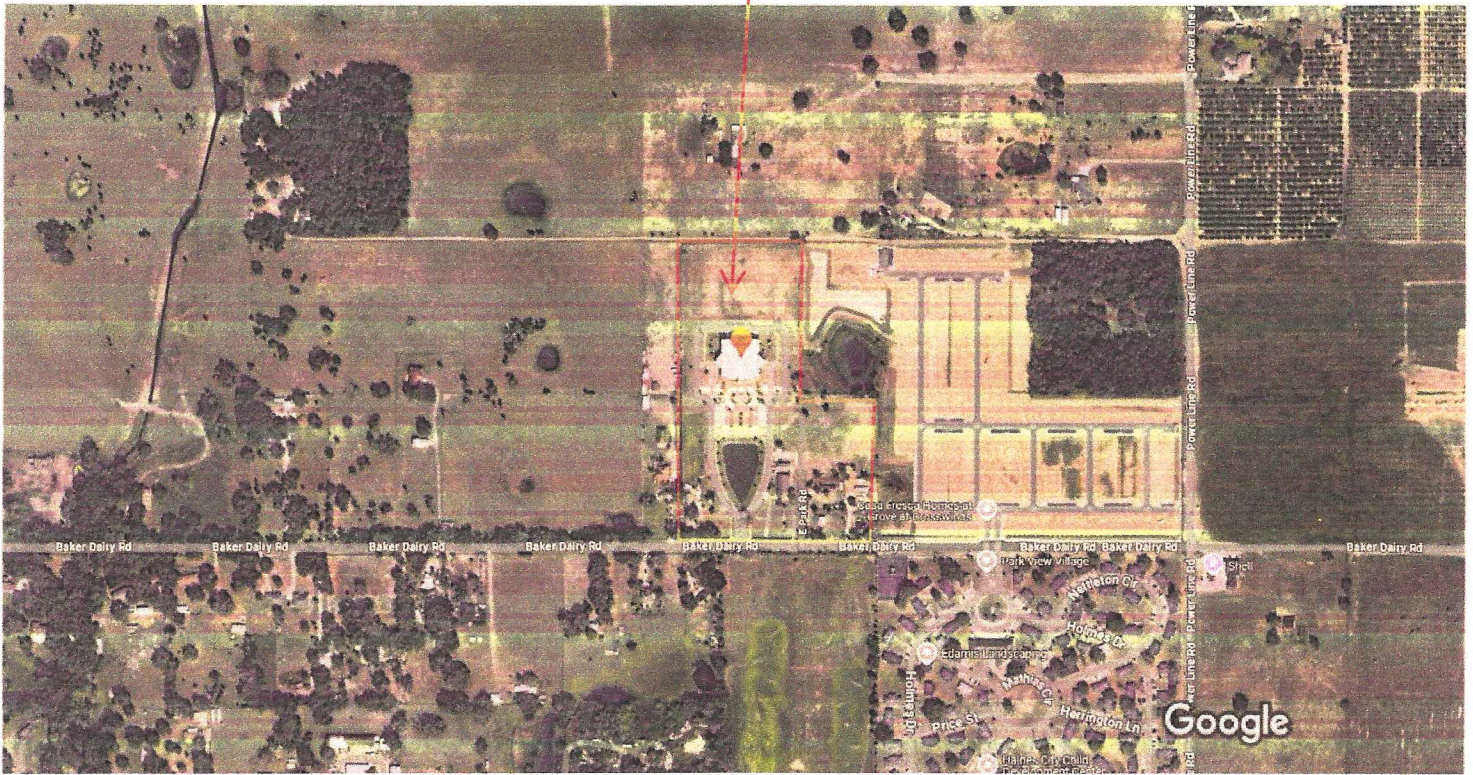
Soil Map may not be valid at this scale.

Map Scale: 1:2,340 if printed on A portrait (8.5" x 11") sheet.

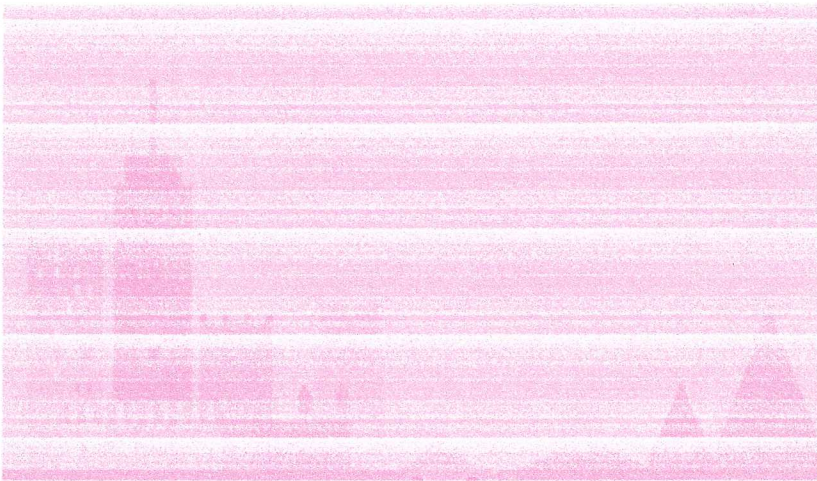


Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Site Location Map



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 200 ft



3520 Baker Dairy Rd

Building



Directions



Save



Nearby



Send to
phone



Share



3520 Baker Dairy Rd, Haines City, FL 33844

At this place

Parkview Christian Center

4.8 (123)

Baptist church · Floor 1

