Comprehensive Plan Amendments

Level 4 Reviews Application Check List

Small Scale (50 acres or less and text amendment associated with specific sites)

Large Scale (more than 50 acres, anything in the Green Swamp any acreage, text amendments)

Map amendments and text amendments do not require the same items, so the list is divided by the two types.

Map Amendments (Small or Large Scale)

- Narrative of the request and why it is needed for the County.
- Narrative of how the request is consistent with Policies of the Land Use, Development Area, or other overlays requested and the policies in the Comprehensive Plan that support the request.
- Demonstration of Need Form (each item addressed – Policy 2.102-A11 Comprehensive Plan)
- Impact Assessment Statement (each item addressed -Section 910 Land Development Code).
- Deed for all parcels included.
- Meets and bounds legal description (Word Version) of the area of the land use change which may be different then boundary of the parcel(s).
- Letter of Authorization from the property owner for the applicant and their representatives to make the application. and
- Other items requested during the Pre-application conference.

Text Amendment (Small for Parcel Specific and Large Scale)

- Narrative of the request and why it is needed for the County.
- Narrative of how the request is consistent with Policies of the Land Use, Development Area, or other overlays requested and the policies in the Comprehensive Plan that support the request.
- Demonstration of Need Form (each item addressed – Policy 2.102-A11 Comprehensive Plan).
- Impact of the policy change to other properties that will be impacted by the change.
- Other items requested during the Pre-application conference.

Impact Assessment Statements (Section 910)

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. 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 County has purchased 600 + acres of land on the eastern coast of Lake Marion for preservation, education, and recreation. 32 acres of land is proposed to be subdivided from the 600+ acres property to provide for Recreation and Open Space. The property currently has a road access driveway and an area of lake access. So that none of the area slated for preservation needs to be disturbed.

2. Provide a site plan showing each type of existing and proposed land use;
   A site plan is not required for a Comprehensive Plan amendment. The site has not been fully engineered yet. Therefore, a site plan is premature.

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

   Lake Marion is to the west; the new Bellini Preserve will be to the north and south of the property and to the east are subdivided neighborhoods which are currently undeveloped.

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

Proximity to parks encourages and promotes healthy lifestyles and public health. Proximity to parks also improves property values. This may encourage contractors to build in the existing and approved subdivisions to the east of the site.

5. Describe each of the uses proposed in a Planned Development and identify the following:
Not applicable as the request is not for a planned development.

a. The density and types of residential dwelling units;
A single dwelling, housing site security personal

b. The type of commercial and industrial uses;
Not applicable

c. The approximate customer service area for commercial uses; and
Not applicable

d. The total area proposed for each type of use, including open space and recreation.
All 32 acres are for open space and recreation.

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;

The Lake Marion Outdoor Education/ Interpretative Center is best described as a Public Park with an ITE Land Use Code of 411 in the ITE Trip Generation Manuel, 11th Edition.
The ITE Average 24 hour average rate, vehicle trip generation per acre is .78. The directional distribution is 50% entering and 50% exiting.
The calculation is 32 acres X .78 = 24.96 x 24 hours = 599.04 trip ends per day
The weekday peak hour of adjacent Street, one hour between 4 and 6 p.m. has a vehicle trip generation per acre average rate of 0.11. (32 acres x .11 trips = 3.52 peak hour trips)
The weekday peak hour of adjacent Street, one hour between 7 and 9 a.m. has a vehicle trip generation per acre average rate of 0.02. (32 Acres x .02 = .64 p.m.)

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

The subject property will not generate enough traffic for roadway improvements other than the appropriate driveway. However, a paved driveway apron will be required at time of construction. A preliminary site plan is attached.

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

In accordance with PCLDC table 7.10 minimum off street parking requirements for a facility that will not exceed 16,000 square feet Gross Floor Area the Lake Marion Interpretative Center which would be described in the table as a cultural facility would require 1 space per 500 sq ft Gross Floor Area which would be a maximum of 32 parking spots. This parking area would be permeable pavers or shell except for 4 ADA paved parking positions.

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

The access will be a driveway off Lake Marion Creek Drive

6. 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.

At the access driveway, a walking trail will allow pedestrians and bicyclists a route, other than the driveway to access the Lake Marion Interpretative Center.

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;

   According to Florida Administrative code 64E-6.008, Table 1 estimated sewage flows for parks, with toilets only, per person, is 4 gallons per person per day.
   Attendance is estimated at 50 schoolchildren per day @ 4 GPD for a total of 200 per day.
   Add 60 gallons of sewage for employees (4 employee per 8-hour shift @ 15 gallons.)
   Add one on site security mobile home @ 250 GPD

   Total of 510 gallons of sewage per day.

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;

   On site treatment proposed would consist of a septic system.

   According to Toho Water Authority (request 6891) gravity main extension will be required. The closest sewer main to the 32 acres which is being requested for Recreation Open Space is an 8”gravity sanitary sewer main approximately 2200 feet south east at Homosassa Rd.

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

   As developer of the site, Polk County Parks and Natural Resources shall implement through the County's Health Department, a management program to ensure proper installation, use, and maintenance of on-site treatment and disposal systems (i.e. septic tanks.), in accordance with Section 163.3202(1), FS.

4. Identify the service provider; and
   Currently the plan is to have onsite septic system taken care of by Parks and Natural Resources until

5. Indicate the current provider's capacity and anticipated date of connection.
N/A onsite Treatment to be constructed as per State Health Departments specifications

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;
There is currently a well on site which will be brought up to code to use as a potable water source for public use.

2. Identify the service provider;
Currently the site is served by a single residential well which will be upgraded for public use.

When Toho Water Authority has built out their water plant to meet the property, a connection could be made

4. Calculate the estimated volume of consumption in gallons per day (GPD); and

Potable water needs are calculated as 30% more potable water than anticipated sewage generated.

Calculation: Projected sewage 510 GPD (see calculation C-2) + 30% (153 GPD) = 663 Gallons Per Day of potable water required on site

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

Currently Parks and Natural resources plans to improve the existing residential well for potable water.

Toho Water Utility potable water line is located on the east of Lake Marion Creek Drive with water stub-out 14-inch water main crossing at St Cloud Rd 150 feet from the property line. This stub out needs to be field verified, and a water main extension will be required. Parks and

Natural Resources has not reserved capacity. Toho Water Utility has no plan to connect with the property at this time, although it exists within their CIP.

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 proposed development would include 16,000 sf of building, a boat ramp, and a permeable paver parking lot for up to 40 vehicles. The site will feature Low Impact Development and therefore have minimal impact to the site.

2. Describe the alteration to the site's natural drainage features, including wetland, that would be necessary to develop the project;
   The property has a gradual slope east to west from Lake Marion Road to Lake Marion. Any proposed construction is envisioned on the upland area. Except for the boat ramp which will be constructed on the shoreline of Lake Marion.

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

   The facility is dedicated to educating the public about Florida's natural environment.

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

   The site is being developed for Recreation and open space with a small, developed footprint, there will be minimal impacts to groundwater recharge.

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;

The population will be a single security residence.

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;

Proposed Interpretative center will have a small staff (4), who will work 8 hour shift, 5 to 7 day a week shift schedule

3. Indicate the expected demographic composition of the additional population (age/socio economic factors); and
Not applicable

4. Describe the proposed service area and the current population thereof.
Not applicable

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; and
This land use change to Recreation Open Space (ROS) preserves open space and natural lands and provides for public open space and recreation as a remedy for urban sprawl.

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

a. Parks and Recreation;
This land use change increases the acreage of parklands in Polk County. This supports the Policy 3.502 E2 Polk County shall maintain a minimum recreation level-of-service standard of

6.95 acres per 1,000 persons, by adding 32 acres of recreation/open space.

b. Educational Facilities (preschool/elementary/middle school/high school);
This **land use change will facilitate the Lake Marion Interpretative Center, a facility that will supports environmental education at all levels of schooling. The nearest schools are Laurel Elementary and Lake Marion Middle School. Ridge Community is the nearest high School**

c. Health Care (emergency/hospital);
Nearest Hospital is the HCA Florida Poinciana Hospital, 325 Cyprus Parkway Kissimmee Fl. 34759. Approximately 9 miles away

d Fire Protection;
Nearest Fire Station is Sun/Air Fire EMS, 7800 Watkins, Haines City Fl. 33844. Approximately 7 miles away.

e. Police Protection and Security; and
Haines City Police Department 35400 U.S. Hwy 27, Haines City 33844 Approximately 9 Miles. Primary Law enforcement Polk County Sheriff's Department

f. Electrical Power Supply
Progress Energy Company

H. Maps

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:

3. Map A: A location map showing the relationship of the development to cities, highways,

and natural features;

4. Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a 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;

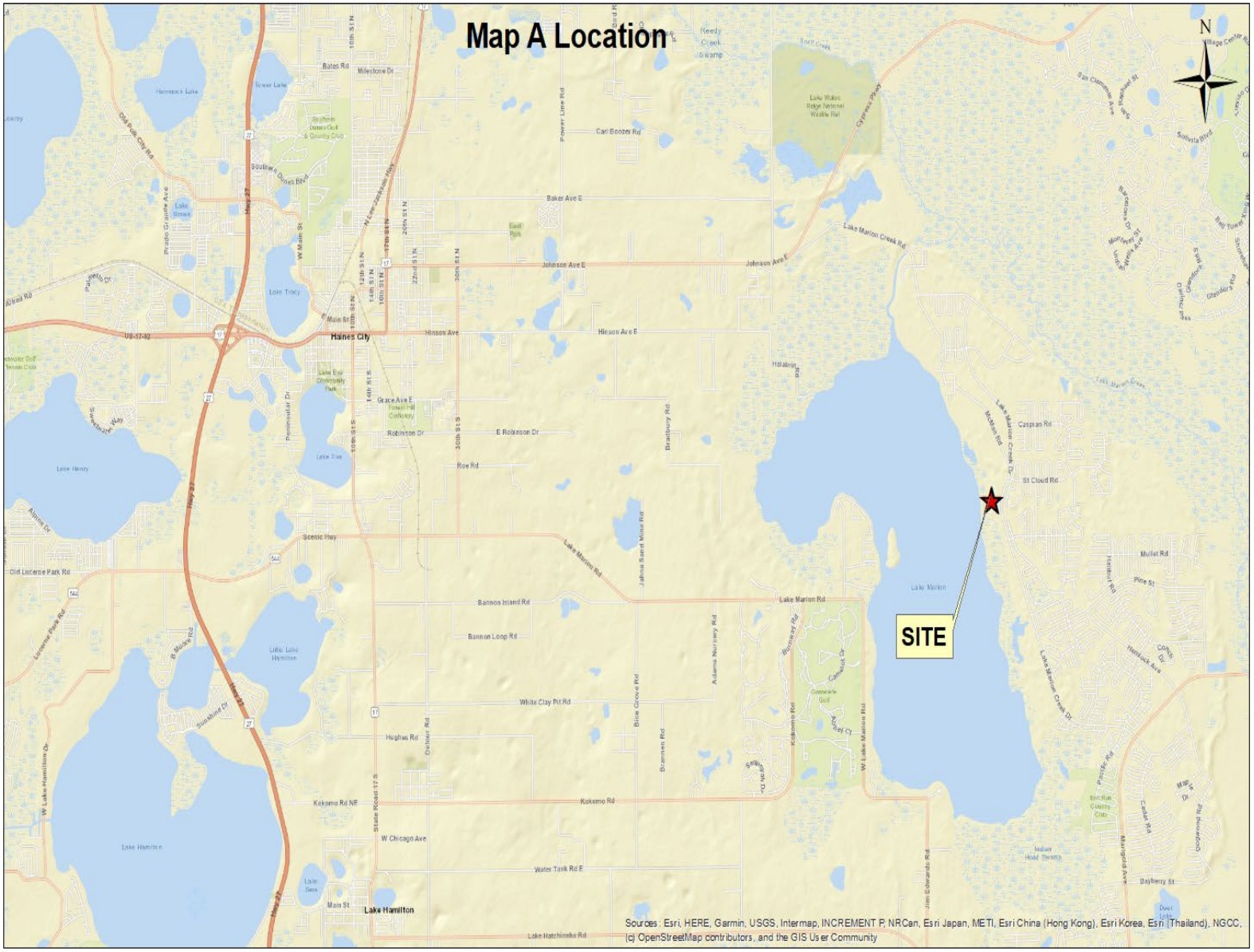
5. Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density;

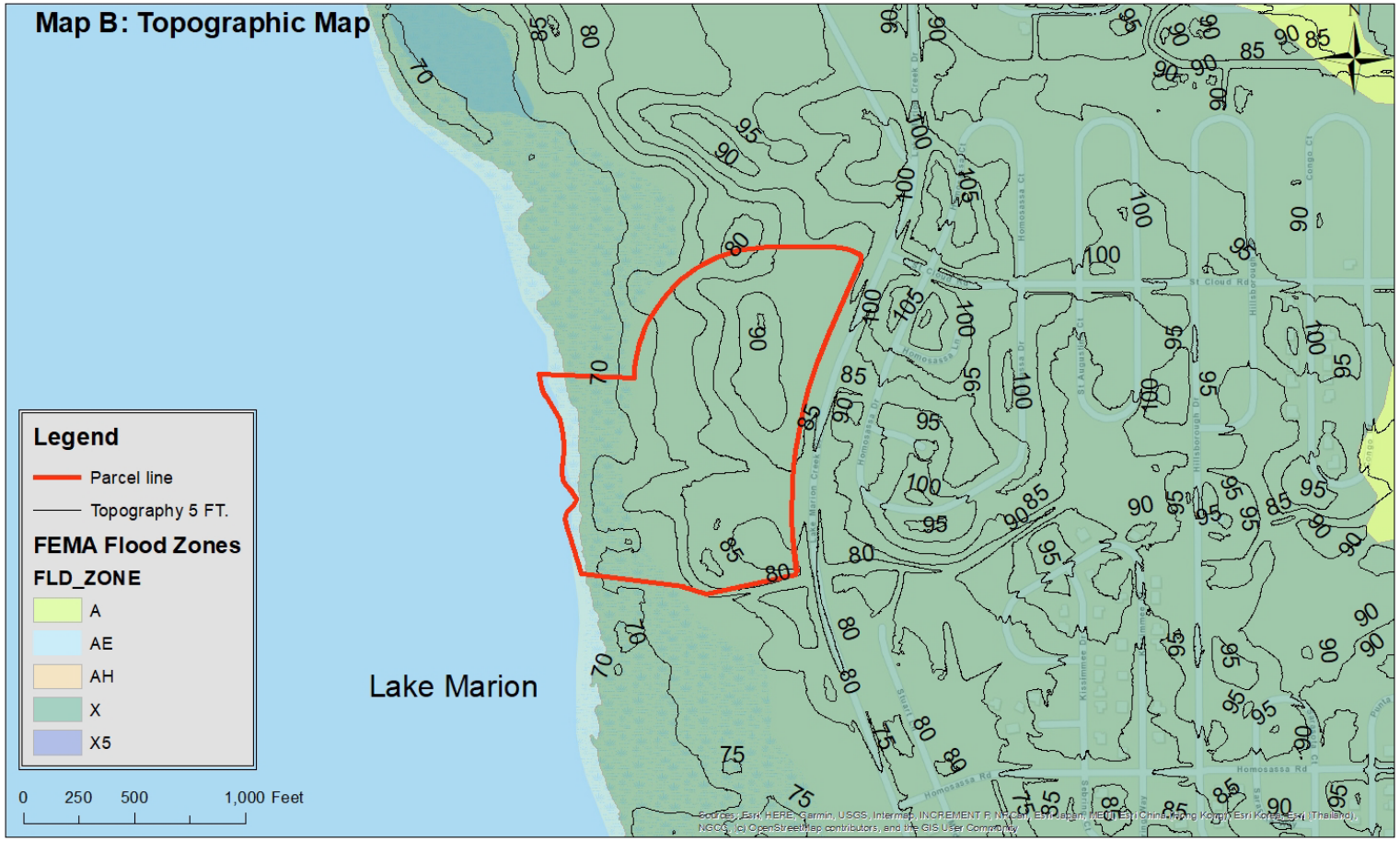
6. Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable;

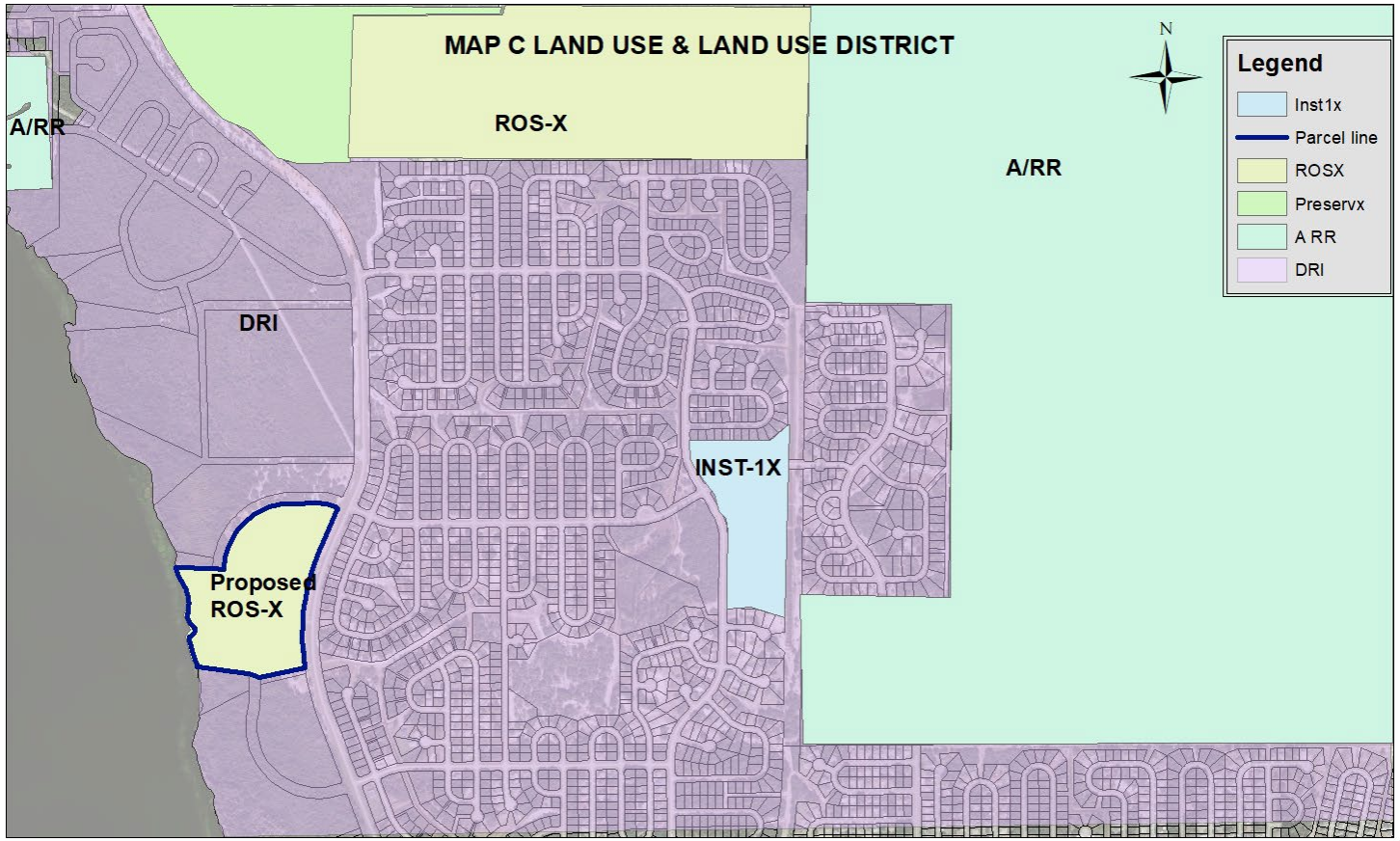
7. Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right of way widths.

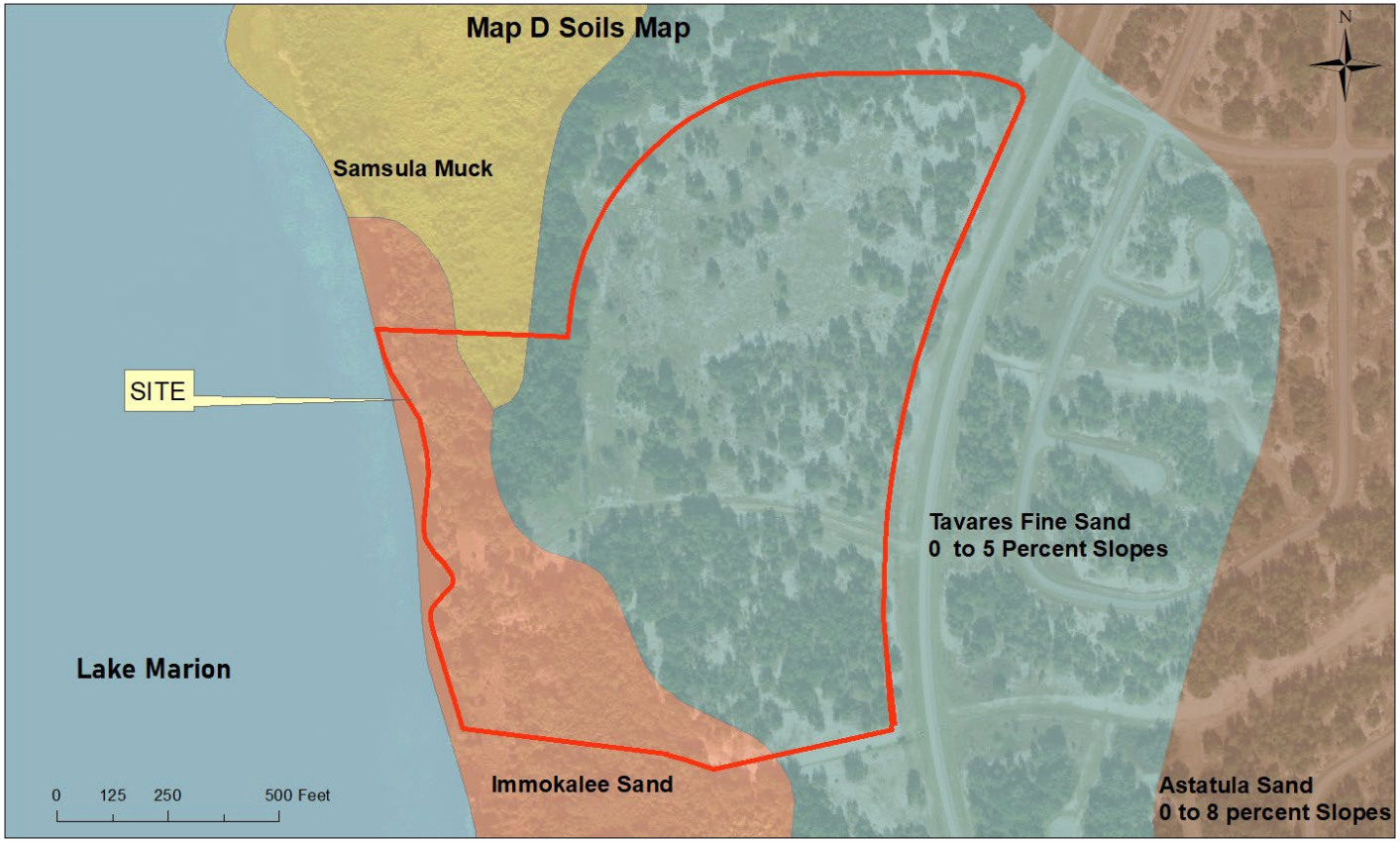
8. Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each use and unit type, and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and

9. Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features.

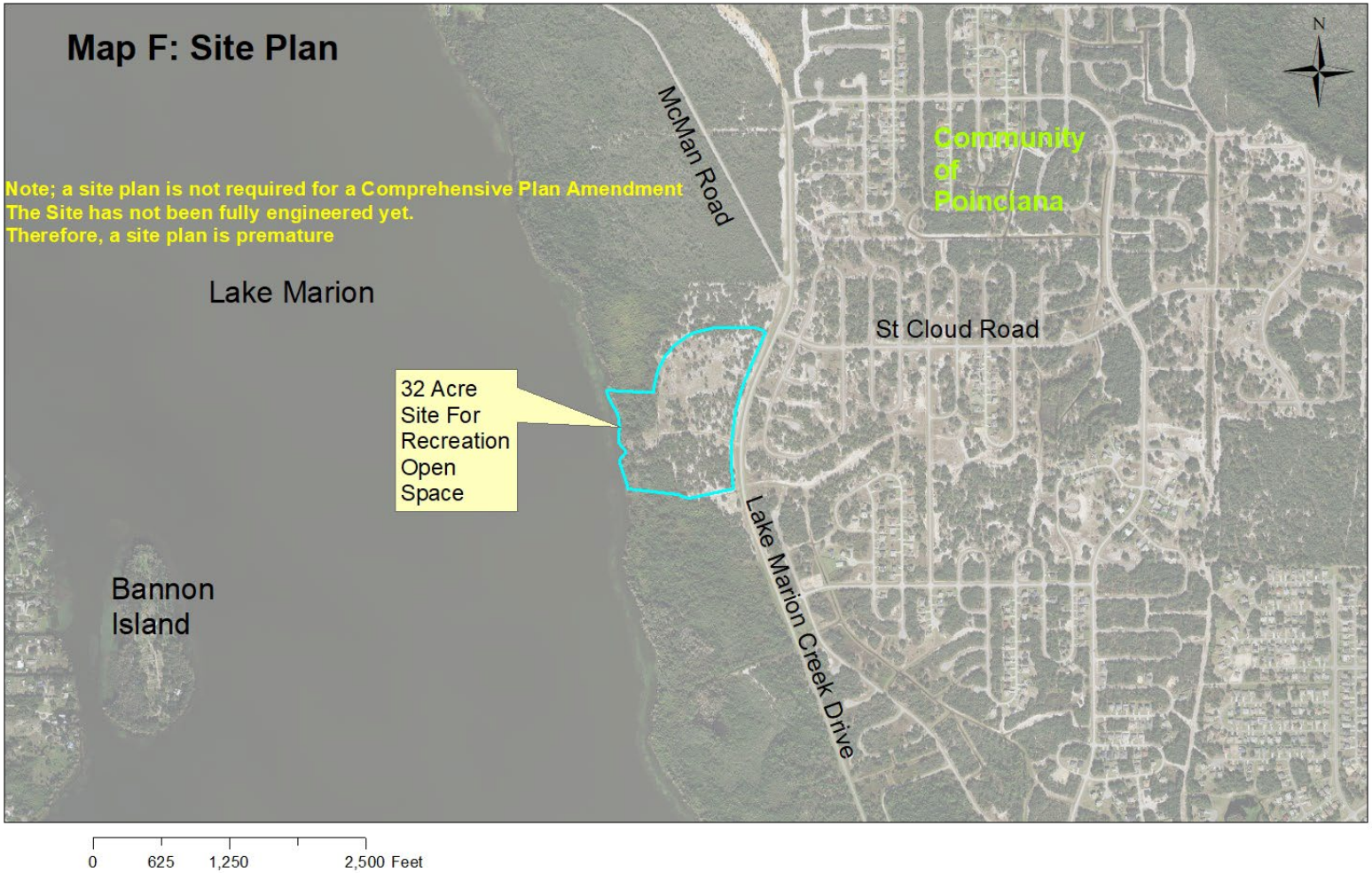

Map A Location
N
SITE
Haines City
Lake Hamilton
Lake Marion
Lake Marion Creek Rd
Johnson Ave E
Hinson Ave E
Baker Ave E
Carl Boozer Rd
Power Line Rd
Cypress Pkwy
Lake Wales Ridge National Wildlife Ref
Southern Dunes Golf & Country Club
Lake Eva Community Park
Lake Tracy
Lake Henry
Lake Eva
Little Lake Hamilton
Lake Hamilton
Reedy Creek Swamp
Tenoroc Fish Management Area
Indian Head Swamp
Pine Run Country Club
Generals Golf
Bates Rd
Milestone Dr
Old Polk City Rd
Southern Dunes Blvd
US-17-92
Hwy 27
Hwy 17
Scenic Hwy
Old Lucerne Park Rd
Lucerne Park Rd
E Main St
Grace Ave E
Robinson Dr
E Robinson Dr
Roe Rd
Bradbury Rd
Jalma Sand Mine Rd
Lake Marion Rd
Bannon Island Rd
Bannon Loop Rd
White Clay Pit Rd
Hughes Rd
Dutoit Rd
Adams Nursery Rd
Bice Grove Rd
Brannen Rd
Kokomo Rd
Kokomo Rd NE
State Road 17 S
W Chicago Ave
Water Tank Rd E
Main St
Lake Hatchineha Rd
Jim Edwards Rd
Cuspan Rd
St Cloud Rd
Mullet Rd
Pine St
Hemlock Ave
Cedar Rd
Mangrove Ave
Dogwood Rd
Bayberry St
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
0
0.5
1
2 Miles

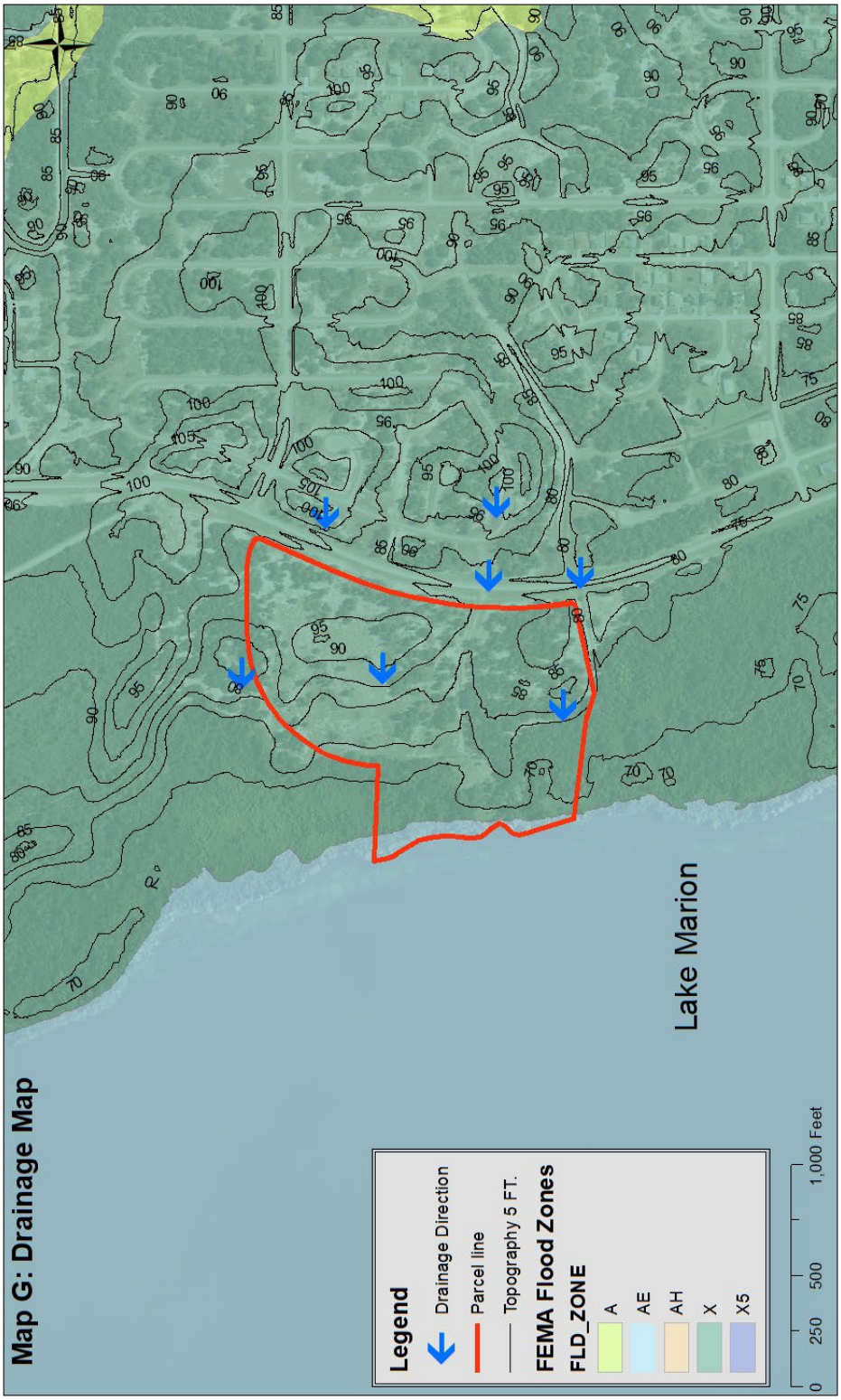

Map B: Topographic Map
Legend
Parcel line
Topography 5 FT.
FEMA Flood Zones
FLD_ZONE
A
AE
AH
X
X5
Lake Marion
0 250 500 1,000 Feet
N


MAP C LAND USE & LAND USE DISTRICT
N
Legend
Inst1x
Parcel line
ROSX
Preservx
A RR
DRI
A/RR
ROS-X
A/RR
DRI
INST-1X
Proposed
ROS-X


Map D Soils Map
N
Samsula Muck
SITE
Tavares Fine Sand
0 to 5 Percent Slopes
Lake Marion
Immokalee Sand
Astatula Sand
0 to 8 percent Slopes
0 125 250 500 Feet


Map E Traffic Circulation Map
SITE
Lake Marion
0
250
500
1,000 Feet
Tallahassee Court
Saint Cloud Road
Congo Court
Congo Drive
Hillsborough Lane
Hillsborough Drive
Saint Augustine Court
Saint Augustine Drive
Homosassa Court
Homosassa Lane
Homosassa Drive
Kissammee Court
Kissammee Way
Kissammee Drive
Stuart Lane
Homossa Road
Eastway Road
Lake Marion Creek Drive


Map F: Site Plan
Note; a site plan is not required for a Comprehensive Plan Amendment
The Site has not been fully engineered yet.
Therefore, a site plan is premature
Lake Marion
Bannon Island
32 Acre Site For Recreation Open Space
McMan Road
St Cloud Road
Lake Marion Creek Drive
Community of Poinciana
N
0
625
1,250
2,500 Feet


Map G: Drainage Map
Lake Marion
Legend
Drainage Direction
Parcel line
Topography 5 FT.
FEMA Flood Zones
FLD_ZONE
A
AE
AH
X
X5
0
250
500
1,000 Feet