

Section 910 Impact Assessment Statements

The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

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 subject ±10.63-acre area is internal to an approved ±404.48-acre Planned Unit Development (LDPD-2023-29) and is well suited for low-density residential use. The site is served by centralized water and sewer and is integrated into a larger, vested community design.

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

The area includes two parcels—±3.97 acres previously designated Commercial and ±6.66 acres previously designated Institutional—both of which will be converted to Residential-Low. A recreational amenity will be planned for the smaller parcel, and the larger will support single-family residential lots consistent with the broader PUD.

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

No incompatibilities are anticipated. The amendment removes nonviable land use designations and replaces them with compatible residential uses consistent with surrounding development. No buffering or additional mitigation is required beyond standard PUD setbacks.

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

The amendment promotes logical infill and compact development within a vested PUD and does not encourage leapfrog development. It reinforces the planned community pattern established by prior approvals and infrastructure investments.

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

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

30 single-family detached units on ±6.66 acres

- b. The type of commercial and industrial uses;

None proposed with this amendment.

- 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.

±10.63 acres to be designated Residential-Low. A portion (~4 acres) will include recreational amenities; the remainder will be for single-family detached development.

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;

30 single-family units × 9.44 trips/day = ~283 daily trips

PM Peak Hour (0.99 trips/unit) = ~30 PM peak hour trips

Source: ITE Trip Generation Manual, 11th Edition, LUC 210.

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

All transportation improvements will be evaluated during the Site Development Plan (SDP) process in coordination with Polk County. Any turn lanes, access management treatments, or intersection upgrades will be identified and addressed at that time based on final engineering and traffic analysis, if required.

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

Each single-family lot will provide a minimum of 4 off-street parking spaces, consistent with the Polk County Land Development Code and PUD requirements. Additional On-Street Parking Required @ 1 space per 7 units.

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

The project will connect to Marigold Avenue twice, a public collector roadway, via internal PUD streets. This collector roadway provides direct access to the larger Poinciana network and regional corridors such as Cypress Parkway and Poinciana Parkway.

4. 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.

The PUD integrates sidewalks, trails, and passive open space, encouraging pedestrian and bicycle circulation. While fixed-route transit is limited in the immediate area, the project supports future transit readiness by maintaining internal connectivity and walkability standards.

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;

30 units × 276 GPD = ~8,280 gallons per day

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;

All wastewater will be conveyed to existing centralized sewer systems; no on-site treatment is proposed.

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

Consistent with UEA and Nutrient Restoration Plan Overlay requirements.

4. Identify the service provider; and

Toho Water Authority

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

TBD at future date with engineering plans.

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;
Potable water will be supplied from the existing centralized Toho Water Authority public water system serving the broader Poinciana area. Water will be treated through standard municipal processes consistent with federal and state public health regulations.
2. Identify the service provider;
Toho Water Authority
3. Calculate the estimated volume of consumption in gallons per day (GPD); and
Based on an estimated 300 gpd per single-family unit × 30 units = ~9,000 gallons per day (GPD).
5. Indicate the current provider's capacity and anticipated date of connection.
While TWA currently serves portions of the surrounding Poinciana community, the subject site lies outside the current water service boundary. As part of this development, the applicant will coordinate with TWA to extend water infrastructure and expand the coverage area to include the subject parcels.
The anticipated date of connection will coincide with site development and utility permitting during the Site Development Plan (SDP) phase. Capacity is expected to be available once line extensions are completed and approved by TWA.

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 proposed development will implement a stormwater management system designed to comply with the regulations of the South Florida Water Management District (SFWMD) and the Polk County Land Development Code. Surface water quality will be protected through the use of on-site retention and treatment facilities that reduce pollutant loads and prevent adverse impacts to receiving waters.
2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project;
The site has been previously disturbed as part of the broader master-planned development and does not contain significant natural drainage features or jurisdictional wetlands. Minor grading will occur to facilitate positive drainage, and new conveyance and retention systems will be integrated with the existing PUD drainage infrastructure. No impacts to protected natural hydrologic features are anticipated.
3. Describe the impact of such alterations on the fish and wildlife resources of the site; and
The site is not located within a conservation area or known habitat for listed species. As the land is already within a vested PUD and has been previously cleared, impacts to fish and wildlife resources will be minimal. Habitat disruption will be limited and localized to infrastructure installation areas.
4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.

On-site stormwater retention ponds will promote infiltration and support aquifer recharge, consistent with SFWMD regulations. The development will retain post-development runoff on-site, reducing discharge to off-site systems and maintaining groundwater quality. No adverse impact to regional groundwater levels or recharge function is expected as a result of the project.

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;

The proposed development will introduce 30 market-rate single-family detached units on the ±6.66-acre parcel formerly designated for Institutional use.

Assuming an average household size of 2.5 persons per unit, the projected resident population is:

30 units × 2.5 persons/unit = ~75 new residents.

No transient population is associated with this development, and no commercial or industrial components are proposed.

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;

This project does not include commercial or industrial development. No new permanent employment positions will be generated as part of this application.

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

The proposed units are market-rate homes, not age-restricted, and are expected to serve a diverse mix of households. The anticipated demographic composition includes:

- *Working families and professionals employed in the greater Poinciana/Kissimmee region*
- *First-time homebuyers and local residents seeking attainable single-family housing*
- *Moderate-income households attracted by suburban location, infrastructure, and proximity to employment centers*

Age composition is expected to reflect a typical suburban family community with a blend of children, adults, and retirees, though not specifically targeted to any one age group.

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

The homes will be located within the existing Poinciana Village 6 – Neighborhood 3NW community, a fully vested and partially developed ±404.48-acre Planned Unit Development. This area is part of the broader Poinciana community, which is home to approximately 50,000+ residents.

The development will tie into established infrastructure, utilities, roadways, and community services currently serving the Poinciana area, minimizing the need for any offsite expansion or new service areas.

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
 - ***Central ±3.97-acre recreational amenity***
 - ***Integrated trails and sidewalks***
 - ***Passive open space and shaded gathering areas***
 - ***Pedestrian connectivity to adjacent phases***
 - ***Unified streetscape and neighborhood design***
 - ***Recreation features that serve both new and existing residents***
2. Discuss the demand on the provision for the following services:
 - a. Parks and Recreation;

In the proposed development various recreation sites are provided that include Type I, II, III, and IV recreation.
 - b. Educational Facilities (preschool/elementary/middle school/high school);

ABC Einstein's Preschool: 6.8 +/- miles
Laurel Elementary School: 1.4 +/- miles
Laurel Middle School: 2.3 +/- miles
Haines City High School: 11.8 +/- miles
 - c. Health Care (emergency/hospital); d Fire Protection;

HCA Florida Poinciana Hospital: 5.9 +/- miles
 - e. Police Protection and Security; and

Haines City Police Department: 18.1 +/- miles
 - f. Electrical Power Supply.

Duke Energy

H. Maps

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:
3. Map A: A location map showing the relationship of the development to cities, highways, and natural features;
4. Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a 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;
5. Map C: 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;
6. Map D: 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;

7. Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right-of-way widths.
8. Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each use and unit type, and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and
9. Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features.