

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. How and why is the site suitable for the proposed uses? *The dominance of the surrounding area has residential and commercial development and land use designations of Polk County RMX, ECX and INST-1 (North Ridge SAP). This small-scale land use amendment request from RHX to ECX, allowing commercial and multifamily apartment uses will continue the pattern of growth in the area. It will also have the same land use designation as the remainder of the Crescent Road development.*
2. Provide a site plan showing each type of existing and proposed land use. *See attached Map F.*
3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses. *None other than normal buffering required by the LDC.*
4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped. *The proposed land use amendment to ECX will have a minimal influence on the area. The surrounding RMX and ECX land uses are for residential and commercial development. The proposed land use amendment will continue this pattern.*
5. Describe each of the uses proposed in a Planned Development and identify the following:
 - a. The density and types of residential dwelling units. *Multifamily residential apartments meet the requirements of the land development code. The density that will be proposed will not exceed the maximum allowable for the land use district on the 13.64 acres identified for multifamily use.*
 - b. The type of commercial and industrial uses.

The 4 acres identified for commercial uses will be for 3 outparcels offering retail and banking/business services.

- c. The approximate customer service area for commercial uses; and
There are 4 acres identified for commercial uses.
- d. The total area proposed for each type of use, including open space and recreation.
Total Project Area = 16.48 Ac.
Open Space Provided = Will comply with LDC.
Recreation provided = Will comply with LDC.

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.
Daily trips will be based on the number of allowable multifamily units times 6.41, and PM trips based on the number of multifamily units times 1.00. The commercial trips will be based on the types of commercial uses proposed and approved.
2. Indicate what modifications to the present transportation system will be required as a result of the proposed development. *Required modifications to the existing road network will be determined through a traffic study at the Level 2 submission. Presently proposed is an extension of Crescent Road into the development, as well as improving the road to County standards.*
3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development. *There will be a minimum of 2 parking spaces per unit with additional visitor parking spaces, including assessable spaces, for the multifamily units. The commercial uses will meet or exceed those required per use in the LDC.*
4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads). *Intersecting streets from the proposed multifamily and commercial uses to existing public streets.*
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 and bicycle transportation will be provided by proposed roads and sidewalks.

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. *The GPD calculation will be based on the allowable multifamily units times 180 GPD (County). The GPD for the commercial portion will be calculated based on the types proposed and approved.*
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.
N/A
3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems.
N/A
4. Identify the service provider. *Polk County*
5. Indicate the current provider's capacity and anticipated date of connection. *Polk County Sewer Capacity is available with date of connection anticipated for 2025–2026.*

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*
2. Identify the service provider. *Polk County*
3. Calculate the estimated volume of consumption in gallons per day (GPD). *The GPD calculation will be based on the allowable multifamily units times 360 GPD (County).*
4. Indicate the current provider's capacity and anticipated date of connection.
Polk County water capacity is available with date of connection anticipated for 2025–2026.

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 have no impact on the surface water quality. A stormwater system consisting of retention ponds will be provided. All runoff on-site will be conveyed to and retained in the retention ponds. Since all runoff will be contained within the developed site, the amount of runoff from the site in its current condition will be reduced.

2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project. *None, Existing drainage patterns shall be maintained.*
3. Describe the impact of such alterations on the fish and wildlife resources of the site. *Any listed species identified onsite will be relocated prior to construction commencement. No other impacts are proposed by the 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. *Existing groundwater depths will be identified based on geotechnical testing during the design stage. The stormwater plan will provide treatment and attenuation for improvements. The ponds will discharge to existing surface waters maintaining historic patterns. No changes to the groundwater will result from the proposed development.*

E. 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 projected resident population will be based on the number of multifamily units approved.*
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 number of employees for the retail and business commercial uses will be determined based on the uses proposed and approved. The retail and business employees will be drawn from the local population. It is unlikely that employees will be drawn from out-of-state.*

3. Indicate the expected demographic composition of the additional population (age/socio-economic factors); and
Per ACS, the total number of households recorded in the 2020 census for the applicable zip code was 10,886 households. The median household income for the applicable zip code was \$48,649.
4. Describe the proposed service area and the current population thereof.
The proposed service area is a mixed-use area composed of high density residential and commercial uses. The population, based on the 2020 census, is estimated population is 20,234.

F. 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. *There is a growing need for additional housing and residential commercial uses in the area. The proposed development will help meet the demand.*
2. Discuss the demand on the provision for the following services:
 - a. Parks and Recreation
There will be an increased demand based on the multifamily population.
 - b. Educational Facilities (preschool/elementary/middle school/high school);
Horizons Elementary: 1700 Forest Lake Drive - Davenport
Shelly S. Boone: 225 S. 22nd Street – Haines City
Ridge Community Sr. High: 500 Orchid Drive – Davenport
 - c. Health Care (emergency/hospital); *Adventhealth Heart of Florida Medical Center: 40100 US Hwy 27, Davenport*
 - d. Fire Protection: *Polk County Fire Rescue Station 38 located directly south of the development.*
 - e. Police Protection and Security: *Polk County Sheriff NE District substation 1100 Dunson Road, Davenport; Davenport Police Department 16 Bay St. West, Davenport.*
 - f. Electrical Power Supply
Duke Energy

G. 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. **Included**
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. **Included**
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. **Included**
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. **Included**
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. **Included**
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 ***This request is for a small-scale land use amendment. The layout is unknown at this time.***
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. ***Included with Map B.***