

Part III. 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;

As indicated in the Project Narrative and Justification of Request, the property owner, Grenelefe Resort Development, LLC (the “Applicant”), is pursuing a series of applications to facilitate the implementation of entitlements established in the original development approvals for the subject property. The Applicant acquired the golf course property and the utility system in 2022. Since that acquisition, the Applicant has worked to develop a plan to revitalize portions of the golf course and associated amenities and to develop other areas with complimentary uses to the existing development. The applications include a future land use map amendment, sub-district change, and text amendments to both the Polk County Comprehensive Plan and the Land Development Code. Each change will be discussed in more detail below. The cumulation of these changes will result in a partial redevelopment of underutilized open space (former golf

The development potential of the Grenelefe DRI or the Grenelefe UEA is reflected in the “Built Out Agreement,” was incorporated into the Polk County Comprehensive Plan, see Section 2.130-E1 The Grenelefe UEA was adopted to recognize the existing development and to provide the opportunity for redevelopment and growth. While the the east side of Polk County has thrived with development, the Grenelefe re-development plan instituted in 2008 has not developed and the golf courses have not been re-activated. The applicant is proposing a substantial revision to the development program, including implementation of development specific design standards, densities, and a binding site plan within the Polk County Land Development Code. This approach removes any uncertainty and establishes a maximum development potential for the site, which currently does not exist.

The instant request respects existing development adjacent to the course by locating like development adjacent to like development. For instance, single family residential (attached and detached units) development is adjacent to existing single-family development and townhomes. Likewise, townhome (Residential Medium) is adjacent to similar product. In addition, the applicant is seeking to introduce a non-residential node at the intersection of Kokomo Road and CR544 by establishing Neighborhood Activity Center (NACX) and Office Center (OCX) land uses. This will allow the opportunity to bring neighborhood level retail uses closer to the community (i.e. grocery, restaurant, personal services, etc.) and office type service (dentist, eye doctor, etc.), which has transitioned away from the tourist activity over the years. A summary of the applications and requests are as follows:

1. Comprehensive Plan Text Amendment
 - a. Amend existing policies and objectives to reflect a transition away from only a “resort” development.
 - b. Add NACX and OCX to the allowable mix of uses

2. *Large Scale Future Land Map Amendment (Large Scale)*

a. *Future Land use changes summarized below.*

<i>Future Land Use Classification</i>	<i>Existing Acreage</i>	<i>Proposed Request</i>
<i>Tourist Commercial Center</i>	<i>185 acres</i>	<i>-</i>
<i>Development of Regional Impact (DRIX)</i>	<i>343 acres</i>	<i>-</i>
<i>Residential Low</i>	<i>-</i>	<i>442 acres</i>
<i>Residential Medium</i>	<i>22 acres</i>	<i>90 acres</i>
<i>Neighborhood Activity Center</i>	<i>-</i>	<i>10 acres</i>
<i>Office Center</i>	<i>-</i>	<i>5.0 acres</i>
<i>Total</i>	<i>550 acres</i>	<i>547 acres.</i>

**The acreage differences are likely a result of differences between 2008 staff reports and more recent survey data.*

3. *Land Development Code Text Amendment*

a. *Amend existing code provisions to reflect a transition away from only a “resort” development and to implement development standards for RL, RM, NACX, and OCX.*

The proposed project contains landscaping, buffering, and separation of uses far exceeding those of the minimum code requirements and other similarly situated projects in Polk County to ensure a proper transition from the higher intensity uses and the nearby residential, while allowing a logical and timely redevelopment of the golf-course areas to bring new investment into the area.

The proposed development program is a mix of single family attached and detached units, townhomes, and non-residential entitlements. In order to develop the site with this mix, the owner/applicant is removing the more intense uses of Hotel (300 rooms), Convention Center (100,000 sq. ft.), and the more condominium/resort style development program. In addition to reducing this overall intensity, the owner/developer is committed to spreading the units out over a larger area, which reduces the density of the site. Further, this will effectively prohibit future development beyond the intensity of the site today. Based on the analysis prepared by Tract Engineering, the new proposed land use mix results in a reduction in transportation impacts, as shown in the table below:

TRAFFIC COUNT CONVERSIONS (HOTEL AND CONVENTION CENTER)*					
EXISTING USE	NO.	ITE CODE	ADT MULTIPLIER	UNIT	SUBTOTAL
HOTEL ROOMS	300	330	7.99	PER ROOM	2,397
CONVENTION CENTER	100,000	770	12.44	PER 1000 S.F.	1,244
TOTAL (HOTEL AND CONVENTION CENTER) =					3,641

CONVERTING ABOVE ADT TO DETACHED SINGLE FAMILY*					
EXISTING USE	ADT	ITE CODE	ADT MULTIPLIER	UNIT	SUBTOTAL
DETACHED SINGLE FAMILY	3,641	215	7.81	PER UNIT	466

*All factors were obtained from the ITE Manual 11th Addition.

So, the proposed request is a reduction in transportation impacts, even in light of the nominal increase in total unit count requested as part of this request.

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

See attached Proposed Future Land Use Map and Binding Site Plan to be incorporated into 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;

Please see the Project Narrative, included in the application, and Justification of Request provided above. The Applicant will take all reasonable and necessary steps to minimize impacts to the properties surrounding the requested applications for future land use map amendments, sub-district changes, and amendments to the text of the Comprehensive Plan and Land Development code. When reviewing the compatibility issues, the Applicant has located similar land uses adjacent to each other to the greatest extent practicable. This will ensure development will be similar in intensity, density, and bulk with adjacent development. In addition, the Applicant is required to submit an application for a Planned Development Approval. This application will provide a binding site plan to further address any incompatibility with adjacent development.

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 does not introduce a new activity in the area and is consistent and supportive of the future development pattern. The proposed land use change is consistent with the current policies and objectives of the Polk County Comprehensive Plan. In 2008, the golf course was designated as DRIX future land use with the intent to facilitate new development with future land use amendments and planned developments. The proposed project is consistent with the policies and the intensity of development at that time.

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

Please see the attached future land use and sub-district maps included with the application. An application for a Planned Development, with a binding site plan, will be submitted in the future. Any development of the Property would be consistent with the Polk County Land Development Code, the Polk County Comprehensive Plan, and any conditions of approval.

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;

A detailed traffic analysis was commissioned and completed in June 2024 by Traffic Planning and Design, Inc. An analysis of the proposed land use based on current ITE data is provided below. For purposes of comparison, the 2008 Staff Report projected almost 18,000 AADT and 1,762 PM Peak Hour Trips generated solely for the TCCX and RMX areas included in this amendment. Pursuant to the transportation analysis, the proposed development will produce both less net daily trips and PM Peak Hour trips with the proposed development, which is 16,343 AADT and 1,488 PM Peak Hour Trips. In addition, all roadways and intersections will operate with a satisfactory Level of Service upon completion of the Project.

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

The Property will utilize the ingress/egress only from Kokomo Road and CR 544. It is anticipated minor transportation improvements and driveway intersections will need to be approved. The specific intersection types 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 based on the actual square footages of the buildings constructed.

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

The Property will utilize the ingress/egress only from Kokomo Road and CR 544. It is anticipated minor transportation improvements will be required for ingress/egress of the site. The specific intersection types will be fully 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.

The site will expand upon the existing network of sidewalks, golf paths, and trails to improve multi-modal opportunities. In addition, the inclusion of neighborhood level services will encourage shorter trip lengths for local conveniences and services.

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 following table provides a scenario of the maximum buildout project of the subject site, as well as the impacts it may have on water and wastewater services based upon the maximum development potential in the proposed land use designations, RL-4X, RMX, NACX and OCX. The Planned development is anticipated to have 50% of the proposed dwelling units. Therefore, the anticipated actual impacts will be substantially less than what is projected.

Estimated Sanitary Sewer Impact Analysis								
Proposed Land Use	Acres	FAR / DENSITY	Units/Sq. Ft		Sanitary Sewer Generation			
RLX	442	5.0	2,210	Units	260	GPD	574,600.00	GPD
RMX	90	7.0	630	Units	200	GPD	126,000.00	GPD
NACX	10	0.25	108,900	Sq. Ft.	0.2	GPD	0.50	GPD
OCX	5	0.3	65,340	Sq. Ft.	0.2	GPD	11.63	GPD
Total							700,612.13	GPD

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 existing private utility system, NC Real Estate Projects LLC, which is wholly owned and operated by the Applicant.

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

Any proposed system will be designed in conjunction with the applicable utility and the appropriate standards.

4. Identify the service provider; and

The Property will connect to existing private utility system, NC Real Estate Projects LLC, which is wholly owned and operated by the Applicant.

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 existing private utility system, NC Real Estate Projects LLC, which is wholly owned and operated by the Applicant.

2. Identify the service provider;

The Property will connect to existing private utility system, NC Real Estate Projects LLC, which is wholly owned and operated by the Applicant.

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

The following table provides a scenario of the maximum buildout project of the subject site, as well as the impacts it may have on water and wastewater services based upon the maximum development potential in the proposed land use designations, RL-4X, RMX, NACX and OCX. The Planned development is anticipated to have 50% of the proposed dwelling units. Therefore, the anticipated actual impacts will be substantially less than what is projected.

Estimated Potable Water Impact Analysis								
Proposed Land Use	Acres	FAR / DENSITY	Units/Sq. Ft		Sanitary Sewer Generation			
RLX	442	5.0	2,210	Units	320	GPD	707,200.00	GPD
RMX	90	7.0	630	Units	240	GPD	151,200.00	GPD
NACX	10	0.25	108,900	Sq. Ft.	0.25	GPD	0.63	GPD
OCX	5	0.3	65,340	Sq. Ft.	0.25	GPD	14.54	GPD
Total							858,415.16	GPD

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;

There are no state or federal jurisdictional wetlands or surface water features anticipated to be impacted within the project site.

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

Based on the available GIS information, there are no state or federally jurisdictional wetland or surface water features or other bodies of open water identified within the project 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;

While the actual square footage will likely be less, the site will theoretically be able to develop up over 2,500 dwelling units of single family and multifamily development and almost 200,000 sq. ft. of non-residential uses. It is not possible to determine the number of employees at this time.

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 business park activities in the area.

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

a. Parks and Recreation;

There will be increased demand for parks and recreation activities. However, the project will be renovating a portion of the golf course and providing a number of new amenities as part of the project that will meet or exceed the County requirements.

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

A non-binding letter of concurrency will be requested from the Polk County School Board and provided to staff with the Planned Development request.

c. Health Care (emergency/hospital);

The project will increase residential and residences in the area. A portion of the site has been designated as OCX in order to provide opportunities for medical services to be located here.

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.

See attached Concept Plan.

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

See attached Concept Plan.

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.