

# IMPACT ASSESSMENT SUPPLEMENT

## 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. *How and why is the location suitable for the proposed uses?***

Response: The site currently operates as a religious facility in which the Saint Matthew Catholic Church encompasses majority of the parcel. The existing facility consists of multiple one-story concrete block buildings, a paved parking lot and a columbarium. As provided for in the Polk County Comprehensive Plan, an Institutional future land use can be characterized by private and public-service structures, which is consistent with the existing use. Therefore, an Institutional future land use is more appropriate for the subject parcel than the existing RM designation provided that the definition. In summation, the dual intent of this Future Land Use Amendment from RM (Residential Medium) to INST (Institutional) is to allow for the following:

1. Provide consistency with the comprehensive plan in changing a land use designation from residential to institutional for a religious facility, and;
2. Allow for the expansion of the existing facility into the eastern portion of the parcel, which currently consists of an open field. The site improvements are intended to allow for the development of a cemetery which will consist of a burial ground, an internal roadway, site landscaping, a committal shelter, and dry retention.

Provided the site currently operates as a religious facility, the most suitable and logical use is to expand on the existing parcel. The adjacent site to the east is the Calvary Baptist Church, which is consistent with the proposed development.

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

Response: Please refer to the conceptual site plan included within the exhibits. Please note this is conceptual and final design shall be determined during site plan review.

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

Response: There is no noted incompatibility as the proposed use is currently operating on site with the existing future land use of RM (Residential Medium). With consideration that the parcel to the east has a current future land use of Institutional within the City of Winter Haven, the proposed future land use map change will allow for the site to be more consistent with the Comprehensive Plan. Further, the existing site includes a columbarium, so the proposed improvements will be an expansion of the existing use. This proposed development is consistent with adjacent uses and no special efforts are needed.

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

Response: The current use on the property is a religious facility and the most suitable and logical use it to expand on the existing parcel. The proposed request is consistent with the surrounding uses and will have no negative impact on the future development in the area.

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

**a. The density and types of residential dwelling units;**

Response: No residential units are proposed as part of this application.

**b. The type of commercial and industrial uses;**

Response: No commercial or industrial uses are proposed as part of this application.

**c. The approximate customer service area for commercial uses; and**

Response: No customer service areas or commercial uses are proposed as part of this application.

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

Response: The future expansion of the cemetery consists of approximately 3 acres on the eastern side of the site. The existing religious facility & parking encompasses the remainder of the site.

**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. What is the number of vehicles trips to be generated daily and at the PM peak hour based on the latest ITE?**

Response: The trip generation potential of the proposed site was estimated using information contained in the Institute of Transportation Engineer' (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition. The daily and p.m. peak-hour trip generation potential are included in Table 1.

**Table 1: Peak-Hour Project Trip Generation**

ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		GROSS TRIPS		
Land Use	ITE Edition	ITE Code	ITE Number of Units	Peak-Hour Period	ITE Average Trip Rate	Percent		In	Out	Total
						In	Out			
Cemetery	11	566	3	Daily	6.02/Acre	50%	50%	43	42	85
				PM	0.46/Acre	31%	69%	0	1	1

- 2. What modifications to the present transportation system will be required as a result of the proposed development?**

Response: No offsite roadway improvements are anticipated at this time.

- 3. What is the total number of parking spaces required pursuant to section 708 of the Land Development Code?**

Response: Per Polk County LDC Ch. 7, the following parking spaces are required:

Cemeteries: 5 visitor spaces, plus spaces required for any accessory use

No additional parking spaces are proposed as part of this application.

- 4. What are the proposed methods of access to existing public roads?**

Response: Access to the site will be from the existing drive located on Overlook Dr SE. An internal drive isle is proposed for access to the cemetery.

- 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.**

Response: Other methods of transportation will be considered during site plan 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;**

Response: No additional sewage is anticipated to be generated to serve the future addition. Specific utility calculations, if any, will be provided during site plan review.

- 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;**

Response: No additional sewage treatment is anticipated to be needed to serve the future addition. Specific utility calculations, if any, will be provided during site plan review.

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

Response: No improvements are proposed at this time that will have impact to Polk County's plans and policies for sewage treatment systems. Impacts, if any, will be analyze during site plan review.

- 4. Identify the service provider; and**

Response: City of Winter Haven

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

Response: Coordination with the City of Winter Haven will occur during the development review.

## **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;**

Response: It is unlikely that there is reclaimed water available in the area. Utility coordination will occur during the site plan review stage of the process.

**2. Identify the service provider;**

Response: City of Winter Haven.

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

Response: It is unknown at this time. Utility coordination will occur during the site plan review stage of the process.

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

Response: It is unknown at this time. Utility coordination will occur during the site plan review stage of the 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;**

Response: The proposed development is not anticipated to have impact on surface water quality. During site plan review, the proposed development will demonstrate compliance with applicable regulations and standards.

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

Response: No wetlands are to be impacted. The preliminary site plan currently includes two dry retention ponds that are intended to serve the future expansion.

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

Response: No proposed impacts to fish and wildlife resources are anticipated.

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

Response: The existing aquifer recharge and groundwater conditions are unknown at this time. The potential impacts to the aquifer recharge and groundwater conditions will be analyzed during the site development stage.

## **A. 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;**

Response: N/A, the project is not anticipated to generate additional population as the facility is existing and operating. The future expansion is intended to be utilized by existing members of the religious facility.

**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;**

Response: N/A, the project is not anticipated to generate additional population as the facility is existing and operating. The future expansion is intended to be utilized by existing members of the religious facility.

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

Response: N/A, the project is not anticipated to generate additional population as the facility is existing and operating. The future expansion is intended to be utilized by existing members of the religious facility.

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

Response: N/A, the project is not anticipated to generate additional population as the facility is existing and operating. The future expansion is intended to be utilized by existing members of the religious facility.

## **B. 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**

Response:

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

- a. Parks and Recreation;**

Response: N/A, the proposed cemetery will have no impact or demand on surrounding parks and recreation facilities.

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

Response: N/A, the proposed cemetery will have no impact or demand on surrounding parks and recreation facilities.

- c. Health Care (emergency/hospital);**

Response: The nearest health care service is the Family Home Health Service, which is a medical clinic located 1.1 miles or less than 3 minute from the facility. It is anticipated that the proposed development can be adequately served by the existing health care systems.

- d. Fire Protection;**

Response: The nearest fire protection service is Polk County Fire Rescue Station 18 which is approximately 3.1 miles or less or roughly 7 minutes from the facility. It is anticipated that the proposed development can be adequately served by the existing fire protection services.

- e. Police Protection and Security; and**

Response: The nearest police protection and security service is the Dundee Station, which is located 3.6 miles or 8 minutes from the facility. It is anticipated that the proposed development can be adequately served by the existing law enforcement services at this location.

- f. Electrical Power Supply**

Response: Anticipated power supply needed will be considered at the time of site plan review but will be based off County and/or City approved calculation methods.

## **H. MAPS – SEE ATTACHMENTS**

- A. Location Map
- B. Topographical Map with Contours
- C. Future Land Use and Land Use District Map
- D. Soils Map
- E. Conceptual Site Plan

Traffic Circulation Map & Drainage Maps were not included in the submittal, as no changes to the site are being proposed as part of this application.