

Impact Assessment for Gull Rd

Parcel # 28 27 25 9340 600 112

Case # 25TMP-025718

Date Submitted: April 29, 2025

The property is approximately .9 acres and is in the Poinciana PUD.

It is labelled Tract K, Poinciana Neighborhood North Village 3 according to the plat there-of , as recorded in plat book 54 pages 27 through 42 inclusive of the public records of Polk County Florida. reference Gull Drive Poinciana FL 34759

The owner wishes to add two more lots for a total of 4 lots. Case Planner Aleya Ingima advises that this requires:

1. A Major Modification with a Level 3 review to the PUD 71-10 of the Poinciana Development
2. A Minor Subdivision review (Level 5 review),
3. The Impact Assessment as previously approved under Case # LDPD-2023-37, will need to be updated, which this document represents.

Because of the small scale of this development, there is little impact on utilities and other services, traffic and land use, therefore many of the questions in Impact Assessment Statement Form do not apply.

Land and Neighborhood Characteristics

1. The request is compatible with surrounding land uses and available infrastructure. The proposed single-family development on Track K and is similar density to the surrounding area. Gull Drive only has a few more vacant parcels left and the addition of four homes on this parcel will start the process in completing the development out for this area. The dominant surrounding users are all single-family homes; therefore, this request is compatible with the existing neighborhood development. In addition, each lot is approximately 9,800 SF size. The typical lot sizes within the surrounding neighborhood are 7,500 SF (75' X 100').

Access to Roads and Highways

1. The 4 single family homes will generate 7.81 (ITE Code 210) average trips per house with a peak rate of 10 per ITE Trip Generation Table by ITE Technical Council Committee Rate, for a total daily trip generation of 32 trips.
2. No modifications to the present transportation system are necessary due to the negligible number of trips that the 4 lots will generate.
3. Generally, the number of parking spaces will be 2 spaces per unit. Parking will be onsite.
4. The property fronts directly on Gull Rd, which is the only access to the property.

Sewage

1. Toho Water Authority Chart (Flow Rates and Fees) indicates sewage flow at 240/day for a 3-bedroom single family unit for a total generation of 960 gallons.
2. NA. No onsite treatment is necessary.
3. NA. No onsite treatment is necessary.
4. Sewer Location and Size: A request for this information has been submitted to Toho Water Authority and this application will be updated accordingly. See email utility request.
5. The service provider is The Toho Water authority and has sufficient capacity to accommodate these 4 lots.
6. The estimated date of connection is one year after construction commences on the property, which could be as early as late 2026.
7. No improvements necessary to Toho Water Authority to support the proposed request. Where's my water supply

Water Supply

1. The proposed source of water supply is the Toho Water Authority
2. The estimated volume of consumption is 240 gallons for a three-bedroom home for a total of X gallons per day.
3. Water Location and Size: A request for this information has been submitted to Toho Water Authority and this application will be update accordingly.
4. The service provider is Toho Water Authority.
5. The estimated date of connection is the same as above for sewer.
6. Tahoe Water Authority states that there is capacity at the time of this application to service this request
7. There is not a well on the site

Surface Water Management and Drainage

1. The property is within a 100-year flood zone, as are many of the lots in the surrounding subdivision. According to a drainage study in Poinciana the base elevation is 63. All surrounding contours, as shown on the Polk County Map Viewer district, show elevations of 60 and 61. A topographical elevation certificate will be provided at the build plan submittal stage.
2. The proposed development is 4 residential homes. Therefore, there is no impact on surface water quality.
3. The individual lots will be graded so that the water flows away from the structure. There are no other

alterations.

Environmental Analysis

1. There are no significant features of the site nor the surrounding properties environmentally sensitive issues.
2. There are no wetlands on the subject property. The property is within the 100-year flood phone as discussed above
3. There are no wells on the property.
4. As discussed above, the property is in the 100-year flood zone. All development regulations will apply.
5. The soil type is Eaugally Fine Sand

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