

Demonstration of Need and Impact Assessment Statement Form

POLICY 2.102-A11: URBAN SPRAWL CRITERIA - In accordance with Rule 9J-5.006(5) of the Florida Administrative Code, Polk County will discourage the proliferation of urban sprawl by use of the following criteria when determining the appropriateness of establishing or expanding any land use or development area. The analysis must ask whether or not the proposed plan amendment:

- a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

This land use change to A/RR is not sprawl and does not promote, allow or designate development in substantial areas of Polk County. This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan.

- b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

A/RR is not an urban land use.

- c. Promotes, allows or designates urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments.

The A/RR is somewhat isolated. However, the intent of the PM area was to have land uses change to something other than PM when mining was completed, and A/RR is listed as one of those land uses in Policy 2.114-A3 PERMITTED ACTIVITIES.

- d. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural shorelines, beaches, bays, estuarine systems, and other significant natural systems.

There are wetlands, floodplain, and floodway located on portions of the subject site. Land Development Code Section 620 Wetland Protection and Section 630 Flood Hazard Management and Floodplain Protection will have to be met by any new development.

- e. Fails to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan.

- f. Fails to maximize use of existing public facilities and services.

The request if approved is consistent with the requirements for septic tanks and wells for wastewater and potable water. Therefore, there is not waste of services per the standards in the Comprehensive Plan.

- g. Fails to minimize the use of future public facilities and services.

The area of the County that includes the subject site is not in an area where future public facilities or services are planned.

- h. Allows for land use patterns or timing which will disproportionately increase the cost in time, money and energy, of providing public facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement education health care, fire and emergency response, and general government.

The request if approved is consistent with the requirements for septic tanks and wells for wastewater and potable water. Therefore, there is not waste of services per the standards in the Comprehensive Plan.

- i. Fails to provide a clear separation between urban and rural uses.

This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan. The separation between urban and rural uses is not impacted by this request.

- j. Discourages or inhibits in-fill development or redevelopment of existing neighborhoods and communities.

This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan.

- k. Fails to encourage an attractive and functional mix of land uses.

This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan. The mixing of land use is not an appropriate land use pattern to promote or require in this area of the County.

- l. Results in poor accessibility among linked or related land uses.

The project area consists of 20 lots of record, with 4 of the parcels representing vacant residential lots. The subject parcels have access to either County or State maintained roads which include Highway 98 E, and L Lanier Road and one private road Page Road, driveways would be required to meet the standards of Section 705 of the LDC.

- m. Results in the loss of a significant amount of functional open space.

The project area consists of 20 lots of record, with 4 of the parcels representing vacant residential lots. No significant loss of functional open space is anticipated.

Section 910 Impact Assessment Statements

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. *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;

Policy 2.114-A2 requires this land use change if the subject site was not owned by a mining company or in a mining plan. Staff has found that the subject site was not owned by a mining company.

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

The project area of 116.12± acres consists of 20 lots of record, of which 16 are improved residential, with the only new development being on the four (4) vacant residential lots (Map H). Any new development would have to meet the standards for the A/RR in the Polk County Land Development Code.

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

There is not active mining occurring to the north, east, south, or west. Therefore, efforts are not needed to minimize differences in uses.

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

The proposed A/RR is in an area with no current mining to the north, south, east, or west. Therefore, the existing uses of the adjacent properties are considered open space at this time.

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

The request is a land use change and not a PD.

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

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 project area of 116.12± acres consists of 20 lots of record, of which 16 are improved residential, with the only new development being on the four (4) vacant residential lots. The total number of additional trip units anticipated is 31 AADT and 4 PM Peak Hour Trips.

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

There are no modifications needed to Highway 98 E, or L Lanier Road.

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

Two parking spaces are required outside of the garage, for new development.

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

The project area has approximately 2,610 feet of frontage on Highway 98 E, and approximately 1,286 feet of frontage on L Lanier Road. Any new residential development will be required to meet Section 822 of the LDC and any requirements from the Florida Department of Transportation.

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.

There are no other modes of transportation in this area of the county. There are no sidewalks or transit routes in the area.

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 project area of 116.12± acres consists of 20 lots of record, of which 16 are improved residential, with the only new development being on the four (4) vacant residential lots. The total number of additional lots (4) will potentially generate the need for 1,440 gallons per day potable water and 1,120 gallons per day wastewater generation.

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 owners will only have access to septic tanks and wells.

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

The property owners will only have access to septic tanks and wells. The project area is not within a utility service area. The location of a septic tank is the responsibility of the Health Department as Polk County does not have any additional requirements of the septic tank location outside of the Green Swamp. The Florida Department of Environmental Protection has the authority for well placement.

4. Identify the service provider; and
5. Indicate the current provider's capacity and anticipated date of connection.

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:

See answers for sewer supply.

1. Indicate the proposed source of water supply and, the type of treatment;
2. Identify the service provider;

3. Calculate the estimated volume of consumption in gallons per day (GPD); and
4. Indicate the current provider's capacity and anticipated date of connection.

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 project area represents 20 lots of record that will be changed to A/RR, as lots of record no additional stormwater system will be required. The project area consists of 4 vacant residential lots. Impacts to quality are assumed to be minimal because they are not regulated.

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

The highest point on the overall site is along the eastern side of the site and slopes westward toward the Peace River. The highest elevation is approximately 95 feet with lowest point at approximately 73 feet. The project area has a wetland area along the western side and meandering through the center in an east/west direction.

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

Certainly, any development has impacts on the natural environment. The project area consists of 20 lots of record, with 4 of the parcels representing vacant residential lots. Future development is anticipated to be representative of the existing residential and have minimal impact to the 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.

This is not known at this time.

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;

The project area consists of 20 lots of record, with 4 of the parcels representing vacant residential lots. The expectation is that residents will be fulltime residents at 2.5 persons per household. This is about 10 persons.

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

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

There is not expectation of expected demographics as this is not a PD request.

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

This is not in any 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

This question is more suitable to a PD as a specific product is known. This land use change request is consistent with Policy 2.114-A2 that provides if a property designated PM was not owned by a mining company, the future land use after PM can be A/RR or other recreation and institutional land uses. This request is consistent with that policy and in line with the other A/RR in the RDA. There are citizens that like to live in a rural area as demonstrated by the subject's project area. Of the 20 lots included within the application, 16 lots are improved with single-family dwellings, four (4) are vacant.

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

- a. Parks and Recreation;

The residents in this property may have interest in competitive sports and will have to go to a regional park as other Polk County citizens. Passive recreation can be provided within each property. However, there are other passive recreational opportunities with other natural areas in the County.

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

The project area consists of 20 lots of record, with 4 of the parcels representing vacant residential lots. For the four (4) vacant lots, the generation rates are listed in the table below. For the four (4) vacant single family lots, the generation is 1 elementary student, 1

middle school student, and 1 high school student. The zoned schools are Lewis Anna Woodbury Elementary, Ft Meade Middle/Sr, and Fort Meade Senior High.

	Elementary	Middle	High	Total
Single-Family	0.208	0.087	0.144	0.439
Multifamily	0.195	0.047	0.069	0.311
Mobile Home	0.144	0.048	0.062	0.254

c. Health Care (emergency/hospital);

The nearest hospital is in the City of Bartow. However, medical clinics are expanding.

d Fire Protection;

The nearest fire station per the Polk County GIS data viewer is in Ft Meade at 1235 9th Street NE. Staff will be asking for the most current information from Public Safety to use in the final staff report.

e. Police Protection and Security; and

The property is in the southwest district for the Sherriff's office. Staff will be asking for the most current response times to use in the final staff report.

f. Electrical Power Supply

The electrical supply is estimated to be TECO.

H. *Maps*

See attached

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;

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;

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;
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;
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. **(See Location Map)**
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

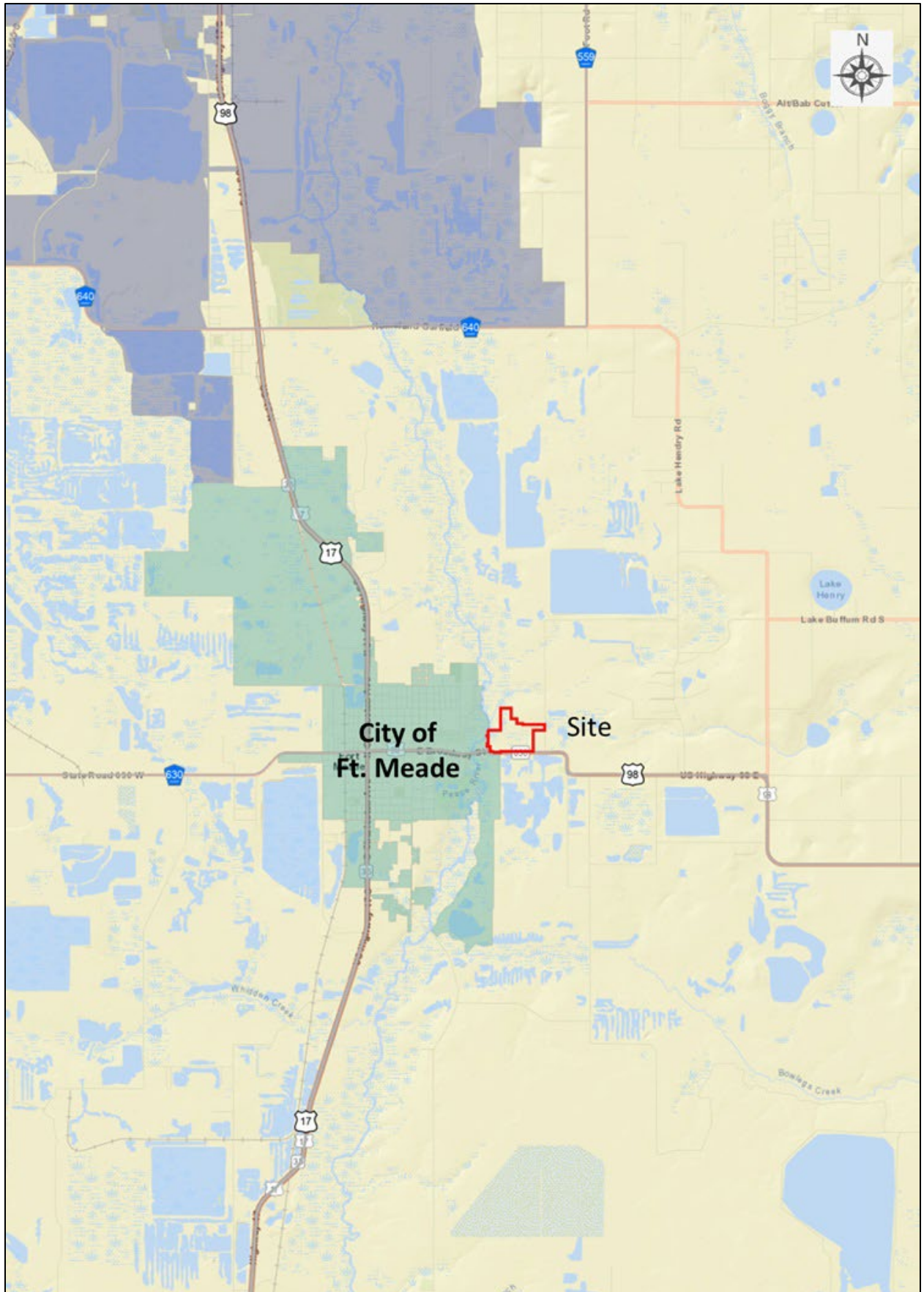
Not Applicable.

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. **See Map B**

Extra Map:

Map H: A Vacant Lot Map identifying the vacant residential lots within the Project Area. These lots represent the land area for future development within the requested Land Use change area.

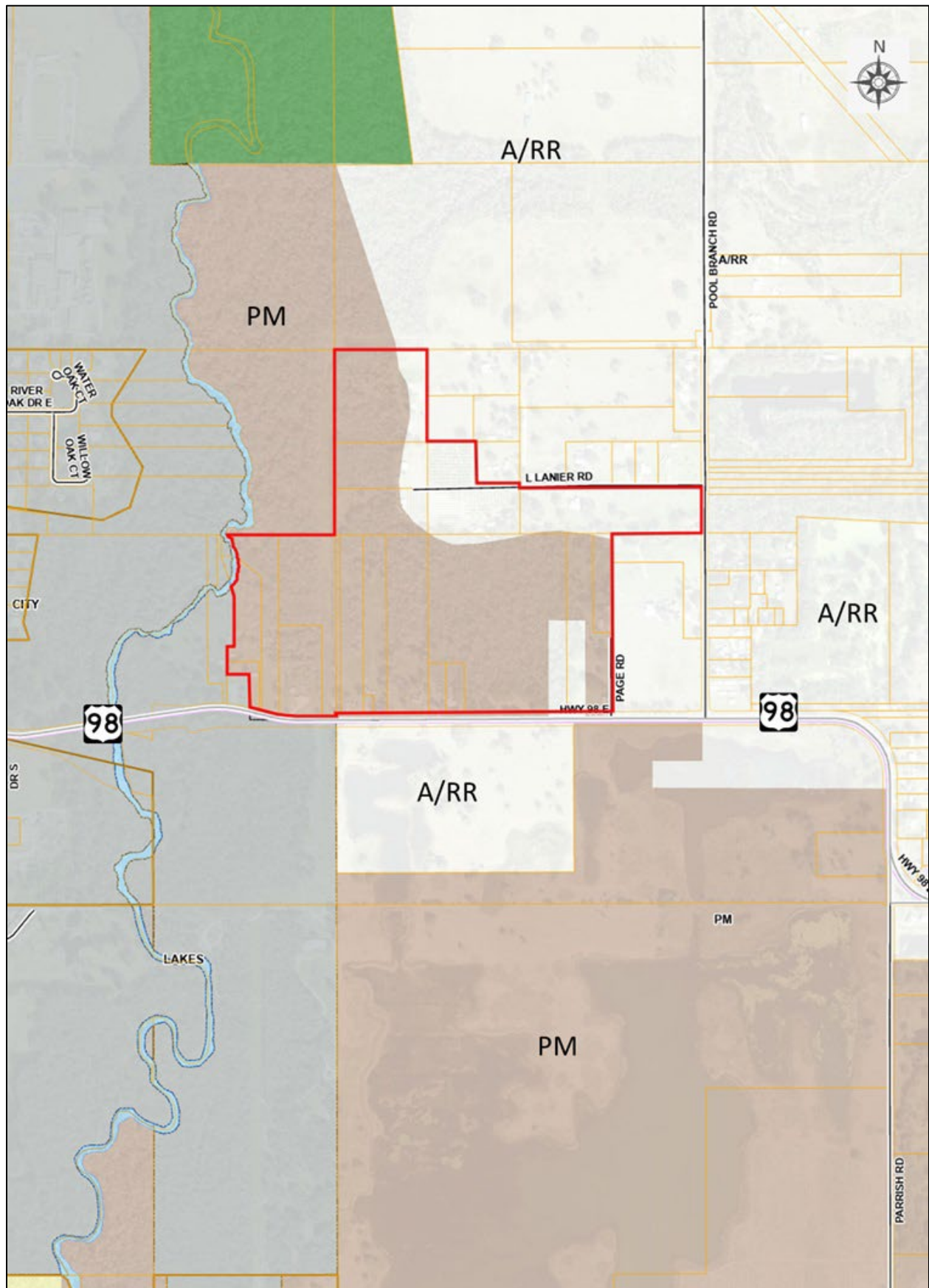
Map A – Location Map



Map B – Topographical Map

N/A

Map C – Current Land Use



Map D – Soils Map

N/A

Map H – Vacant Lot Map

To be provided if needed.