

IMPACT ASSESSMENT STATEMENT

Crescent Valley Ranch Subdivision

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern. A sufficient Impact Assessment Statement must address all of the following:

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 uses?

This is a request for a Planned Development located within the North Ridge SAP, with a future land use of RM-X. The proposed project is located approximately 2.5 miles east of US-27, south of the I-4 corridor, which is an area of intense residential and mixed-use/commercial development keeping up with the increase in population density. The surrounding properties are generally rural residential lots of varying sizes and some agricultural uses.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

Most of the property surrounding the proposed site is transitioning from agriculture/rural residential to other residential uses of varying size. There are no anticipated incompatibilities with the adjacent land uses. No special efforts are needed to minimize the differences in the proposed use with the adjacent uses. Typical buffers and setbacks will be required per the LDC.

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

The surrounding area is slowly transitioning from agriculture and rural residential to higher density residential and mixed commercial development in accordance with the North Ridge SAP. The proposed project site is in between areas of more intense development (along US-27 and US-17/Ronald Reagan Parkway), so this project may influence adjacent development with more infrastructure and residents in the area.

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 are 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 detailed¹ methodology and calculations.

Daily Trip Rate: 385 SF dwelling units x 9.43 = 3,630 trips

Peak Hour Rate: 385 SF dwelling units x 0.94 = 362 trips

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

There are no improvements anticipated beyond the required right-turn and left-turn lanes per the Land Development Code (LDC) at the project entrance along Lee Jackson Hwy (CR-547). Road widening along Crescent Valley Ranch Road may be required pending review from Polk County.

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

Parking will be in accordance with Sections 708 and 303 of the Polk County Land Development Code. Single family detached units require two (2) external spaces per unit, and Planned Developments require additional parking based on lot width and number of units.

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

There will be a main access driveway connecting to Lee Jackson Hwy, approximately 600 feet north of the intersection with Crescent Valley Ranch Road. In addition to that main entrance, there will also be three access connections to Crescent Valley Ranch Road.

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 or the Impact Fee Ordinance*)

**The estimated single family detached sewer demands will be:
385 SF units x 270 gpd per ERC = 103,950 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?

No on site treatment is proposed.

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

Polk County Utilities

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*)

Existing sanitary sewer force main is located slightly west of the intersection of CR-547 and Ernie Caldwell Blvd, approximately 1.2 miles north of the subject project site.

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

From our understanding the general capacity can adequately serve the proposed demand.

6. What is the anticipated date of connection?

The anticipated date of connection to the existing force main would be in the first half of 2027.

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

The proposed development will install new infrastructure (gravity sewer and force main), and is anticipated to utilize two (2) lift stations that will manifold and extend to the point of connection to the existing force main.

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?

An existing 20" water main owned by Polk County Utilities

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

**The estimated single family water demands will be
385 SF units x 360 gpd per ERC = 138,600 gpd**

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

An existing 20" potable water main and 16" reclaim water main are located approximately 1.0 mile north of the subject project site, at the intersection of CR-547 and Ernie Caldwell Blvd.

4. Who is the service provider?

Polk County Utilities for both potable and reclaim water

5. What is the anticipated date of connection?

Anticipated connection date is the first half of 2027.

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

From our understanding the general capacity can adequately serve the proposed demand.

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

Yes What Type? _____

☒ No Permit Capacity _____

Location: _____

Water Use Permit #:

Constructed prior to Water Management District Permitting: Yes _____ NO _____

Type of Use: _____AG _____Public _____Industrial or Commercial

_____Recreation or Aesthetic _____Mining

Permitted Daily Capacity:

Average Peak Monthly Withdrawal Rate: _____

Location: _____

Casing Diameter: _____

Mainline Diameter: _____

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 project is located outside of the Green Swamp Area of Concern. Approximately 60 of the 154 total acres of the subject property is identified as wetlands, the largest of which are interconnected and generally flow north to south. Portions of the site are within a Type A Flood Zone. Retention ponds will be designed for the project that meet the requirements of the Southwest Florida Water Management District (SWFWMD) and Polk County Land Development codes.

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

Wetland impacts will be limited, with the goal of maintaining the 25' average wetland buffers. Floodplain compensation will occur via the proposed retention ponds with established elevations. The retention ponds designed onsite will provide storage and treatment as required by SWFWMD and Polk County.

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.

The subject property can be described as a mixture of lowland wetland areas and upland pasture for agriculture. The surrounding properties generally fit the same description, with some residential properties located nearby in the upland areas.

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

Approximately 60 of the 154 total acres of the subject property is identified as wetlands, and there is a Type A Flood Zone within the project area. The wetlands will not be impacted in order to maintain the required 25' buffer zone, apart from one proposed road crossing that will be limited to less than a 0.5-acre of impact. Development within the Type A Flood Zone is planned to be limited to stormwater retention ponds and limited amenities (such as walking trails, fishing area, etc.).

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

There are no wells on the subject property. Potable water (provided by Polk County Utilities) will be extended to the site with this development.

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

Not within an Airport Buffer Zone.

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

The upland areas of the site are comprised of a mixture of different sandy soils such as Tavares fine sand, Adamsville fine sand, Apopka fine sand, Fort Meade find sand and Smyrna and Myakka fine sands. These soils generally have high porosity for use as construction fill.

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;

The development will include recreation and open space areas throughout the property to serve as amenities to the development. These recreation areas will include sport courts, dog parks, walking trails, and a clubhouse with pool.

The closest existing public park is Wilson Park – 3 miles from the project site

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

Davenport School of the Arts – 3.0 miles

Davenport High School – 2.9 miles

Loughman Oaks Elementary School – 4.5 miles

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

Heart of Florida Regional Medical Center – 6.5 miles

HCA Florida Champions Gate – 6.9 miles

4. Fire Protection;

Davenport Fire Station #1 – 3 miles

Polk County Station #20 – 3.8 miles

5. Police Protection and Security;

Davenport Police Department – 3 miles

6. Emergency Medical Services (EMS); and

Davenport Fire Station #1 – 3 miles

7. Solid Waste (collection and waste generation).

385 units x 10.5 lbs/day = 4,042 lbs/day

8. How may this request contribute to neighborhood needs?

The proposed project will introduce new residential opportunities to the area, which is currently experiencing major population growth. With the PD requirements the project will also include neighborhood features such as parks and other recreation facilities, and clubhouses/amenity centers.

Maps

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. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale 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 Impact Assessment Statements:

Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features;

Map B: A map depicting the site boundary (properties included in the request)

Map C: A site plan consistent with *Site Plan Standards*² (multiple sheets may be used). In addition to the required number of copies please **include an 8 ½ x11 inch copy**. Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

NOTE: *Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form as a guide for assessing the impact of a text amendment.*