

Impact Assessment

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;

See, Demonstration of Need. Additionally, the Property is adjacent to US Highway 27, 55+Manufactured Home Community, a religious institution and townhomes. All of which are compatible with the RHX land use.

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

See, Land Use Maps provided in the application. A site plan is not available at this time.

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

Incompatibilities would not exist and no special efforts would be necessary to protect adjacent uses.

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

Area is already developed.

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

N/A.

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;

Estimated AADT: +/-250 units x 5.44 AADT/unit = 1,360 AADT

Estimated Peak Hour Trips: +/-250 units x 0.44 = 110 Trips

*Per Polk County Minor Traffic Study Generation Rates

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

Ingress/egress to US Highway 27 would be required. Representatives for this project have already begun discussions with FDOT.

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

Parking will meet Polk County requirements based on final unit count.

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

Direct frontage on US 27.

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.

Pedestrian access will be provided to adjacent sidewalk network.

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;

Estimated 250 units x 180 GPD/Unit = 45,000 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;

Site will connect to County sewer system.

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

Sewage would be treated at Polk County facility.

4. Identify the service provider; and

Polk County.

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

No known limitations at this time.

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 would provide and treat water.

2. Identify the service provider;

Polk County.

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

Estimated 250 units x 198 GPD/Unit = 49,500 GPD

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

No known limitations at this time

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;

No negative impact is anticipated on groundwater or surface water quality and quantity. Any development of the Property would be consistent with the rules and requirements of Polk County, the applicable water management district, and other governing agencies.

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

Stormwater retention areas would likely be incorporated to accommodate the addition of impervious surface to the Property. See response, E(1). No wetland impacts anticipated

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

No anticipated impact.

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 anticipated impact.

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;

Unknown 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;

N/A.

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

Unknown at this time.

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

N/A.

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

Multi-family development is needed in the neighborhood and larger area which will provide a better variety of housing types available.

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

- a. Parks and Recreation;
- b. Educational Facilities (preschool/elementary/middle school/high school);
- c. Health Care (emergency/hospital);
- d. Fire Protection;
- e. Police Protection and Security; and
- f. Electrical Power Supply.

Unknown at this time. The Property is within the TSDA which encourages higher intensity development. Evaluation of the demand on services will be appropriate at the time of development or when a site plan is available.