

Providence N27 IMPACT ASSESSMENT STATEMENT

A. Land and Neighborhood Characteristics

To assess the compatibility of the requested land use district with the adjacent property and to evaluate the suitability of the site for development, the applicant shall:

1. Show how and why is the site suitable for the proposed uses:

The proposed retail area is suitable for this site because it will provide more services for the residents in the area.

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

Please see the attached exhibits 6 and 7 for the Future Land Use and the Proposed Land Use Maps, respectively.

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

This is not applicable because the proposed use is the exact same as the use of the adjacent property, which is also CAC (Community Activity Center). Therefore, the proposed land use is compatible.

4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped

The District expansion is expected to infill an area that has already been developing as commercial. The adjoining intersections are continuing to expand and the Expressway Authority is looking to extend Poinciana Parkway and continue the increased intensity of development in this area.

5. Describe each of the uses proposed in a Planned Development and identify the following:

a. The density and types of residential dwelling units:

N/A

b. The type of commercial and industrial uses:

Retail

c. The approximate customer service area for commercial uses

Retail Area: 5.33 acres

d. The total area proposed for each type of use, including open space and recreation

Retail Area: 5.33

B. Access to Roads and Highways

To assess the impact of the proposed development on the existing, planned, and programmed road system, the applicant shall:

1. Calculate the number of vehicle trips to be generated daily and at PM peak hour based on the latest ITE or provide a detailed methodology and calculations

Please see the attached minor traffic study.

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

There will be two entrances and exits on to Kinney Harmon Road.

3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development

There will be 490 parking spaces within the parking lot and 7 of those spaces are handicap.

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

Frontage Roads.

5. Indicate the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modes:

Currently there is no bus transit. There are existing partial sidewalks. There are not any existing bicycle facilities.

C. Sewage

To determine the impact caused by sewage generated from the proposed development, the applicant shall:

1. Calculate the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development.

9,825 GPD sewage generated.

2. Describe the proposed method and level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on-site treatment is proposed

N/A

3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems:

The proposed sewage system will comply with all of the standards set forth by Polk county in accordance with the Polk County Standards and Specifications Manual.

4. Identify the service provider:

Polk County Utilities

5. Indicate the current provider's capacity and anticipated date of connection

Expected connection in Fall 2024 and adequate capacity is available form PCU.

D. Water Supply

To determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area, the applicant shall:

1. Indicate the proposed source of water supply and, the type of treatment

Expected connection in Fall 2024 and adequate capacity is available form PCU.

2. Identify the service provider

Polk County Utilities

3. Calculate the estimated volume of consumption in gallons per day (GPD)

9,825 GPD water consumed.

4. Indicate the current provider's capacity and anticipated date of connection

Expected connection in Fall 2024 and adequate capacity is available from PCU.

E. Surface Water Management and Drainage

To determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development, the applicant shall:

1. Discuss the impact the proposed development will have on surface water quality

The surface water quality will be maintained since the design is up to SWFWMD, SFWMD, and Polk County drainage standards.

2. Describe the alteration to the site's natural drainage features, including wetland, that would be necessary to develop the project.

The site will not alter the existing drainage pattern in the area. There will be impacted wetlands.

3. Describe the impact of such alterations on the fish and wildlife resources of the site

There will be impacted wetland areas.

4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site

The proposed site should have none to very minimal effects to the existing groundwater conditions.

F. Population

To determine the impact of the proposed developments additional population, the applicant shall:

1. Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses

N/A

2. Describe, for commercial and industrial projects, the employment characteristics including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift.

The proposed development will need about 164 employee's total. There will be 3 shifts per day total, approximately 22 employees needed total per shift. The type of skills needed are customer service. The expected training required will be on the job training. 100% of the employees will be found locally.

3. Indicate the expected demographic composition of the additional population (age/socio-economic factors)

N/A

Based on Polk County's demographics and the most recent U.S. Census data for Polk County, the following demographic composition may be expected:

- Persons Under 5 Years (5.7%) x 933 Expected Residents = 53± Residents
- Persons Under 18 Years (22.0%) x 933 Expected Residents = 205± Residents
- Persons 18 Years to 65 Years (51.9%) x 933 Expected Residents = 484± Residents
- Persons 65 Years and Over (20.4%) x 933 Expected Residents = 190± Residents

4. Describe the proposed service area and the current population thereof

The proposed service area is residential with single and multi-family.

G. General Information

To determine if any special needs or problems will be created by the proposed development, the applicant shall:

1. List and discuss special features of the proposed development that promote desirability and contribute to neighborhood needs.

The addition of a supermarket and retail area provides more services for the residents in the area, which makes this proposed site desirable.

2. Discuss the demand on the provision for the following services:

- a. Parks and Recreation:** N/A
- b. Educational Facilities (preschool/elementary/middle school/high school):** N/A
- c. Health Care (emergency/hospital):** N/A
- d. Fire Protection:** The proposed development will require fire protection.
- e. Police Protection and Security:** The proposed development will require police protection and security.
- f. Electrical Power Supply:** The proposed development will electrical power supply.

H. Maps – See Attachments

1. Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development.

2. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scales shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall accompany all Impact Assessment Statements:

- a. Map 1: A location map showing the relationship of the development to cities, highways, and natural features;
- b. Map 2: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries.
- b. Map 3: An aerial map showing the relationship of the development to cities, highways, and natural features;

d. Map 4: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable;

e. Map 6: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density &

f. Map 6: FEMA Firmetta Map delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County.