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IMPACT ASSESSMENT STATEMENT FORM

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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 (*Note: N/A is an insufficient comment, if N/A an explanation must be included*):

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?

The property owners are proposing a private outdoor recreation and education facility to enable recreational activities, outdoor educational field trips for education for surrounding schools, and some retail and restaurant uses. Residents and visitors of the area have already been hiking the subject property and the owners have met with educators within the education system to provide outdoor education and class field trips for school children. The requested L/R use will enable recreational activities (horseback riding, archery, bicycle trails, hiking, frisbee golf, etc) along with a proposed restaurant and limited retail. The proposed L/R will support the needs of the existing surrounding residential development, the adjacent RV Park (Resort at Canopy Oaks), as well as the proposed outdoor educational field trips for education for surrounding schools.

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

The proposed development complements the surrounding uses and will provide recreational and other supporting land uses. The residents of the surrounding Indian Lake Estates, as well as the visitors camping at Canopy Oaks currently visit the subject property for its recreational and ecological benefits.

In addition to the property's inherent ecological value, the location of the site is within the Avon Park Air Force Range and recognized for its value in supporting the training of Air Force pilots for tactical bombing missions. As a result, the property owners have an executed conservation easement that preserves not only the land for its ecological value, but for its proximity to the Avon

Park Bombing Range as well. This conservation agreement was developed in cooperation with planners from Polk County and the Central Florida Regional Planning Council, the Avon Park Bombing Range, and Conserve Florida.

While the conservation easement limits the intensity of development to a certain degree, it was specifically written to enable the proposed Comprehensive Plan Amendment to Leisure/Recreation and change in land use to allow for the retail, restaurant, and other outdoor recreational uses proposed by the property owners. In order to limit the intensity of the L/R activity to ensure the proposed on-site development is consistent with the levels of existing and planned infrastructure, as well as ensure compatibility with the surrounding uses and the activities of the Avon Park Air Force Range south of the site, this application includes a text amendment to revise the list of uses found in Table 2.2 of the Land Development Code.

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

The owners are proposing the Leisure/Recreation land use to provide recreation, retail, and restaurant uses that will complement the existing development of the surrounding area. Existing development and approvals for growth in the area have already influenced the development potential and market demand for the requested use of the property. This Comprehensive Plan Amendment is responding to the influence and demand of the existing development of 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 is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.

The estimates that Polk County uses for traffic impacts for L/R uses from the ITE manual are for a motel use (Motel 9.11/rm AADT, 0.6 @ peak, 100% new) with a convenience market (542.6 AADT, 62.57 @ peak, 34% new). Using these uses and associated trip generation rates, the estimated impact per acre at this site (in the RDA) is 177 AADT/ac, 18.6 @ peak. This equates to 3,690 AADT and 388 pm peak trips. However, this use estimates a 20.85 acre hotel and convenience development which is not a reasonable or marketable use of the property due to the level of development in the area and the location of the subject site. The adjacent Canopy Oaks development has saturated the resort/hotel/short term rental market in this area with the number of units and square footage of retail uses that it contains, and the site is not optimal for a convenience store. In addition, the owners of the subject site plan to keep much of their property in use as agricultural and low-intensity recreation and propose to add a restaurant, activity barn, and other small non-residential uses. Because of the conservation nature of the proposed on-site uses, the impacts are anticipated to be approximately 50% of the numbers provided above (1,854 AADT and 194 pm peak trips).

2. What modifications to the present transportation system will be required as a result of the proposed development? A minor traffic study will suffice for a detailed methodology and calculations for most applications.

The site has multiple access points on CR 630 to allow for safe ingress/egress. Depending upon the final development plan, driveway and turn-lane improvements may be needed.

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

The development will likely have the need for approximately 50 parking spaces depending on the size of the restaurant and outdoor education activity barn area.

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

The site has multiple direct frontage access points on CR 630.

*NOTE: Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for “**Infrastructure Impacts**” items 3 through 9 above.*

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.F of the LDC*)

The site is located in the Rural Development Area where centralized sewer is not available so the proposed development will use on-site septic systems.

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?

The proposed development will use on-site septic systems.

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

The proposed development will use on-site septic systems.

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*)

The site is located in the Rural Development Area where centralized sewer is not available. Canopy Oaks has a private sewer system designed to meet the capacity needs of its activities. As a result, development on the subject site will use on-site septic systems.

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

N/A

6. What is the anticipated date of connection?

N/A

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

None.

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?

The site is located in the Rural Development Area where centralized water is not available so the proposed development will use on-site wells to meet potable water demand.

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

N/A. The proposed development will use on-site wells to meet potable water demand.

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

N/A. The proposed development will use on-site wells to meet potable water demand.

4. Who is the service provider?

N/A. The proposed development will use on-site wells to meet potable water demand.

5. What is the anticipated date of connection?

N/A. The proposed development will use on-site wells to meet potable water demand.

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

N/A. The proposed development will use on-site wells to meet potable water demand.

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

Yes What type? Yes. AGRICULTURAL _____

Permit Capacity _____

No

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 water drains from the east/northeast to the west/southwest. The adjacent Canopy Oaks development regularly discharges a considerable volume of surface water onto the subject site. This volume discharge floods the subject site intermittently throughout the year and has required the property owners to direct, capture, and store it on-site.

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

It is anticipated that the proposed project will develop outside of the on-site floodplain and wetland areas. A large majority of the 20.85 acre site will remain pervious, with most of the on-site circulation and activity remaining unpaved.

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.

While the western portion of the site contains approximately 2-3 acres of flood plain, there are no wetland areas on the site. Impacts to the flood plain area of the site can either be mitigated or avoided without affecting the development concept plan and these environmental features support the owners' focus on recreation-based activity.

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

The on-site floodplain will not be anticipated to be a limiting factor for development. The owners plan to use the property in a way that supports and complements the environmental characteristics of the site by allowing users to access to this area of native Florida habitat for low-intensity recreation. Kayaking, biking, hiking, and nature's classroom activities (environmental education) are compatible uses of the site that will not impact the floodplain areas.

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

There are no public well fields or potable water supplies. The on-site private water wells will not be impacted by the proposed land uses within L/R. The low intensity use of the site will not adversely impact wellfields or the water supply of the area.

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

The site is not located within an Airport Buffer Zone, but it is within an area just outside the Avon Park Air Force Range that precipitated discussions between the property owners and the Air Force. Over the past two years, the property owners, along with assistance from their consultant TDW Land Planning, Polk County Office of Planning and Development Staff, the Central Florida Regional Planning Council, and Conserve Florida, have all worked jointly to come up with a conservation agreement to discuss the intensity of land use that are acceptable for the Air Force to be able to successfully continue operations. A conservation agreement was signed by the property owners and the Air Force that enabled the owners to proceed forward with this amendment to Leisure/Recreation. The Air Force will be reviewing and kept apprised of the forward progress of this amendment application and solicited for ongoing comment and feedback.

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

A majority of the site (approximately 85-90%) consists of fine sands (Pomello, and Smyrna/Myakka) outside of the flood plain. The remaining 10-15% consists of Valkaria and Basinger Sand. While Basinger and Valkaria are both shown within the flood plain area of the site, the Valkaria sands (approximately 5% of the site) are characterized as poorly or very poorly drained; slow or ponded runoff, rapid permeability. This further supports the proposed low-

intensity use of this portion of the site (discussed earlier in this application document) after designated as L/R.

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 site is in close proximity to hiking trails within the County parks such as SUMICA, one of the largest of Polk County's Environmental Lands used for hiking and bike riding. It offers a different ecosystem experience through palmetto flatwoods and is not as shaded as the subject site. In addition, the subject property has direct connection to thousands of visitors within the Canopy Oaks resort.

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

The proposed non-residential use within the requested L/R is not anticipated to impact schools in this part of the County. However, it is anticipated to support the school system by providing outdoor education opportunities.

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

The closest hospital is located approximately 20 miles to the west in Lake Wales (410 S 11th St, Lake Wales, FL 33853).

4. Fire Protection;

The closest fire protection is Polk County Fire Rescue Station 26 located approximately 19 miles west of the site.

5. Police Protection and Security;

The closest Sheriff office is the Polk County Sheriff's Office Southeast Substation located approximately 26 miles west of the site.

6. Emergency Medical Services (EMS);

The closest EMS Service is Polk County Fire Rescue Station 26 located approximately 19 miles west of the site.

7. Solid Waste (collection and waste generation); and

The County will continue to collect solid waste from this site. No significant increase is expected. If a restaurant is proposed, a dumpster may be necessary if the size and waste generation require it.

8. How may this request contribute to neighborhood needs?

The proposed development will infill the lands between the River Ranch lots (used for hunt camping) and the existing Canopy Oaks resort. It is anticipated to provide activities for the residents of the Indian Lake Estates neighborhood directly to the north.

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.ds

The following **maps shall 8 1/2" x 11"** and 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: 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 8½" x 11" 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 and the "Demonstration of Need" form as a guide for assessing the impact of a text amendment.

² See *Site Plan Standards* checklist form (GM LDD 11).