

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 applicant is requesting a text amendment to the Polk County Comprehensive Plan and a Small Scale Comprehensive Plan Map Amendment to change the future land use designation on approximately 35 acres (the "Property") from Mixed Use (MUX) within the I-4/NE Parkway Plan District Selected Area Plan ("I-4 SAP") to Business Park Center (BPC-IX) district. The Property has direct frontage on the Polk Parkway and ingress/egress to the site will be from Braddock Road, which is currently under construction for a new interchange with the Parkway. A series of attachments, including legal description, sketch, and maps; have been included as part of this application.

The proposed small scale Future Land Use Map amendment is being requested to allow for future development which is complimentary to the growing need for research and development, office, light industrial, and related activities in the area generally described as the "Innovation District". Over the past few years, the area south east of the this intersection has transitioned away from warehousing and distribution activities. This is evidenced by the growth of the Lake Myrtle Park, location of the Margaritaville themed RV Park, Wakeboarding/Waterski activities have created a demand for mixed use development to provide local commercial/retail/restaurants/multi-family development. However, the westside of the intersection did not gain much traction in this regard due to the inability to expand as a result of the state owned Tenoroc area to the west, the existing BPC to the north, and the City of Auburndale's wastewater treatment facility.

The neighboring properties west and south of the site are owned by the State of Florida and are part of the Tenoroc Recreation and Public Use Area. This consists of a mixed of active and passive recreational activities. The property to the north is currently undeveloped with a BPC-IX future land use. The BPCX land use designation is compatible with the existing properties, as currently entitled, or as may be potentially used in the future.

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

See attached Future Land Use Map and Concept Plan provided. .

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

The request is compatible with adjacent uses and entitlements in the area. Specifically, the Polk County Comprehensive Plan and Land Development Code addresses compatibility concerns and directs design considerations to locate potentially incompatible activities from adjacent uses. The Applicant will take any and all necessary steps to minimize impacts to the properties surrounding the requested land use map amendment.

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 is consistent and supportive of the future development pattern. The property to the west and south is not likely to ever develop beyond the use as the Tenoroc Recreation and Public Use Area. The property to the north is entitled for business park/warehousing activities or otherwise entitled for commercial use. The proposed change back to BPCX is consistent with the prior designations will provide opportunities for development of research facilities, office, light industrial, and other similar uses and maximizes the utilization of the existing arterial road network.

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 Property is not within a Planned Development. Any development of the Property would be consistent with the Polk County Land Development Code, and the Polk County Comprehensive Plan.

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;

Traffic counts and road impacts will be addressed at Level 2 once a specific site plan is established.

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

Due to the size and location of the development of the Property, no adverse impacts are anticipated to the existing transportation system, which is currently being improved to provide a new interchange access for the Polk Parkway. These issues will be fully addressed at Level 2.

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

The proposed development shall provide the requisite number of parking spaces required by the Polk County Land Development Code, which will be determined at Level 2.

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

See prior discussion. Access will be addressed at Level 2.

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.

Alternative modes of transportation to the site will be considered and evaluated at Level 2.

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;

The amount of sewage generated by the development will be established and estimated at Level 2 review.

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;

The Property will connect to City of Auburndale Utilities.

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

The Property will connect to City of Auburndale Utilities. Any proposed system will be designed in conjunction with the City's utility department and the appropriate standards.

4. Identify the service provider; and

The Property will connect to City of Auburndale Utilities.

5. 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.

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;

The Property will connect to City of Auburndale Utilities.

2. Identify the service provider;

The Property will connect to City of Auburndale Utilities.

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

The amount of potable water consumption required by the development will be established and estimated at Level 2 review.

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;

The stormwater management system for the project site will be designed to meet regulatory requirements that will ensure adequate BMPs are instituted. Surface water quality will not be negatively impacted by the development.

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

Due to the access limitations, frontage on Braddock Road, underground gas lines, and overhead electric, there will some impacts to isolated wetlands. Consistent with the Polk County Comprehensive Plan, these impacts will be avoided and minimized to the greatest extent possible. All impacts will be properly permitted and mitigated in conjunction with the SWFWMD.

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

No significant impact to existing wildlife resources is anticipated from the project.

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

No change is anticipated.

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;

Indeterminable at this time.

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;

Please see above discussion.

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

The proposed future land use map amendment would allow for the parcel to be developed consistent with the BPCX standards, and as is stated in the Comp. Plan, will address local needs and services consistent with type recreational and business uses existing or planned for nearby property.

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

a. Parks and Recreation;

None.

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

Impacts to schools and educational facilities will be addressed at Level 2.

c. Health Care (emergency/hospital);

None.

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;

See attached Location Map

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;

See attached Topographical Map.

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;

See attached Future Land Use Map (current and requested).

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;

See attached Soils Map

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.

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

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.

A Drainage Map is not available at this time, as we do not have any engineered plans to evaluate the proposed location of stormwater ponds, buildings, impervious surface, etc.