

INSPIRE MULTI-FAMILY
PLANNED DEVELOPMENT
LDCPAS-2023-31
IMPACT ASSESMENT STATEMENT

A. 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 use?

The subject site is LCC (Linear Commercial Corridor) Land Use, which through a Level III review allows Multi-Family. The site is within the TSDA (Transit Supportive Development Area) which per Policy 2.111-A6 in the Polk County Comprehensive Plan will allow up to 10 DU p/Acre multi-family residential development limited to the RM (Residential Medium) land use designation Density and Dimensional Standards.

The site is adjacent to non-residential development to the West, South West and North West, and is adjacent single-family to the East. There is multi-family to the Southeast. Developing the proposed six MF units serves as a transition between the commercial uses and the single-family lots.

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

Please see Conceptual Site Plan depicting the proposed development.

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

Vegetative buffering will be required to mitigate any incompatibilities.

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

The surrounding subject area to the West is a (mostly) developed commercial corridor. The addition of six MF units will offering housing options to those not in the market for a single-family residence.

B. 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 PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.

ITE Code 230 – Multi-Family – 5.81 AADT p/unit & 0.52 PM Peak Hour

$6 \times 5.81 = 35 \text{ AADT}$

$\text{PM Peak Hour Trips} = 6 \times 0.52 = 6 \text{ PM Peak Hour Trips}$

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

No modifications anticipated.

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

According to Table 7.10 in the Land Development Code, Minimum Off-Street Parking Requirements for Single-Family Homes is 2 spaces per unit.

$6 \times 2 = 12 \text{ off-street parking spaces required at Level 2}$

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

The subject site will access Fox Lake Drive, classified as a Polk County Local Residential road.

C. 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*)

270 GPD P/DU

270 X 6 = 1,620 GPD ESTIMATED

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?

Polk County Utilities

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*)

Polk County Utilities indicated during the pre-application (LDDRC-2023-201) that wastewater is available to the site for connection. A utility map for the area has been requested and is forthcoming.

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

PCU to furnish data.

6. What is the anticipated date of connection?

TBD

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

Lift Station

D. 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?

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)*

Water = 360 GPD p/DU

$360 \times 6 = 2,160$ GPD ESTIMATED

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

Polk County Utilities indicated during the pre-application (LDDRC-2023-201) that potable water is available to the site for connection.

4. Who is the service provider?

Polk County Utilities

5. What is the anticipated date of connection?

TBD

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

PCU to furnish data.

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

A search through SWFWMD permit files, WUP viewer showed no well permits on site.

E. 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 subject land sheetflows to the South.

No flood hazards on-site.

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

There are no wetlands on-site, refer to Map G.

F. 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.

There are no wetlands or Floodplain on site; see Exhibits F & G.

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

There are no wetlands or Floodplain on site; see Exhibits F & G.

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

There are no known wells on site. Public water is available to the site.

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

The subject site is not within an Airport Impact District (AID).

1. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development. **Please refer to Exhibit D – Soil Map.**

G. 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;

Hunt Foundation Park – 1.3 miles – 4 min.

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

NE Roberts Elementary – 1.8 Miles – 5 Minutes

Lake Gibson Middle School – 2 Miles – 6 Minutes

Lake Gibson High School – 3.2 Miles - 6 Minutes

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

Lakeland Regional Hospital – 5.9 miles – 15 Minutes

4. Fire Protection

Polk County Fire Rescue Station #6 Providence – 3.1 Miles – 8 Minutes

5. Police Protection and Security

Polk County Sheriff's Office NW District – 3.3 Miles – 9 Minutes

6. Emergency Medical Services (EMS)

Polk County Fire Rescue Station #6 Providence – 3.1 Miles – 8 Minutes

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

Polk County Solid Waste

How may this proposed project contribute to the neighborhood needs?

The proposed PD will provide additional housing opportunities in the area.