

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 applicant is requesting a Large Scale Comprehensive Plan Map Amendment to change the future land use designation on approximately 0.94 acres (the "Property") from Residential Low-1 (RL-1X) to Office Center (OCX) within the Ridge Special Protection Area (Ridge SPA) of the Green Swamp Area of Critical State Concern (Green Swamp ACSC). The Property has direct frontage on U.S. 27 and ingress/egress to the site will be from Oglethorpe Drive. A series of attachments, including legal description, sketch, and maps; have been included as part of this application.

In 2014, Case Number: PD 14-03 was approved by Polk County which re-established a 275 unit single family development with short term rental approval on 85.4 acres, which was previously approved in 2004. Specifically reflecting the intent to exclude the Property from PD 14-03, the site plan, staff reports, and analysis notes the Property was not included within the single family development. Moreover, the ingress/egress easements have been established and have established the location for the driveway access to Oglethorpe Drive as part of the Polk County approved construction plans and plats for Winslow Estates.

Based on feedback received in private meetings with Polk County staff and at the DRC meeting for the proposed large scale CPA, we have provided a concept plan for the proposed office use. While typically not a requirement at this level of review, it was important to staff for the Applicant to demonstrate the actual ability to develop the site as an office use. Based on the analysis and site plan provided by JSK Consulting, the site can be developed at up to 8,000 sq. ft. of office use.

While there are grade changes in the area, the neighboring properties west and south of the site can be adequately buffered to alleviate any compatibility concerns. The Property is separated from the residential by a large stormwater pond to the west. To the south, the property either is developed with business park/warehouse uses or otherwise entitled with commercial use development potential. Given the changes to the area and the proximity to US 27, the subject site no longer is appropriate for development as low density residential. The proposed office use and OCX future land use is an appropriate transition from the frontage on US 27 and to the higher intensity uses to the south.

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

See attached Future Land Use Map.

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

The request is compatible with adjacent uses and entitlements in the area. Specifically, the Polk County Comprehensive Plan and Land Development Code addresses compatibility concerns and directs design considerations to locate potentially incompatible activities (i.e. dumpsters, signs, etc.) away from adjacent residential. The Applicant will take any and all necessary steps to minimize impacts to the properties surrounding the requested land use map amendment.

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

The proposed change is consistent and supportive of the future development pattern. The property to the west is developed for 275 single family dwellings. The property to the south is either developed for business park/warehousing activities or otherwise entitled for commercial use. The property on the east side of US 27 is developing for multi-family uses. The proposed change to OCX will provide office uses to support the growing residential community in the area and maximizes the utilization of the existing arterial road network. The proposed changes meets or exceeds all of the locational criteria for Office Center policies in Objective 2.113-C of the Polk County Comprehensive Plan.

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

The Property is not within a Planned Development. Any development of the Property would be consistent with the Polk County Land Development Code, and the Polk County Comprehensive Plan.

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;

Traffic counts and road impacts will be addressed at Level 2 once a specific site plan is established.

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

Due to the small size and development potential of the Property, no impacts are anticipated to the existing transportation system. The Property will utilize the ingress/egress easements, driveways, and access points on US 27 which have been established and approved by Polk County. These issues will be fully addressed at Level 2.

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

The proposed development shall provide the requisite number of parking spaces required by the Polk County Land Development Code, which will be determined at Level 2.

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

The Property will utilize the ingress/egress easements, driveways, and access points for Otglethorpe Drive on US 27 which have been established and approved by Polk County and FDOT. These issues will be fully addressed at Level 2.

Access will be addressed at Level 2.

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.

Alternative modes of transportation to the site will be considered and evaluated at Level 2.

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;

Based on the attached concept plan, the Property will likely develop up to 8,000 sq. ft. of office use. Based on this, the amount of sewage generated by the development would be estimated at 500 to 1,300 to GPD depending on the actual use.

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;

The Property will connect to Polk County Utilities.

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

Any proposed system will be designed in conjunction with the applicable utility department and the appropriate standards.

4. Identify the service provider; and

Polk County Utilities

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

Capacity and the date of connection will be more fully understood and addressed at Level 2.

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;

The Property will connect to Polk County Utilities.

2. Identify the service provider;

The Property will connect to Polk County Utilities.

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

Based on the attached concept plan, the Property will likely develop up to 8,000 sq. ft. of office use. Based on this, the amount of potable water consumed by the development would be estimated at 700 to 1,700 GPD depending on the actual use.

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

Capacity and the date of connection will be more fully understood and addressed at Level 2.

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 stormwater management system for the project site will be designed to meet regulatory requirements that will ensure adequate BMPs are instituted. Surface water quality will not be negatively impacted by the development.

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

There are no state or federal jurisdictional wetlands or surface water features located within the project site.

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

As referenced above, there are no state or federally jurisdictional wetland or surface water features or other bodies of open water located within the project site. No significant impact to existing wildlife resources is anticipated from the project.

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 change is 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;

Indeterminable 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;

The site will be able to develop up to 8,000 sq. ft. of office uses. It is anticipated to be used for chiropractor, dentist, lawyer, or doctor's office. It is not possible to determine the number of employees at this time.

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

Indeterminable at this time.

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

Indeterminable at this time.

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

The proposed future land use map amendment would allow for the parcel to be developed consistent with the OCX standards, and as is stated in the Comp. Plan, will address local needs and services consistent with office type uses of the surrounding neighborhood.

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

a. Parks and Recreation;

None.

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

None.

c. Health Care (emergency/hospital);

None.

d. Fire Protection;

Indeterminable at this time.

e. Police Protection and Security; and

Indeterminable at this time.

f. Electrical Power Supply

Indeterminable at this time.

H. Maps: the following maps shall accompany all Impact Assessment Statements:

Map A: A location map showing the relationship of the development to cities, highways, and natural features;

See attached Location Map

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;

See attached Topographical Map.

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;

See attached Future Land Use Map (current and requested).

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;

See attached Soils Map

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.

See attached Concept Plan.

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

See attached Concept Plan.

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.

A Drainage Map is not available at this time, as we do not have any engineered plans to evaluate the proposed location of stormwater ponds, buildings, impervious surface, etc.