

ChampionsGate Overlay PROJECT DESCRIPTION:

ChampionsGate was established several years ago and encompasses a total of approximately 2,300 acres southwest of the Walt Disney World Resort in Central Florida. ChampionsGate spreads across both Osceola County and Polk County. Both jurisdictions previously issued DRI Development Orders; however, the Osceola County Development Order has since been rescinded.

It is the intent of this Comprehensive Plan Amendment to create an overlay district to modify the remaining development entitlements within the undeveloped Polk County portion of ChampionsGate to development thresholds similar to those established and existing within the Osceola County portion of ChampionsGate. The Polk County DRI Development Order will no longer be necessary to regulate development as proposed herein. Therefore, it is the intent of the developer to rescind the DRI once this Comprehensive Plan Amendment is officially adopted.

The existing ChampionsGate development consists of multiple single-family and multi-family residential communities, numerous dining and retail shops, office space, a 36-hole golf resort, and is anchored by the Omni Orlando Resort at ChampionsGate.

ChampionsGate DRI within Polk County consists of approximately 170.7 acres of property and is an active DRI. It is generally located on the north side of Ronald Reagan Parkway (CR 54), west of Interstate 4. There is an existing multi-family residential development known as Portofino that is not included in this request for any amendment. This Comprehensive Plan Amendment is requesting approximately 2,136 multi-family units as well as about 150,000 square feet of commercial space to be approved on nearly 62 usable acres (80 total acres) in Polk County. The estimated 2,136 multi-family units represent approximately 35 units per net acre, a density consistent with that already achieved in much of ChampionsGate.

To support this request, the developer has submitted a Fiscal Impact Analysis prepared by GAI Consultants Community Solutions Group dated June 2022. As stated in the report, the requested changes and proposed program, could generate significant positive fiscal impacts for Polk County, just as the remainder of ChampionsGate has done in Osceola County. Those impacts are likely to be well above the average contributed by other existing properties and projects. Since the Project would contribute at above average rates, its development and continued operations could support a significant concentration of employees while also offsetting capital and operating requirements of government activities budgeted at existing levels. Please refer to the Fiscal Impact Analysis for a complete assessment of the fiscal analysis proposed by this request.

In addition to the Fiscal Impact Analysis, the developer has submitted a Transportation Absorption Analysis prepared by Kimley-Horn dated April 2022 to measure the proposed development's impact on the roadway network. The existing Portofino development within ChampionsGate as well as all existing development within the area has been included in the background traffic analysis. The Traffic Absorption Analysis concludes that no new roadway deficiencies were identified due to project impact at full build-out of the development proposed in Year 2032. Please refer to the Traffic Absorption Analysis attached hereto for full details of the transportation analysis.

The developer proposes the following development standards within this proposed overlay for consistency with existing development within ChampionsGate.

- Maximum Building Height will be eight (8) story structures
- Minimum setback along Ronald Reagan Parkway will be fifteen (15) feet
- Maximum residential density will be 35 du/ac
- Residential use parking standard will require 1.5 spaces per residential unit
- Maximum Floor Area Ratio (FAR) for non-residential development will be 0.26 FAR
- Residential parcels may be used for primary residential uses; resort and corporate housing; extended stay lodging facilities; and support retail and services provided they are incorporated in vertical mixed-use buildings
- Residential parcels may also include extended stay lodging facilities including hotels; condo hotels; fractional ownership units; short term rental units; assisted living facilities; retirement units and vacation homes
- Commercial non-residential uses may be used for retail sales and service uses, offices and restaurants including indoor sit-down service
- The sizes and shapes of development parcels are conceptual. Final parcel configurations may vary based on subsequent approvals by Polk County and subject to limitations specified herein

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DEMONSTRATION OF NEED / URBAN SPRAWL ANALYSIS

Provide a narrative discussing how the need for the proposed Future Land Use meets market demands and outweighs adverse impacts upon existing public facilities, public services, and environmental resources. Also, address the amount of excess vacant land in the County that has the same Future Land Use as the proposed request. Most importantly, discuss why the change is needed now and why it is needed at the proposed location.

As this part of Polk County continues to grow, there is an increased demand for housing development and commercial support services. Based on this increased demand, the applicant is proposing an amendment creating a ChampionsGate Overlay accommodating uses consistent with those in existing developed portions of ChampionsGate. This overlay amendment would allow for residential development up to a maximum of 35.0 du/ac and a maximum 0.26 FAR for non-residential development within the undeveloped portions of ChampionsGate within Polk County. A Fiscal Impact Analysis prepared by GAI Consultants Community Solutions Group dated June 2022 has been submitted to support this request. As the report concludes, this request could generate significant positive fiscal impacts for Polk County, just as the remainder of ChampionsGate has done in Osceola County. Please refer to the Fiscal Impact Analysis for a complete assessment of the fiscal analysis proposed by this request.

The current land use designation does not sufficiently address the increasing residential growth need. Based on the maximum development potential, the applicant's request is a more efficient use of the land providing for consistency with existing development with ChampionsGate and will not negatively impact public facilities and services.

Urban Sprawl Analysis

An evaluation of each primary sprawl indicator, as defined by Section 163.3177(6)(a)9.a., Florida Statutes, and as required by Policy 2.102-A11 of the Polk County Comprehensive Plan is provided below:

a. Could the proposed amendment promote substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need?

The request will not promote low-density or low-intensity in excess of demonstrated need and is consistent with the Polk County Comprehensive Plan's (Plan) Objective 2.119-A to distribute appropriate quantities of residential densities. This request and related development program increase the current density of the site for residential use and provides for support non-residential support uses.

b. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?

This development will not allow for a significant amount of urban development to occur in rural areas. Development within the area includes the developed portions of ChampionsGate and other urban character development and which by designation complies with the Plan's Objective and Policies in Section 2.104.

- c. Does the proposed amendment create or encourage urban development in radial, strip, isolated or ribbon patterns emanating from existing urban development?**

The proposed amendment does not encourage urban development in radial, strip, isolated, or ribbon patterns. The applicant's request will be to develop residential, and support non-residential support uses in an area where the existing ChampionsGate DRI has designated such development.

- d. Does the proposed amendment fail to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.**

The proposed amendment does not fail to protect or conserve natural resources. Proposed development is projected to occur on upland portions of the subject property. Should any impacts to jurisdictional areas be proposed by subsequent development applications, they are subject to review and approval by Polk County, and subject to permitting mitigation by jurisdictional agencies.

- e. Does the proposed amendment fail to adequately protect adjacent agriculture areas?**

There are no adjacent agricultural uses existing in the area.

- f. Could the proposed amendment fail to maximize the use of existing public facilities and services?**

The proposed amendment will utilize existing public facilities and services including but not limited to education, law enforcement, fire protection, potable water, wastewater, and/or transportation infrastructure.

- g. Could the proposed amendment fail to minimize the need for future public facilities and services?**

The surrounding area is developed with existing public facilities and services. Other than extensions of services into the site, no significant extension or capital projects are required or anticipated to serve the property. Therefore, this use will place minimal demand for off-site services and does not fail to minimize the need for future public facilities and services.

- h. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?**

The proposed use of the site will not disproportionately increase the cost of public services in the area as facilities are currently in place to service the area.

- i. Does the proposed amendment fail to provide clear separation between urban and rural uses?**

Existing development in the area is urban in character. The proposed amendment is a proposed increased development program that is already entitled or developed through the ChampionsGate DRI.

j. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?

The proposed amendment will encourage residential infill and redevelopment of existing neighborhoods in an area of existing urban land uses.

k. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?

The request for the ChampionsGate Overlay Land Use designation will allow for a functional mix of residential densities, consistent with existing development within ChampionsGate and other development patterns in the area.

l. Could the proposed amendment result in poor accessibility among linked or related land uses?

The proposed amendment will not result in poor accessibility among linked or related land uses. Access will be provided via the existing roadway network.

m. As a result of approval of this amendment, how much open space will be lost?

This proposed development program is limited to areas previously targeted for development within the ChampionsGate DRI. No loss of open space will occur as a result of this development.

ChampionsGate Overlay 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

This site is currently approved for similar uses by the ChampionsGate DRI. The request will provide consistency with existing development within ChampionsGate and with other similar development in the area. The proposed use will help meet the need of an increasing residential population in Polk County.

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

The proposed development is compatible with adjacent uses within ChampionsGate. Single family residential to the west of the subject site is separated by Westgate Boulevard. Other single-family development in the area is separated by Ronald Reagan Parkway and large jurisdictional wetland systems.

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

The requested district is in an area that is currently developed or under construction. The requested district will not negatively influence existing development patterns.

4. Describe each of the uses proposed in the district and identify the following:

a. The density and types of residential dwelling units

Maximum residential density will be 35 dwelling units/acre.

b. The type of commercial and industrial uses

There will be no industrial development within site. The non-residential support uses will include retail sales and service uses, offices and restaurants including indoor sit-down service.

c. The approximate customer service area for commercial uses

The customer service area for non-residential support uses will primarily be the existing residential uses in the area and the resort uses with ChampionsGate.

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

Statistics and site data, including areas for proposed types of use, will be provided on the site plan at Level 2 review.

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:

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

Table 1: Trip Generation Summary

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development								
Multifamily Housing (Mid-Rise)	2,139 DU	10,157	930	214	716	835	509	326
Shopping Plaza	150,000 SF	10,128	260	161	99	779	382	397
	<i>Subtotal</i>	<i>20,285</i>	<i>1,190</i>	<i>375</i>	<i>815</i>	<i>1,614</i>	<i>891</i>	<i>723</i>
Internal Capture								
Overall Development	Daily AM PM 17% 2% 18%	3,394	22	11	11	282	141	141
	<i>Subtotal</i>	<i>3,394</i>	<i>22</i>	<i>11</i>	<i>11</i>	<i>282</i>	<i>141</i>	<i>141</i>
Pass-By Traffic								
Shopping Plaza	Daily AM PM 34% 34% 34%	2,867	84	52	32	217	117	100
	<i>Subtotal</i>	<i>2,867</i>	<i>84</i>	<i>52</i>	<i>32</i>	<i>217</i>	<i>117</i>	<i>100</i>
TOTAL NET NEW EXTERNAL TRIPS		14,024	1,084	312	772	1,115	633	482

Notes:

1) Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition.

Multifamily Housing (Mid-Rise) [ITE 221]

Daily $T = 4.77*(X)-46.46$; (X is number of dwelling units)
AM Peak Hour of Adjacent Street $T = 0.44*(X)-11.61$; (X is number of dwelling units); (23% in/ 77% out)
PM Peak Hour of Adjacent Street $T = 0.39*(X)+0.34$; (X is number of dwelling units); (61% in/ 39% out)

Shopping Plaza - No Supermarket [ITE 821]

Daily $T = 67.52*(X)$; (X is SF/1000)
AM Peak Hour of Adjacent Street $T = 1.73*(X)$; (X is SF/1000); (62% in/ 38% out)
PM Peak Hour of Adjacent Street $T = 5.19*(X)$; (X is SF/1000); (49% in/ 51% out)

Please refer to the Traffic Absorption Analysis prepared by Kimley-Horn for a complete transportation analysis.

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

A roadway capacity analysis was performed by Kimley-Horn to understand existing and future constraints associated with the cumulative traffic on study area roadways in the

vicinity of ChampionsGate and the degree to which additional development proposed by this district may trigger the need for additional transportation improvements. No new roadway deficiencies were identified due to project impact at full build-out in Year 2032. Please refer to the Traffic Absorption Analysis prepared by Kimley-Horn for a complete transportation analysis.

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

Residential parking standards is proposed at 1.5 spaces per dwelling unit. Parking for other uses shall comply with Polk County requirements. Although not currently anticipated, structured parking shall be permitted if necessary to meet the parking standards.

3. Public roads (e.g., direct frontage, intersecting streets, frontage roads)

The subject site currently has access to Ronald Reagan Parkway, ChampionsGate Boulevard and Westside Boulevard.

4. 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

Sidewalks shall be provided for pedestrians. Internal pedestrian and bicycle trails will be considered and presented with Level 2 review.

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 residential development will consist of up to 2,136 multi-family residences. Using the Polk County Public Utilities standard of 270 gallons per day for sewage generation, this project is projected to generate demand of 576,720 gallons per day.

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

This is not applicable as sewerage will be serviced by Polk County Utilities and treated by their public utility.

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

On-site treatment is not applicable. The project will be serviced by Polk County Utilities.

4. Identify the service provider

Polk County Utilities will be the sanitary sewer provider.

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

Polk County Utilities has sufficient capacity to service this project, which will be validated through the FDEP utility permitting process.

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

Polk County Utilities has water availability in the form of a water main along Ronald Reagan Parkway. No treatment is necessary beyond public supplied treatment.

2. Identify the service provider

The service provider will be Polk County Utilities.

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

The development will consist of up to 2,136 single family residences. Using the Polk County Public Utilities standard of 360 gallons per day for potable water consumption, this project is projected to generate demand of 768,960 gallons per day.

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

Polk County Utilities has sufficient capacity to service this project, which will be validated through the FDEP utility permitting process.

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 will conform to the Southwest Florida Water Management District (SWFWMD) water quality requirements and as such will have minimal effect on water quality.

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

Alteration of the site's drainage features will be minimal and proposed drainage areas will outfall offsite in a similar fashion and at locations per the existing conditions. Although not anticipated, if any impacts to onsite wetlands are proposed, they will be permitted through Polk County and appropriate jurisdictional agencies.

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

A preliminary environmental site assessment was conducted by Stillwater Environmental, Inc. The subject site was identified as having ideal soils and vegetation conditions to support a gopher tortoise population. Subsequently, on May 10, 2022, Stillwater Environment conducted a Gopher Tortoise Survey (see attached). The survey identified four (4) "potentially active" gopher tortoise burrows. The survey also identified potential options for mitigation of the gopher tortoise population. The most viable of which is to capture and relocate the tortoises to an acceptable site. The consultant is currently exploring the opportunity to relocate the tortoises to natural habitat within the existing ChampionsGate golf course. This will be accomplished through a permit issued by the FWC.

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

Groundwater recharge will occur in green spaces and in stormwater management features. Changes may be locally less distributed and more concentrated due to increases in impervious areas, but such recharge requirements will be consistent with SWFWMD requirements and regulations.

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

Based on 5-year estimates (2015-2019) from the U.S. Census Bureau, persons per household in Polk County is 2.86. Based on the 2,136 residential units included in this request, the projected resident population is approximately 6,109 residents. Note that this is an estimate and is subject to change.

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

Non-residential uses are anticipated to be retail and service uses to support the residential development. This includes a host of retail uses with an anticipated employment rate of 1 employee per 400 sf. The proposed 150,000 sf of non-residential support uses could generate approximately 375 employees. These employees are anticipated to be evenly split between two shifts per day and are anticipated to provide employment opportunities for residents within the area.

3. Indicate the expected demographic composition of the additional population (age/socioeconomic factors)

Based on Polk County's demographics and the most recent U.S. Census data for Polk County, the following demographic composition may be expected:

- Persons Under 5 Years (5.7%) x 6,109 Expected Residents = 178 ± Residents
- Persons Under 18 Years (22.0%) x 6,109 Expected Residents = 1,344 ± Residents
- Persons 18 Years to 65 Years (51.9%) x 6,109 Expected Residents = 3,171 ± Residents
- Persons 65 Years and Over (20.4%) x 6,109 Expected Residents = 1,247 ± Residents

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

The proposed development's service area includes the Ronald Reagan Parkway corridor and neighboring communities, including ChampionsGate. Polk County's estimated 2020 population per the U.S. Census Bureau is 725,046.

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.

The proposed development will provide additional housing options in a growing and developing area of Polk County and will complement the existing development within ChampionsGate.

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

a. Parks and Recreation

There are several parks and recreational facilities near the proposed development. The most significant of which is the Omni Resort and ChampionsGate Country Club. It is anticipated that residents of the proposed development can be adequately served by the existing parks and recreational system in the area.

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

The proposed development is zoned for Loughman Oaks Elementary School, Dundee Ridge Middle School, and Haines City Senior High School. Anticipated demand of educational facilities created by the proposed development will be determined based on the final development program and the through the capacity determination process of the Polk County School Board.

c. Health Care (emergency/hospital)

The nearest health care facility is HCA Florida ChampionsGate Emergency Center which is a part of HCA Poinciana Hospital and located immediately adjacent to the subject site on the east side of ChampionsGate Boulevard. HCA Poinciana Hospital is located approximately 13 miles from the subject site. It is anticipated that residents of the proposed development can be adequately served by the existing health care system. AdventHealth Heart of Florida Hospital is 8 miles from the site. The Orlando Health Emergency Center is 2 miles from the site.

d. Fire Protection

Davenport Fire and Rescue is located approximately 2.0 miles from the subject site. It is anticipated that residents of the proposed development can be adequately served by the existing fire protection services.

e. Police Protection and Security

The nearest police protection and security service is the Polk County Sheriff's Office Northeast Substation which is approximately 2 miles from the subject site. It is anticipated that the proposed residents can be adequately served by the existing Polk County law enforcement services at this location.

f. Electrical Power Supply

For electrical power, the development will contract with Duke Energy. There will not be a significant demand on electrical power supply due to the nature of the proposed development.

H. Maps – See Attachments

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:***

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

Map B: A USGS map with contours

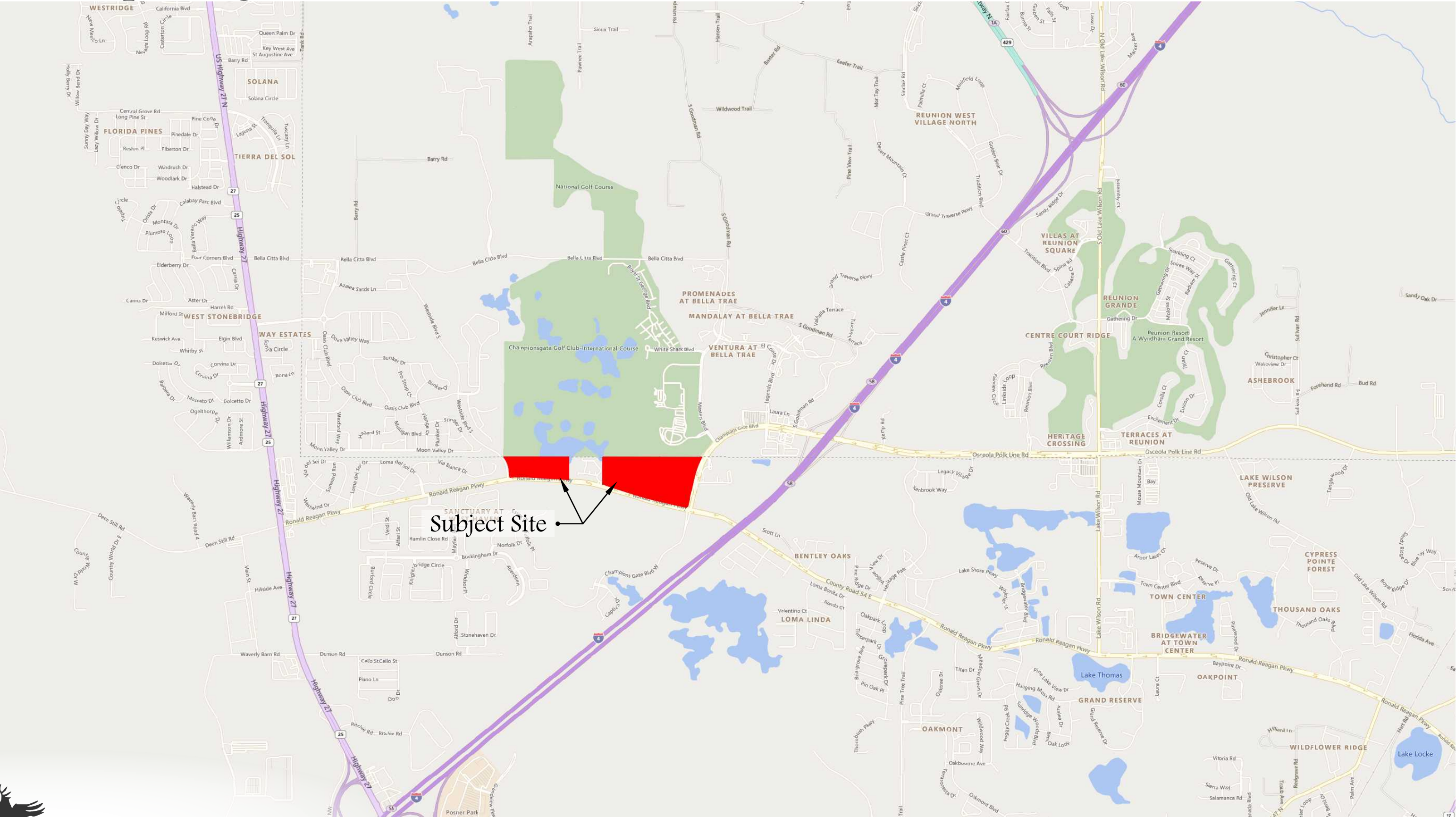
Map C: FEMA Firm Map delineation of the areas of special flood hazard (100-year floodplain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County

Map D: 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

Map E: SCS Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable.

Map F: Aerial Map showing the relationship of the development to cities, highways, and natural features.

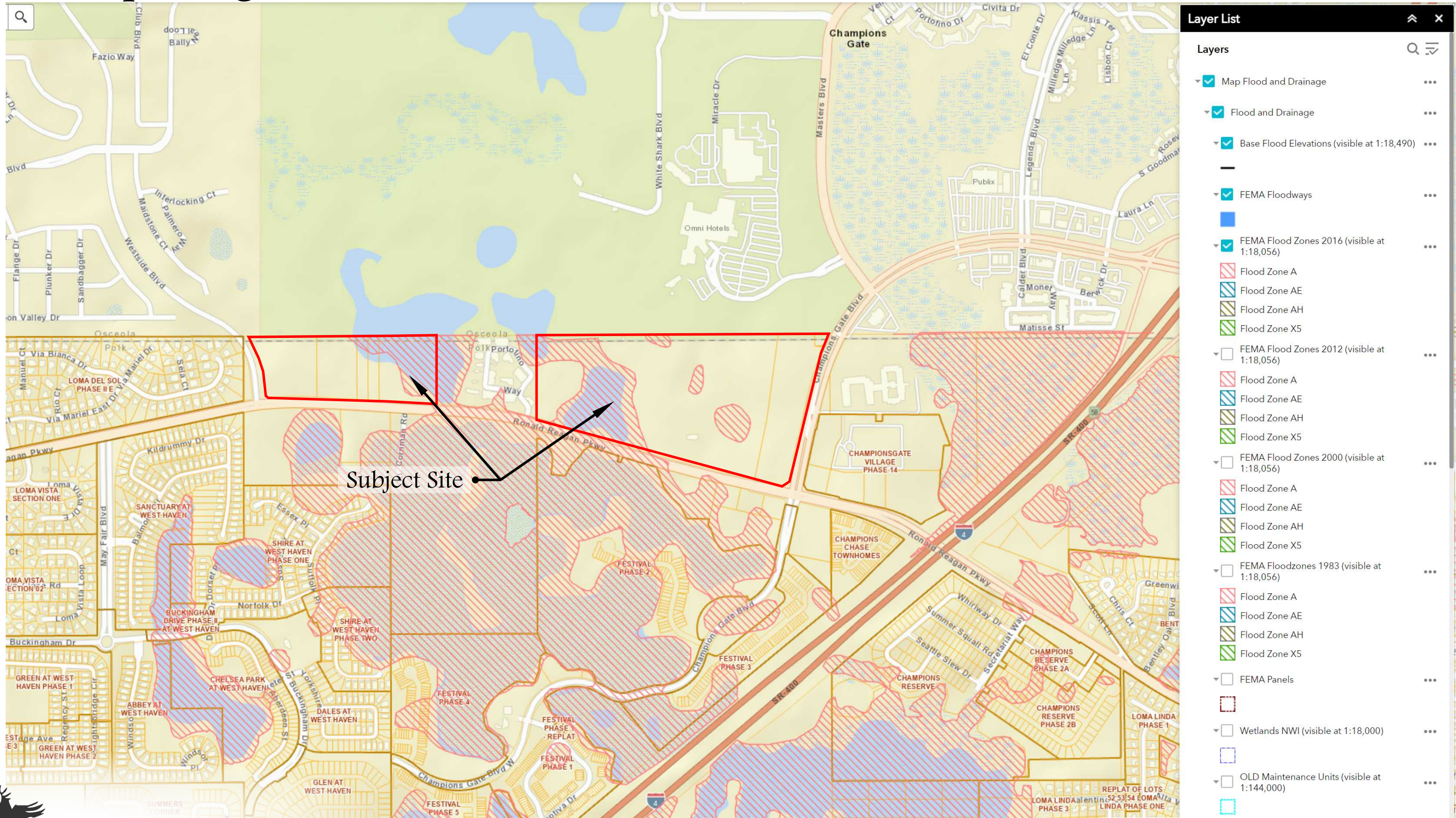
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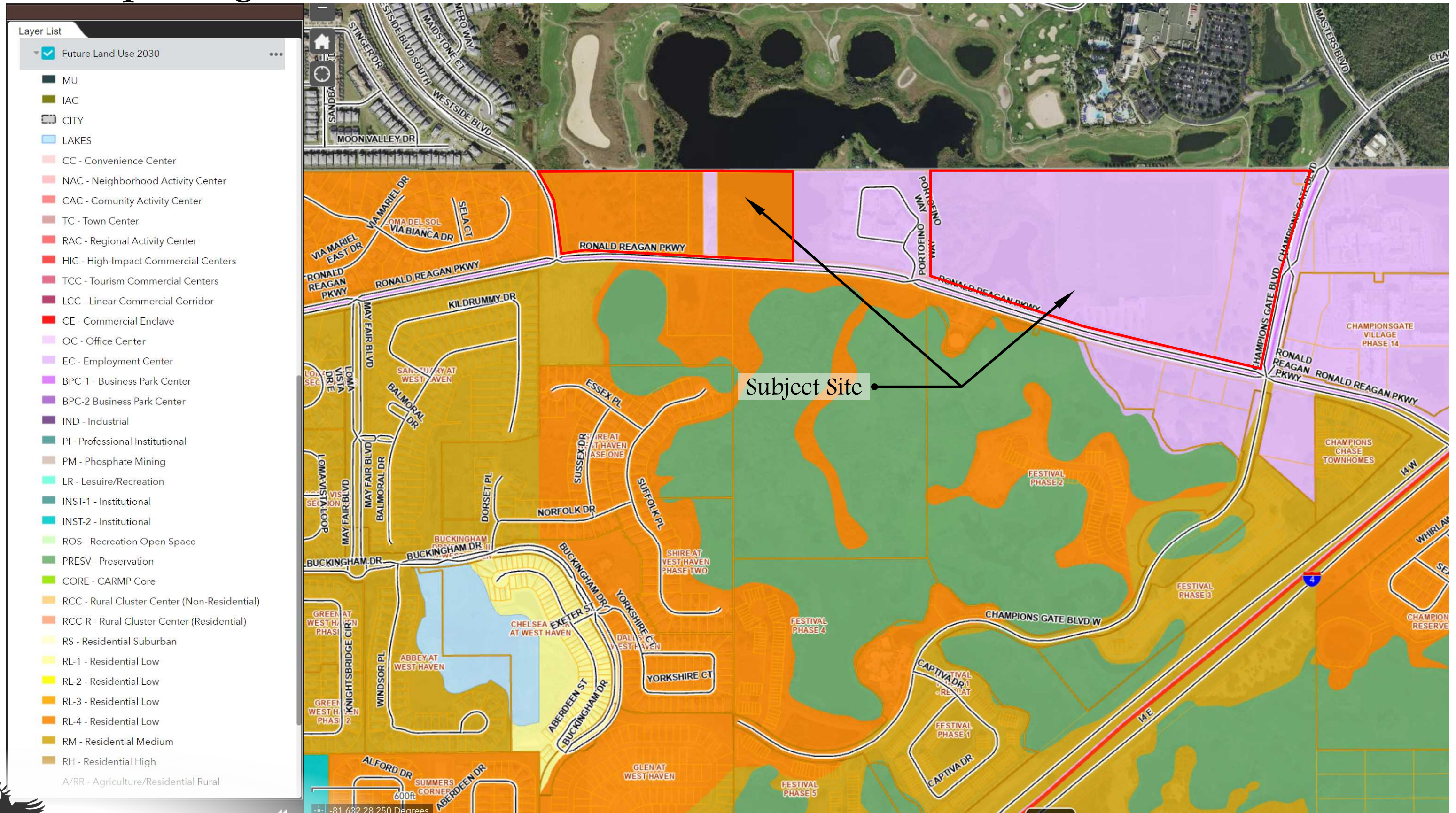


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July 6, 2022
4368-20220706-Marc Reicher-Championsgate Level 4 CPA
Map D- Land Use & Land Use District



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Rj WHIDDEN and
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This plan is a preliminary concept only and not intended to be an engineered plan. As such it is subject to modification pending environmental, engineering, design, agency review and permit considerations.

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