

## 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 ±72.27-acre site remains suitable for a public high school and complies with the Polk County Land Development Code (LDC) siting and compatibility intent for Institutional districts. The requested BOCC-LDC District Change from INST-1 to INST-2 implements the Comprehensive Plan's Public School Facilities Element (Comp Plan Div. 3.600) by allowing a high school by right (permitted use) rather than by conditional approval. The site's internal location within Poinciana Village 8, Neighborhood 3W, access to collector/arterial facilities, availability of central utilities, and its scale/configuration collectively satisfy functional campus needs and LDC performance standards for institutional uses.*

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

*A detailed site plan is under development and will depict a full-scale public high school with academic buildings, administrative offices, athletic facilities, open space, and parking. The site will accommodate approximately 2,500 students.*

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

*With the district change to INST-2, a high school becomes a permitted use, eliminating the conditional/transparent use step while maintaining all applicable LDC performance, buffering, and design standards (setbacks, screening, lighting, traffic circulation, and event management). Adjacent residential and mixed-use entitlements remain protected through standard LDC buffering and site-planning measures; circulation for buses/parent drop-off, athletic facilities placement, and on-site queuing will be addressed during Site Development Plan review consistent with the Comp Plan's school siting/coordination policies.*

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

*The INST-1 → INST-2 change does not alter the Future Land Use; it implements the Comp Plan by providing regulatory certainty for an already contemplated civic use. Establishing the high school as a permitted use supports the planned urban pattern in Poinciana by anchoring surrounding neighborhoods with proximate educational facilities, without introducing non-institutional intensities beyond those anticipated by the Comp Plan and LDC.*

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

*No PUD being proposed.*

### 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;

***Trip generation for a high school (ITE LUC 530) varies. Assuming ~2,500 students and 200 staff. Final traffic impact study will be provided during site plan review.***

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

***Any transportation improvements (e.g., turn lanes, signal timing/school flashers, crosswalks, signage, access management refinements, on-site queuing) will be identified at Site Development Plan (SDP) and coordinated with Polk County Transportation Planning. Measures will comply with the LDC's access management and safety standards and implement the Comprehensive Plan's Public School Facilities Element (Div. 3.600).***

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

***Parking will be provided per Polk County Code and School Board standards for high school facilities, including staff, visitor, and student parking, as well as bicycle racks and designated bus loading areas.***

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

***Access will be provided via internal local/collector roads connecting to Marigold Avenue and Bayberry Street, consistent with the LDC's access management and school-site circulation standards. (Replaces "internal PUD roads.")***

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, bike paths, and potential future transit stops will be incorporated into the site design. The site supports multimodal transportation by promoting safe pedestrian and bicycle access from nearby neighborhoods.***

#### **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;

***Final flow calculations will be provided with engineering documents.***

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;

***Wastewater will be collected and conveyed to Toho Water Authority's centralized system. 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;

***The project's wastewater strategy is consistent with Polk County's Comprehensive Plan (Public School Facilities Element, Div. 3.600; Infrastructure policies) and the LDC requirement to utilize central utilities where available. No on-site treatment is proposed; the campus will connect to the regional system in coordination with the provider.***

4. Identify the service provider; and

***Toho Water Authority***

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

***Capacity confirmation and connection timing will be established during SDP review and coordination with Toho Water Authority.***

#### **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 Toho Water Authority's centralized public water system, subject to standard municipal treatment.***

2. Identify the service provider;

***Toho Water Authority***

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

***Final demand will be determined during utility design.***

4. 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;

***Stormwater will be treated on-site through a professionally designed stormwater management system consistent with SFWMD and Polk County requirements. Best management practices will mitigate pollutant discharge and preserve water quality.***

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

***Site grading and construction will create new drainage conveyances and retention features. No impacts to jurisdictional wetlands or natural drainage systems are anticipated.***

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

***The site is not designated as critical habitat or conservation area. Minimal disruption to wildlife is expected due to its previously disturbed condition and surrounding development.***

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

***Stormwater facilities will support aquifer recharge through retention and percolation. No adverse impacts to groundwater levels are anticipated.***

#### **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;

***This is a non-residential institutional use. No permanent residential population is 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;

***The high school will employ approximately 150–200 staff members including teachers, administrators, and support staff. Most positions are expected to be filled by residents of Polk County or the broader Central Florida region. A standard school day will include one daytime shift with some after-hours activities.***

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

***The high school will serve students aged 14–18 and staff of varying ages. The facility will reflect the demographic diversity of the surrounding community.***

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

***The proposed school will serve students from Northeast Polk County, specifically those residing in Poinciana and surrounding communities. The broader service population exceeds 50,000 residents.***

#### **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
  - ***Modern educational facilities for 2,500 students***
  - ***Athletic fields, gymnasium, and outdoor recreation amenities***
  - ***Sidewalks and bike access for student safety***
  - ***Community-serving use that complements the surrounding residential development***
  - ***Reduces travel time and enrollment pressure on existing schools***
  - ***Permitted-by-right high school in INST-2 (no conditional use required), providing regulatory certainty and timely delivery of critical public infrastructure consistent with the Comp Plan's Public School Facilities Element.***
  - ***Modern academic, athletic, and safety-forward campus design with on-site queuing, multimodal access, and standard LDC buffering to protect adjacent neighborhoods.***
2. Discuss the demand on the provision for the following services:
  - a. Parks and Recreation;  
***On-site recreational amenities will support student and community use. No additional demand on County parks expected.***
  - b. Educational Facilities (preschool/elementary/middle school/high school);  
***Laurel Elementary School: 1.99 +/- miles***  
***Lake Marion Creek Middle School: 1.89 +/- miles***  
***Haines City High School: 8.2 +/- miles***
  - c. Health Care (emergency/hospital); d Fire Protection;

***HCA Florida Poinciana Hospital: 6.89 +/- miles***

- e. Police Protection and Security; and  
***Service expected from Polk County Sheriff's Office***
- f. Electrical Power Supply.  
***Duke Energy***

**H. Soils**

The subject parcel consists of soils identified as Pompano Fine Sand, Satellite Sand, and Samsula Muck according to the US Department of Agriculture (USDA) Natural Resources Conservation Services (NRCS) soil maps. Generally speaking, the Samsula Muck is limited to the wetland area in the northern portion of the subject parcel. The remaining soil types, are characteristic of poorly drained soils with estimated seasonal high water levels within 12 inches and rapid soil permeability.

As part of the due diligence effort, we have obtained a subsurface soil exploration and geotechnical engineering evaluation for the subject site. This study included fifty-nine (59) borings of varying depths up to seventy (70) feet. Review of this study shows consistency with the soil types and their locations. In general, the upper 15-20 feet are identified as either SP or SP-SM types soils, and per the geotechnical engineering evaluation, "the existing soils other than the organic muck and organic topsoil are suitable for supporting the proposed buildings on a conventional shallow foundation system."

Accordingly, the development of the site will include the removal of the organic muck and organic topsoil from any developed areas. The development of the site will also include the placement of fill, from an on-site and/or an off-site source, for the purpose of establishing final grading on the site that addresses the high groundwater table. In order to meet stormwater management requirements, the designed stormwater system will consist of both dry retention ponds and wet detention ponds.

**I. 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;