

July 5, 2023

Polk County Planning and Development
330 W. Church St.
Bartow, FL 33830

Reference: Ronald Reagan Parkway – Comprehensive Plan Amendment
Impact Assessment Statements
Parcel ID: 27-26-05-000000-031020
FEG Project No. 22-016

The following provides an impact assessment associated with the request to change the Land Use of two (2) parcels located along Ronald Reagan Parkway and totaling 1.92 acres from RL-4X to ECX.

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;

Response: The proposed ECX Land Use will allow multi-family and accessory retail development on the site, which would support the growth within the Ronald Reagan Parkway Selected Area Plan. The multi-family would provide housing for employees and business visitors, and the accessory retail use would provide neighborhood retail for existing residential and employment. We believe that this is an opportunity to contribute to the economic sustainability of this area and support office workers, residents, and visitors. Given the location of the site along a Principal Arterial and the limited size of the developable land, the RL-4X Land Use is not a suitable Land Use, and the proposed ECX Land Use is compatible with the development trends in this area.

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

Response: A land use plan is included with the submittal showing the existing and proposed land uses.

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

Response: The proposed land use plan amendment would change the existing RL-4X to ECX, which is consistent with the adjacent ECX Land Use located to the north and northeast of the subject site and would complement nearby urban development such as Champions Gate and Loma Vista.

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

Response: The proposed plan amendment would extend the existing ECX Land Use to the south and southwest and would complement nearby urban development such as Champions Gate and Loma Vista.

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

- a. The density and types of residential dwelling units;

Response: The residential use is anticipated to be multi-family and the density would be between 15 to 20 dwelling units per acre. The actual density will be determined during the site planning process based on site development standards and code requirements.

- b. The type of commercial and industrial uses;

Response: The type of proposed commercial use would be accessory retail uses or potentially restaurant uses. No industrial use is contemplated given the small area of the subject parcels.

- c. The approximate customer service area for commercial uses; and

Response: The customer service area would be approximately a 3 mile radius depending on the ultimate commercial use (i.e., accessory retail, restaurant, etc.).

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

Response: The commercial use is anticipated to be a maximum of 0.35 FAR and would provide a minimum of 20% open space area.

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;

Response: The average daily and PM Peak hour trips are shown in the table below using the ITE 11th. Edition generation rates. The trip generation is the maximum number of trips for each potential use on both parcels totaling 1.92 acres.

Trip Generation Rates - Average Daily Trips (I.T.E. Standards 11th Edition)

Land Use	ITE Code	Independent Variable	Size	Average Daily Rate	Average Daily Total	Average Daily Entry	Average Daily Exit
Multi-Family Housing (Low-rise)	220	D.U.	38	6.74	256	128	128
Retail (Strip Retail Plaza <40k)	822	1,000 S.F. GLA	30	54.45	1634	817	817

Trip Generation Rates - P.M. Peak Hour of Adjacent Street Traffic (I.T.E. Standards 11th Edition)

Land Use	ITE Code	Independent Variable	Size	Peak Rate	PM Peak Trips Total	PM Peak Trips Entry	PM Peak Trips Exit
Multi-Family Housing (Low-rise)	220	D.U.	38	0.51	19	12	7
Retail (Strip Retail Plaza <40k)	822	1,000 S.F. GLA	30	6.59	198	99	99

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

Response: We are not anticipating the need for any modifications to the present transportation system.

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

Response: The parking spaces will be based on the specific development and will be determined during the site planning process based on Polk County Land Development Code requirements.

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

Response: The site has direct frontage on Ronald Reagan Parkway. Access will be right-in/right-out for the west parcel (Parcel 1) and full access for the east parcel (Parcel 2). A median opening and a left turn lane currently exist to provide access to the east parcel (Parcel 2).

- 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.

Response: Pedestrian and bicycle modes of transportation will be taken into consideration with planned connections to the existing sidewalk on Ronald Reagan Parkway and bicycle parking on-site.

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;

Response: The sewage flow for retail development will be about 4,500 GPD (0.15 GPD/SF) and 9,500 GPD for multi-family development (250 GPD/D.U.). These flows assume maximum development for each potential use.

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;

Response: The site will connect to public sewer. There will not be on-site sewage treatment facilities.

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

Response: The site will connect to public sewer, which is consistent with the Polk County's plans and policies.

4. Identify the service provider; and

Response: Polk County.

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

Response: The site will connect to an existing 8-inch force main along Ronald Reagan Parkway, which has adequate capacity for the minor additional sewer flows contemplated from this development.

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;

Response: Polk County.

2. Identify the service provider;

Response: Polk County.

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

Response: The sewage flow for retail development will be about 4,500 GPD (0.15 GPD/SF) and 9,500 GPD for multi-family development (180 GPD/D.U.). These flows assume maximum development for each potential use.

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

Response: The site will connect to an existing 16-inch water main along Ronald Reagan Parkway, which has adequate capacity for the potable and fire water demand contemplated from this development.

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;

Response: The proposed development will be designed to provide water quality treatment consistent with Polk County and Southwest Florida Water Management District requirements and would not have adverse impacts on surface water quality of the receiving systems.

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

Response: Development of the site (Parcels 1 and 2) will maintain the same natural drainage features and would not result in impacts to the existing wetlands. Development will be in the upland areas only.

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

Response: The development will be in the upland areas and would not have impacts on the fish and wildlife resources.

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

Response: The stormwater management system for the site will consist of dry retention ponds, which will retain and infiltrate stormwater runoff and promote recharge into the aquifer. As such, there will not be any significant impacts on the local aquifer recharge and 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;

Response: Given the nature and scale of the commercial project (accessory/neighborhood) retail, we do not anticipate any significant impacts on the resident and transient population. For multi-family development, we estimate a population of 76 (Average of 2 persons per dwelling unit).

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;

Response: Assuming full site development for commercial use, we estimate 20 to 45 jobs to be generated depending on the specific commercial uses. We would anticipate the employees to be residents of the local area.

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

Response: We anticipate the average household income in the service area to be in the range of \$70,000 with a median age of about 33 years.

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

Response: The service area would encompass existing residential and mixed-use development within a 3-mile radius from the site. We estimate a population of about 15,000 within the proposed service area.

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

Response: The proposed development is anticipated to consist of multi-family, accessory retail, restaurant and/or office uses. These uses will support the existing residential and employment-based uses in the surrounding area by providing needed housing and neighborhood retail services.

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

a. Parks and Recreation;

Response: Given the scale of the project there will be minimal demand for neighborhood parks and recreation. If the site is to be fully developed for the maximum multi-family unit count of 38, a park area of approximately 0.19 acre would be anticipated (2.5 acres/1,000 persons * 38 D.U. * 2 persons/Multi-Family Dwelling Unit).

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

Response: The increased demand for Educational Facilities will be de-minimums even if the entire site is to be fully developed with the maximum unit count of 38. We anticipate the breakdown to be as follows:

Elementary School: 38×0.124 students/unit = 5

Middle School: 38×0.044 students/unit = 2

High School: 38×0.048 students/unit = 2

c. Health Care (emergency/hospital);

Response: The increased demand for Health Care will be minor as this is a small-scale development with only 38 dwelling units if both parcels were developed at highest density.

d. Fire Protection;

Response: The increased demand for Fire Protection will be minor with only 38 dwelling units if both parcels were developed at highest density.

e. Police Protection and Security; and

Response: The increased demand for Police Protection and Security will be minor with only 38 dwelling units if both parcels were developed at highest density.

f. Electrical Power Supply

Response: The increased demand for Electrical Power will be minor with only 38 dwelling units if both parcels were developed at highest density.

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;

Response: This map is included with this submittal.

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;

Response: This map is included with this submittal.

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;

Response: This map is included with this submittal.

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;

Response: This map is included with this submittal.

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.

Response: This map is included with this submittal.

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

Response: This map is included with this submittal.

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.

Response: This map is included with this submittal.

I trust that the above answers provide sufficient information for assessment of the requested ECX Land Use change. Should you have any questions or concerns, please do not hesitate to contact me at 407-895-0324 or by email at SSebaali@feg-inc.us.

Sincerely,
Florida Engineering Group, Inc.

Sam J. Sebaali, P.E., LEED® AP
President

cc: Suketu Patel, President, J&T Estates Inc