



MEMORANDUM

To: Polk County Land Development

From: Briana Hazel, Environmental Scientist
Kimley-Horn and Associates, Inc.
109 S Kentucky Ave
Lakeland, Florida 33811

Date: November 8th 2023

Subject: N27 Impact Summary – *N27 Providence*

Kimley-Horn has worked closely with the Department of Environmental Protection and Southwest Florida Water Management District to identify sensitive areas and create a sustainable development plan for this uniquely large project area. With each Phase of the project, each residential area was carefully designed to prioritize wetland presence and conservation.

The creation of Providence has ultimately been an ongoing Development of Regional Impact, but it was planned and constructed with the presence of wetlands both on and offsite in mind. The entirety of the site encompasses an expansive 2,344 acres, with a total of 806 acres of wetlands (**Appendix A**). Of these wetlands, only 15.6 acres have been proposed for impact, equaling less than 2% of all wetlands onsite. The eastern wetlands within the Providence project area have been prioritized for avoidance due to their connection to Reedy Creek and the ecological value they maintain. The Reedy Creek adjacent wetlands have quantifiable higher quality as compared to the 2% of lower quality wetlands that were proposed for impact.

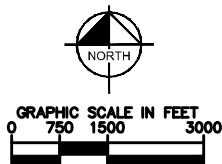
Pod N27 is no exception to this approach, as wetland conservation was prioritized. However, during conversations with DEP and SWFWMD, it was agreed that the presence and quality of wetlands in this newest project area was significantly more degraded than the Phases prior. The specific north-northwest corner that encapsulates N27 has an extensive history of encroaching development from

several roadways, FDOT, and utility projects, as it is bordered by both US 17-92 and Kinney Harmon Road; this has turned into a significant arterial intersection for central Polk County.

US 17-92 has been previously expanded in 2015, and there are currently plans to widen it even further; this lessened the wetland size on Lot N27 from the west, as well as contributing to wetland quality and water presence deterioration. Similarly, Kinney Harmon Road was also previously widened in 2015, which impacted the same wetland from the north. Utility projects also impacted the N27 wetlands due to a pipeline having been installed on the west side of the site, just east of US 17-92. Due to Polk County being the fastest growing county in the state, and seventh fastest growing in the nation, there is now a proposal to drastically expand the Central Polk Parkway, which includes lengthening the Poinciana Parkway and creating an elevated highway above Kinney Harmon Road; this roadway project would even further increase the impacts to the N27 wetland (**Appendix B**).

DEP and SWFWMD are well aware of both the previous expansions and the extensive future expansions and have acknowledged that the approximately 8 acres of wetlands on N27 are in poor condition and have little biological function as they currently exist. They have approved plans to impact these wetlands associated with the construction of Providence; they concurred that with the history of impact, the future roadway development and the expansion of Providence, that it would be better ecologically served if higher quality mitigation credits were purchased offsite (will be completed per the Environmental Resource Permit).

APPENDIX A



- EXISTING/PROPOSED DEVELOPMENTAL AREA
- UPLANDS CONSERVATION
- CONSERVATION WETLANDS
- OPEN SPACE
- ROADS
- PHASE LINE

OVERALL AREA: 2344 [AC]
EXISTING WETLANDS AND UPLANDS
CONSERVATION AREA: 806 [AC]
DEVELOPABLE AREA: 1271 [AC]
TOTAL IMPACTED WETLAND AREA:
15.6 [AC]

01

SHEET NUMBER

PROVIDENCE

WETLAND IMPACT
AREA EXHIBIT

POLK COUNTY FLORIDA

KHA PROJECT
049853001
DATE
OCT 2023
SCALE AS SHOWN
DESIGNED BY MEW
DRAWN BY RAR
CHECKED BY MEW

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
109 S. KENTUCKY AVENUE, LAKELAND, FL 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

1	MAP REVISIONS	FEB 2023
No.	REVISIONS	DATE

APPENDIX B



451419-1 PD&E FOR CENTRAL
POLK PARKWAY EAST - SOUTH
OF US17/92 TO SR538

451419-2 PD&E FOR CENTRAL
POLK PARKWAY EAST - SR 60
TO US17/92