

Park Place Blvd. Apartments 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

The site is currently NACX and CACX both allow multi-family development and a variety of commercial development. The proposed DRI change clarifies the Map H to align with the FLU and allow improvements consistent with the designation

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

The attached Map H indicates proposed and existing development uses.

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

The proposed change will resolve the incompatibilities of Map H and the FLU. Both will align and allow for similar development.

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

We are proposing to align the Map H with the FLU, this will not have an impact on future development.

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

a. The density and types of residential dwelling units

No PD is proposed

b. The type of commercial and industrial uses

Retail type of commercial uses

c. The approximate customer service area for commercial uses

Five mile radius or more.

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

NO significant change in area, just aligning plans.

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

No increase in traffic proposed with this change to provide a tabulation.

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

No modifications needed, adding multi-family uses to the Map H that aligns with the FLU.

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

The designs will be completed under a separate Level 2 application.

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

Site access will occur along US 17-92, Providence Boulevard and Kinny Harmon 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

Sidewalks proposed for pedestrians and bicycle use.

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

No increase proposed with utility generation estimates.

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 Public 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. The system will be designed to Polk County Utilities Standards.

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. Connection to Sanitary is expected in 2024.

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 an 8" to 12" water mains along US 17-92, 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)

No change in consumption with the proposed NOPC

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. Connection to water is expected in 2024.

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 with 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 to offsite in a similar fashion and at locations per the existing conditions. There are no wetlands or wetland buffers within the project area.

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

The site of the proposed development has historically been utilized for agriculture and industry. The proposed change to residential high development is not expected to have a negative impact on wildlife resources.

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

No proposed change with population based on the NOPC.

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

Not Applicable.

3. Indicate the expected demographic composition of the additional population (age/socio-economic 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 933 Expected Residents = 53± Residents
- Persons Under 18 Years (22.0%) x 933 Expected Residents = 205± Residents
- Persons 18 Years to 65 Years (51.9%) x 933 Expected Residents = 484± Residents
- Persons 65 Years and Over (20.4%) x 933 Expected Residents = 190± Residents

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

The proposed development's service area includes central Polk County and neighboring municipalities, including Haines City. Polk County's estimated 2021 population per the U.S. Census Bureau is 753,520.

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 could provide additional housing options and retail options in a growing and developing area of Polk County.

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

a. Parks and Recreation

There are a few parks and recreational facilities near the proposed development. It is anticipated that residents of the proposed development can be adequately served by the existing parks and recreational system in the area. The Hilochee Wildlife management area is 12 miles from the site. Jamestown Park is 4.3 miles from the site.

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

According to Polk County Public Schools GeoZone GIS application, the proposed development is zoned for Horizons Elementary School, Shelly S. Boone Middle School, and Ridge Community Senior High School. Anticipated demand on 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, Advent Health ER, is adjacent to the proposed development and American Care Medical Center is 10 miles from the site. It is anticipated that residents of the proposed development can be adequately served by the existing health care system.

d. Fire Protection

Polk County Fire Rescue Station 20 is approximately 0.5 miles from the proposed development. 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 Davenport Police Department which is approximately 7 miles from the proposed development. It is anticipated that the proposed residents can be adequately served by the existing Davenport 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 scale 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:
 - a. Map 1: A location map showing the relationship of the development to cities, highways, and natural features;
 - b. Map 2: An aerial map showing the relationship of the development to cities, highways, and natural features;
 - c. Map 3: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries.
 - d. Map 4: 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;
 - e. Map 5: 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 &
 - f. Map 6: FEMA Firmetia Map 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.