

### **Part III. 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 property owner, Smokey Groves Development, LLC (the "Applicant"), is pursuing a an amendment to the Polk County Comprehensive Plan to clarify the development requirements within the Grenelefe Utility Enclave Area ("UEA"). The proposed amendment to Policy 2.130-E1.1A would create consistency with the standards within the Land Development Code. The proposed change does not increase the recognized density of development allowed within the Grenelefe UEA or the property identified as the "Additional Property."*

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

*Not applicable for a CPA Text Amendment.*

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

*Please see the Project Narrative, included in the application, and Justification of Request provided above. When reviewing the compatibility issues, the Applicant has located similar land uses adjacent to each other to the greatest extent practicable. This will ensure development will be similar in intensity, density, and bulk with adjacent development.*

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

*The proposed change does not introduce a new activity in the area and is consistent and supportive of the future development pattern.*

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

- a. The density and types of residential dwelling units;
- b. The type of commercial and industrial uses;
- c. The approximate customer service area for commercial uses;
- d. The total area proposed for each type of use, including open space and recreation

*The proposed amendment does not affect the density and type of residential dwelling units.*

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 proposed text amendment does not affect the transportation generation from the site. If the proposed amendment is approved, any development will be required to provide traffic analysis and address project impacts, if any, from the development.*

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

*The proposed text amendment does not affect the transportation generation from the site. If the proposed amendment is approved, any development will be required to provide traffic analysis and address project impacts, if any, from the development.*

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

*The proposed text amendment does not affect the transportation generation from the site. If the proposed amendment is approved, any development will be required to provide traffic analysis and address project impacts, if any, from the development.*

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

*The proposed text amendment does not affect the transportation generation from the site. If the proposed amendment is approved, any development will be required to provide traffic analysis and address project impacts, if any, from the development.*

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.

*The proposed text amendment does not affect the transportation generation from the site. If the proposed amendment is approved, any development will be required to provide traffic analysis and address project impacts, if any, from the development.*

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;

*Not applicable for a CPA Text Amendment.*

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;

*Not applicable for a CPA Text Amendment.*

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

*Not applicable for a CPA Text Amendment.*

4. Identify the service provider; and

*Not applicable for a CPA Text Amendment.*

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

*Not applicable for a CPA Text Amendment.*

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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;

*Not applicable for a CPA Text Amendment.*

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2. Identify the service provider;

*Not applicable for a CPA Text Amendment.*

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

*Not applicable for a CPA Text Amendment.*

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

*Capacity and the date of connection will be more fully understood and addressed at Level 2.*

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;

*Not applicable for a CPA Text Amendment.*

2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project;

*Not applicable for a CPA Text Amendment.*

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

*Not applicable for a CPA Text Amendment.*

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

*Not applicable for a CPA Text Amendment.*

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;

*Not applicable for a CPA Text Amendment.*

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;

*Not applicable for a CPA Text Amendment.*

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

*Indeterminable at this time.*

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

*Indeterminable at this time.*

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

*Not applicable for a CPA Text Amendment.*

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

a. Parks and Recreation;

*Not applicable for a CPA Text Amendment. There will be increased demand for parks and recreation activities. However, the project will be renovating a portion of the golf course and providing a number of new amenities as part of the project that will meet or exceed the County requirements.*

b. Educational Facilities (preschool/elementary/middle school/high school);

*Not applicable for a CPA Text Amendment.*

c. Health Care (emergency/hospital);

*Not applicable for a CPA Text Amendment.*

d. Fire Protection;

*Indeterminable at this time.*

e. Police Protection and Security; and

*Indeterminable at this time.*

f. Electrical Power Supply

*Indeterminable at this time.*

H. Maps: the following maps shall accompany all Impact Assessment Statements:

Map A: A location map showing the relationship of the development to cities, highways, and natural features;

*Not applicable for a CPA Text Amendment.*

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;

*Not applicable for a CPA Text Amendment.*

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;

*Not applicable for a CPA Text Amendment.*

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;

*Not applicable for a CPA Text Amendment.*

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.

*Not applicable for a CPA Text Amendment.*

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

*Not applicable for a CPA Text Amendment.*

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.

*Not applicable for a CPA Text Amendment.*