

POINCIANA SUBDIVISION – IMPACT ASSESSMENT STATEMENTS

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 proposed project will not be contrary to the land use patterns in the area. The proposed land use is compatible with the existing land use.**
2. Provide a site plan showing each type of existing and proposed land use; **A Land Use Map is included in this Impact Assessment.**
3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses; **All developed surrounding uses are residential, with similar project densities to the proposed development.**
4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped; and **Future development potential is limited in this area. The project is bound by residential development on the north, west and south.**
5. Describe each of the uses proposed in a Planned Development and identify the following:
 - a. The density and types of residential dwelling units; **Residential dwelling units will be similar in character to the existing homes, and the newly constructed homes adjacent to the proposed development site.**
 - b. The type of commercial and industrial uses. **N/A**
 - c. The approximate customer service area for commercial uses; and **N/A**
 - d. The total area proposed for each type of use, including open space and recreation. **The project will consist of 435 residential units on three lot sizes (45', 50' and 60'). The site will provide +/- 42 acres of stormwater management area, will preserve +/- 33.22 acres of wetland, and will provide 3.82 acres of additional open space.**

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 site is anticipated to generate 405 PM Peak hour trips based on IET, 11th Edition.**
2. Indicate what modifications to the present transportation system will be required as a result of the proposed development; **The existing transportation system is capable of providing adequate Level of Service with the addition of the projected trips.**
3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development; **Each residential dwelling unit will be provided with a 2-car garage, with a driveway capable of parking 2 additional vehicles, for a total of four (4) parking spaces per unit.**
4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and **The development will be served by the extension of Halibut Road and Chinook Road.**
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. **Standard automobile travel is the primary means of transportation for the development.**

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 development is expected to generate 79,672 GPD. Sanitary sewer service is to be provided by the Toho Water Authority.**
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; **N/A**

3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems; **N/A. The Toho Water Authority will provide sewer treatment systems for the proposed development.**
4. Identify the service provider; and **The Toho Water Authority will provide sewer treatment systems for the proposed development.**
5. Indicate the current provider's capacity and anticipated date of connection.

Wastewater Treatment Plant: TWA – Lake Marion – WRF A010979

Permitted Capacity: 3,000,000 GPD

Average Treated: 2,220,000 GPD

Excess Capacity: 780,000 GPD

Proposed Development:

433 Units x 184 GPD = 79,672 GPD

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 Toho Water Authority – Poinciana Water System PWS 349-4429 will provide water to the proposed project.**
2. Identify the service provider; **The Toho Water Authority – Poinciana Water System PWS 349-4429 will provide water to the proposed project.**
3. Calculate the estimated volume of consumption in gallons per day (GPD); and **The proposed development is expected to require 86,600GPD.**
4. Indicate the current provider's capacity and anticipated date of connection.

Water Treatment Plant: – Toho Water Authority – Poinciana Water System PWS 349-4429

Permitted Capacity: 4,810,000 GPD

Max Treated: 3,236,800 GPD

Excess Capacity: 1,573,200 GPD

Proposed Development:

433 Units x 200 GPD = 86,600 GPD

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; ***Upon development of the site, the developer will be required to demonstrate that the stormwater system meets the Polk County Land Development Code in terms of water quality and quantity, as well as the South Florida Water Management District's SWERP Handbook.***
2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project; ***alterations to the site topography would be required to direct runoff into one of several ponds located throughout the site. The site plan include the creation of 42+ acres of stormwater management, and the preservation of 33+ acres of onsite wetland.***
3. Describe the impact of such alterations on the fish and wildlife resources of the site; and ***The development would be required to demonstrate that adverse impacts to fish and wildlife are not a result of the development.***
4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site. ***The undeveloped site generally drains from the southwest to the northeast via overland flow. Once developed, the stormwater management system would retain runoff onsite in one of several stormwater ponds to provide quality treatment, Total Phosphorous reduction, peak discharge attenuation, and storage for additional runoff volume. The retention systems would hold the water onsite, and allow it to percolate into the groundwater table, creating a recharge.***

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 an average of 3.13 persons per household, the 435 units will generate a population of 1,362 residents.**
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; **N/A.**
3. Indicate the expected demographic composition of the additional population (age/socio-economic factors); and **The proposed demographic is consistent with the adjacent developments and will not adversely impact the demographic composition of the area.**
4. Describe the proposed service area and the current population thereof. **The proposed project is within Unincorporated Polk County, and within the Toho Water Authority utility 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 **The site will provide new single family detached housing product to the area, increasing the average housing price in the area.**
2. Discuss the demand on the provision for the following services:
 - a. Parks and Recreation; **The LOS standards for recreation require 5.5 acres per 1,000 residents, which equates to 7.49 acres. The site will include 3.82 acres of open space, 42+ acres of stormwater management and 33+ acres of preserved wetland.**

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

0.95 * 435 = 414 students

Laurel Elementary School

Lake Marion Creek Middle School

Winter Have Sr. High School

c. Health Care (emergency/hospital); and Fire Protection; **HCA Florida Poinciana Hospital, Polk County Fire Rescue Station 46**

e. Police Protection and Security; and ***Polk County Sheriff's Northeast Substation***

f. Electrical Power Supply. **Duke Energy**

H. Maps

Map A: location map

Map B: Topographical Map

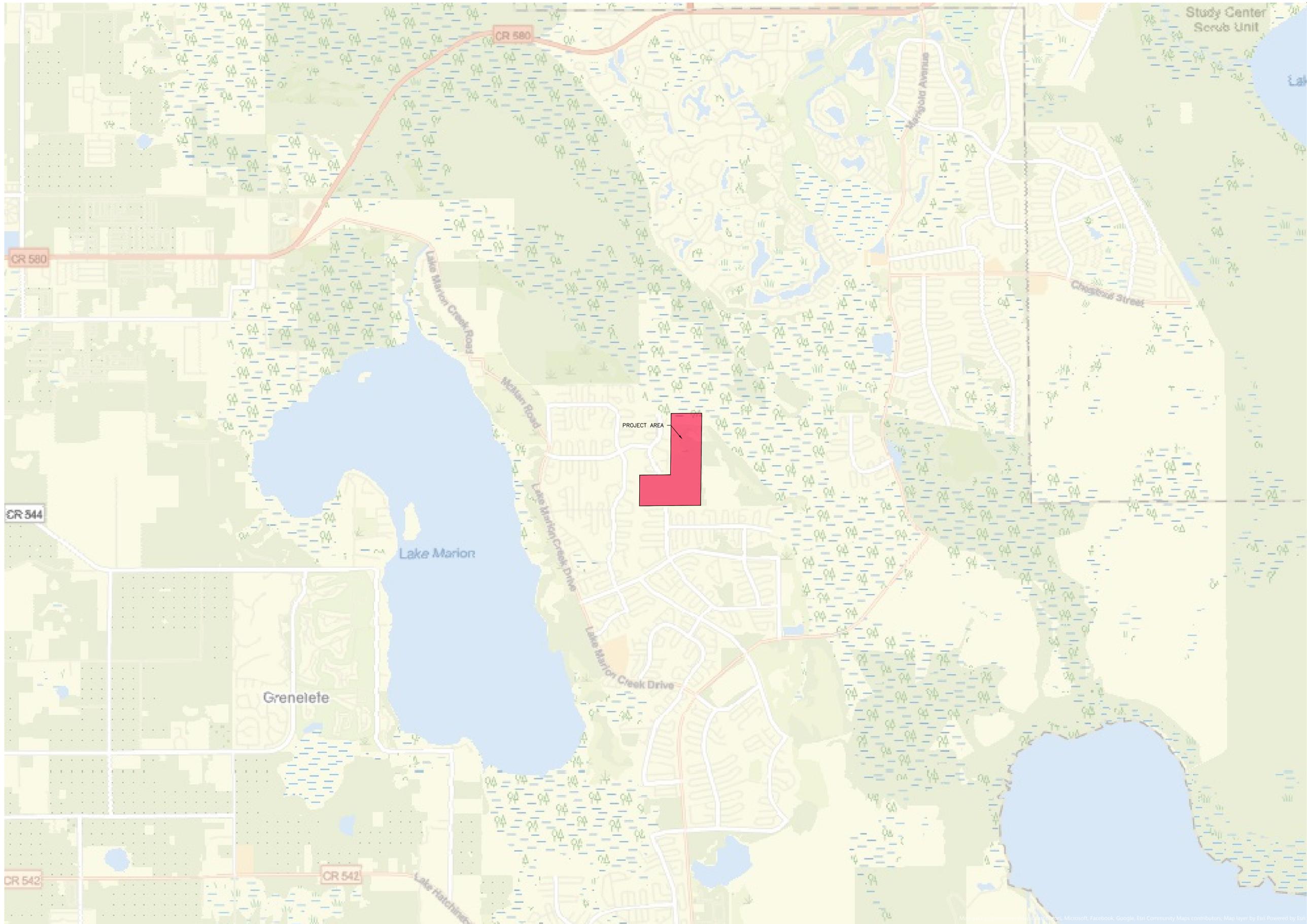
Map C: Land Use and Land Use District Map

Map D: Soils Map

Map E: Traffic Circulation Map

Map F: Site Plan

Map G: Drainage Map



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CLIENT

PRINCE POINCIANA, LLC



PROJECT

POINCIANA SUBDIVISION

Polk County, FL 34759

REVISIONS

NO.	DATE	BY

GRAPHIC SCALE 0' 1000' 2000'

OEI JOB # **OEI 24-009**

DESIGNED **BKJ**

DRAWN **BKJ**

CHECKED

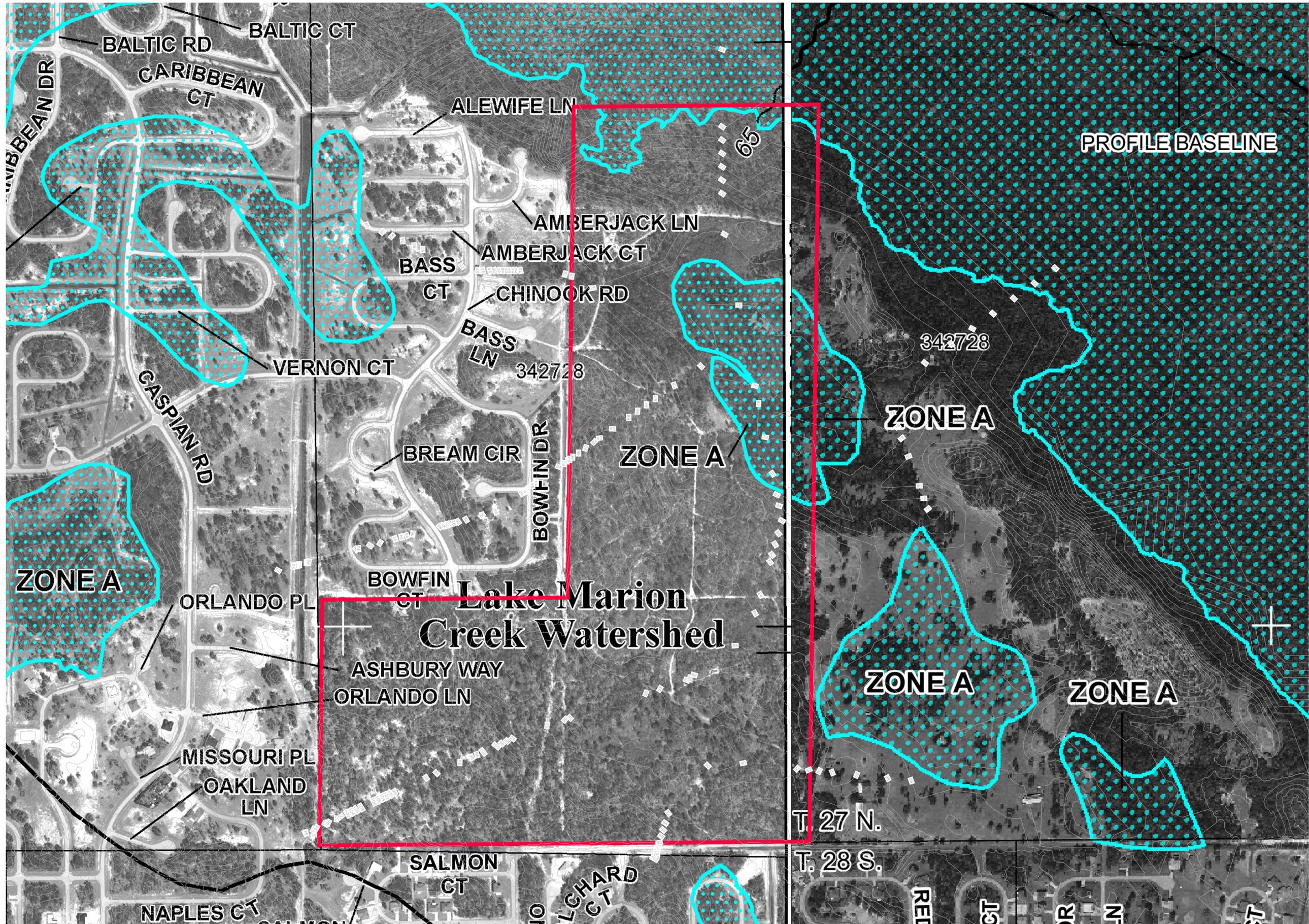
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LOCATION MAP

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MAP A



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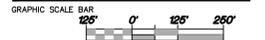


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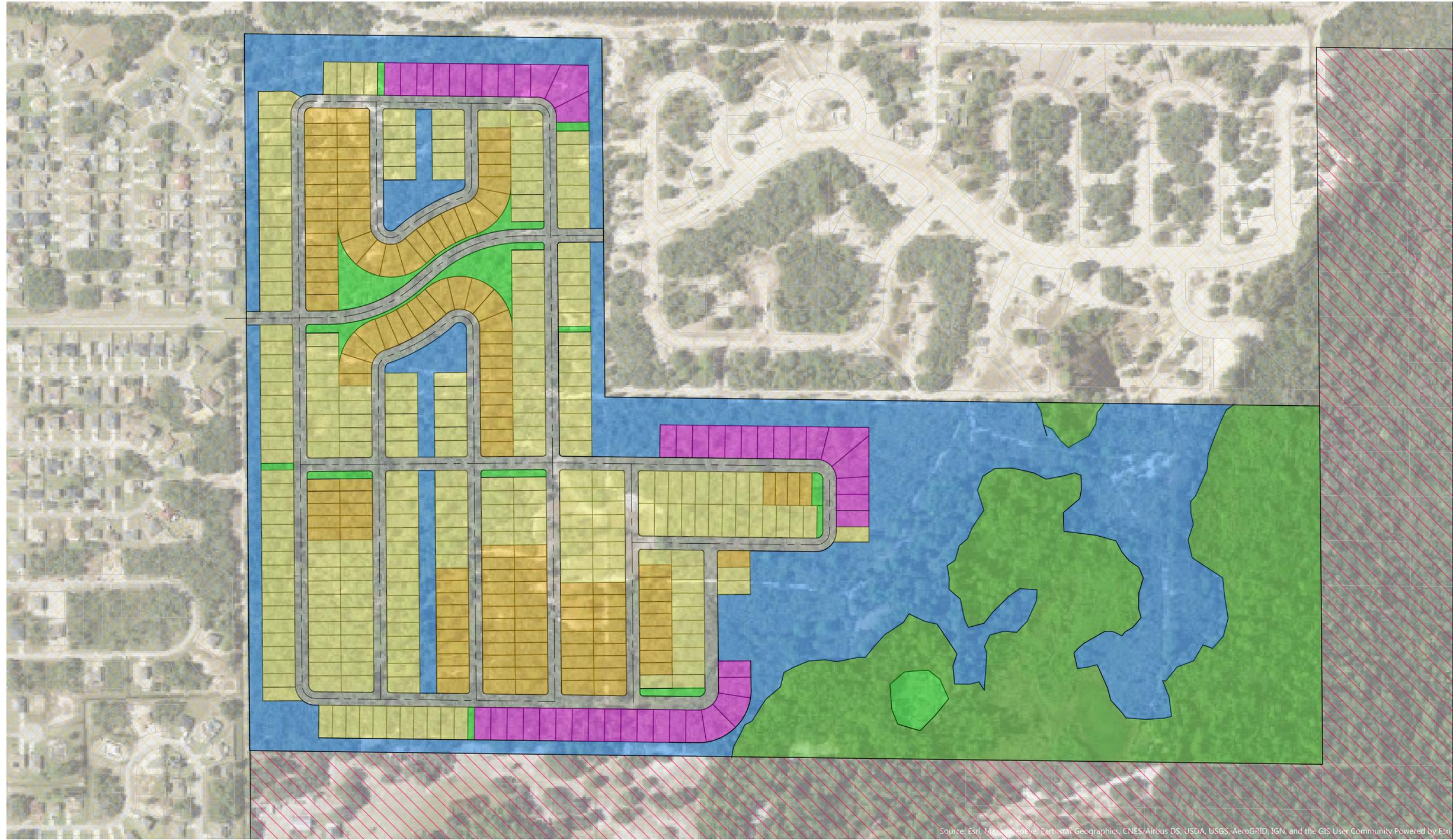
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SHEET TITLE
TOPOGRAPHICAL MAP

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MAP B

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-  DRI – DEVELOPMENT OF REGIONAL IMPACT
-  A/RR – AGRICULTURE/RESIDENTIAL RURAL

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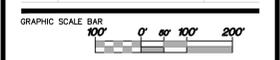
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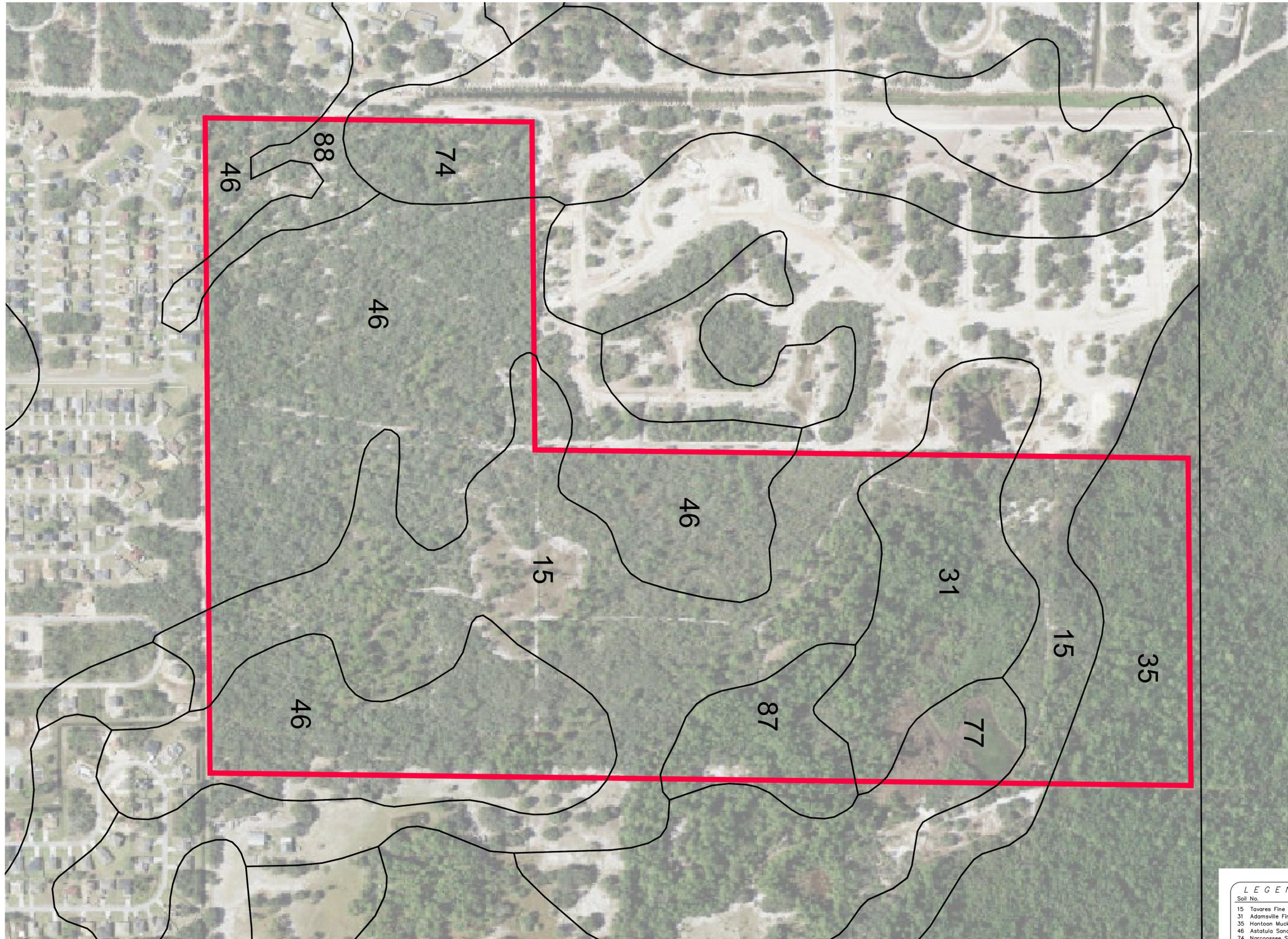
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FLU MAP

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MAP C



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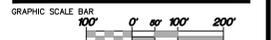
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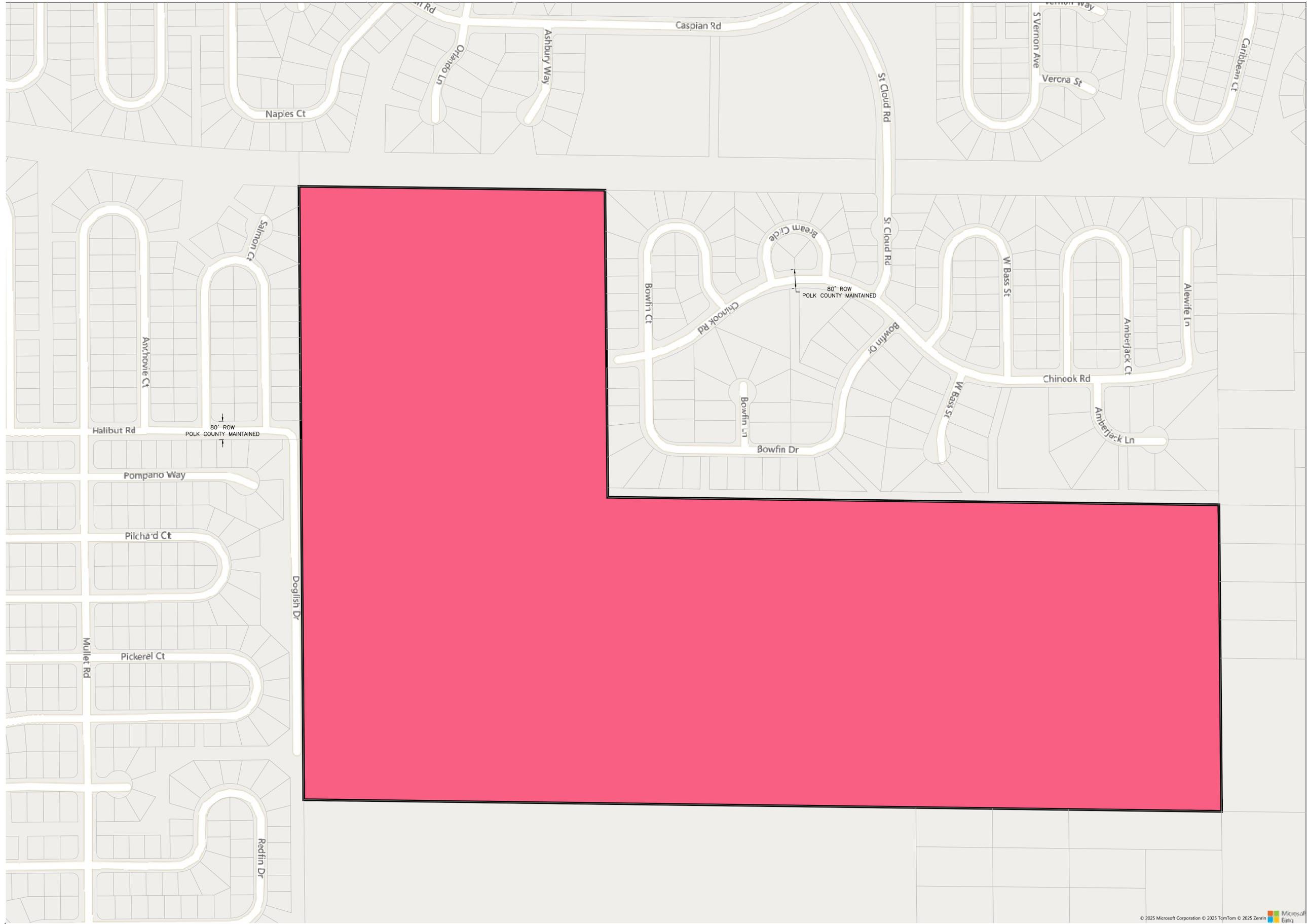
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SOILS MAP

SHEET TITLE
MAP D

LEGEND

Soil No.	Soil Name	Hydrology
15	Tavares Fine Sand, 0 to 5 percent slopes	A
31	Adamsville Fine Sand, 0 to 5 percent slopes	A/D
35	Horton Muck	A/D
46	Astotula Sand, 0 to 5 percent slopes	A
74	Narcossee Sand	B
87	Basinger Fine Sand, 0 to 2 percent slopes	A/D

Web Soil Survey



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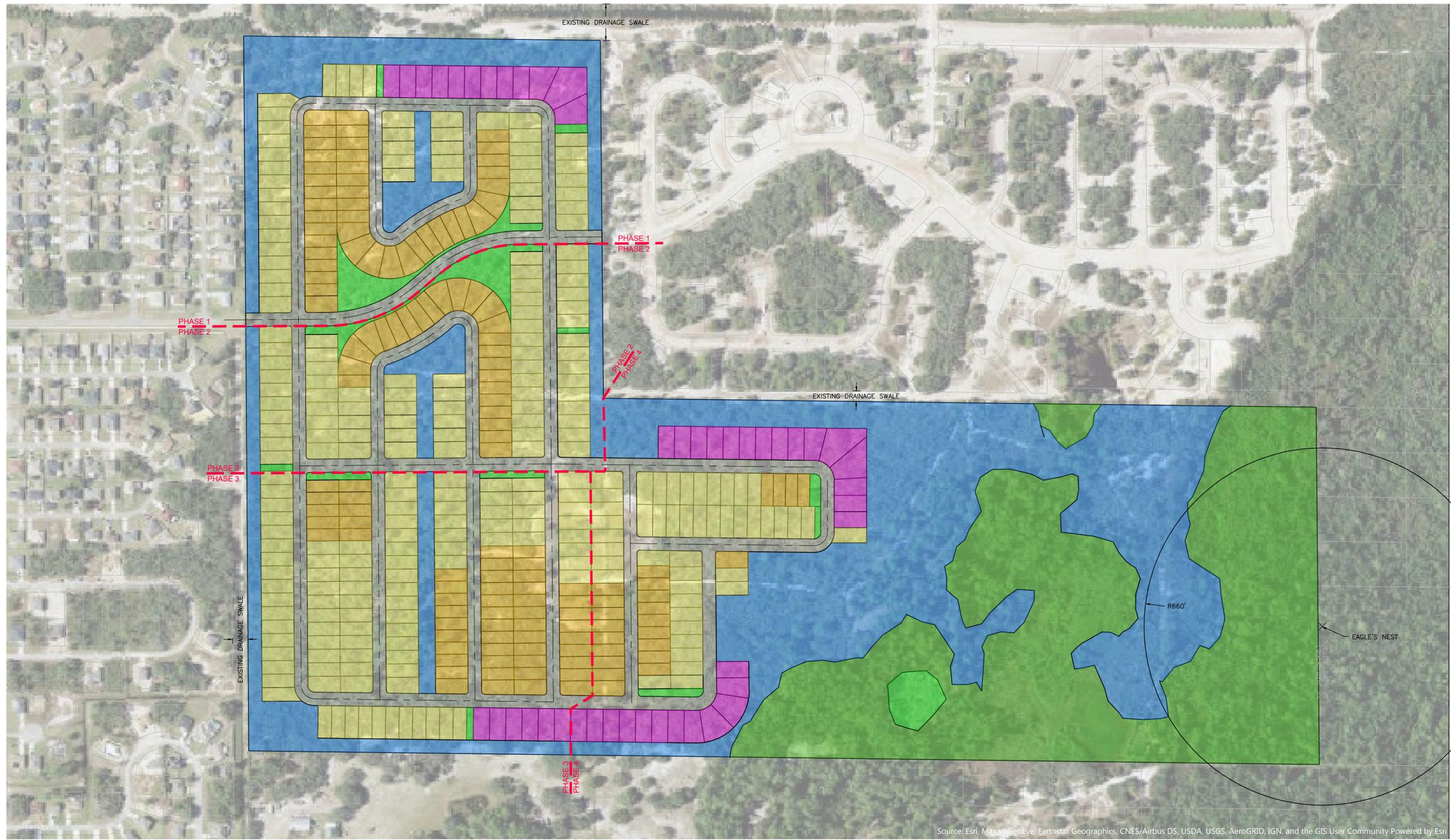
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**TRAFFIC
 CIRCULATION
 PLAN**

SHEET TITLE

MAP E

Feb 04, 2025 - 8:21am - M:\2024\24-009 Poinciana Subdivision\24-009 IS MAP E.dwg by Jones



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Powered by Esri

DRY PONDS	42.24 AC
OPEN SPACE	3.82 AC
EXIST. WETLANDS (TO REMAIN)	33.22 AC

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Polk County, FL 34759

NO.	DATE	BY

GRAPHIC SCALE BAR
 0' 100' 200'

OEI JOB # **OEI 24-009**

DESIGNED **BKJ**

DRAWN **BKJ**

CHECKED

PHASE

SHEET TITLE
DRAINAGE MAP

SHEET TITLE
MAP G