



IMPACT ASSESSMENT STATEMENT FORM

**Growth Management Department
Land Development Division**
330 W. Church St. P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005 (863)534-6792
FAX (863) 534-6407
www.polk-county.net

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. 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 sufficient Impact Assessment Statement must address all of the following (*Note: N/A is an insufficient comment, if N/A an explanation must be included*):

CHAMPIONS PLAZA TOWNCENTER DEVELOPMENT

Background & Summary

This Impact Assessment statement is in support of the application for a PD amendment of the proposed Champions Plaza, mixed use development on an approximately 38 acre site at the SEC of BellaCitta Road and US Highway 27 within the North US 27 SAP of Polk County, Florida. The subject site is currently zoned TCX and RL-1X on the eastern. The original PD for this site was successfully amended in 2013 to reflect a mixed use project

	APPROVED PD 2013	PROPOSED PD
Commercial/Retail	150,000 sq. ft	150,000 sq. ft
Multifamily Residential Units	200 townhome Units	346 Apartment units
Hotel	120 room Hotel	120 room
Outparcels	6 outparcels	6 outparcels

The current application is to amend the PD to change the 200 townhome units to up to 346 unit, Class A, apartment community, as indicated in the attached master plan. The proposed change reflects the market conditions and is consistent with the Towncenter use of the subject site. The following is a summary of the impact statement assessment for the proposed PD change.

Land and Neighborhood Characteristics

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:



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1. How and why is the location suitable for the proposed uses?

The property is located within a growth corridor along US 27 between US192 and I-4 intersection. This region is well established as a short term rental destination with significant family oriented tourist visitors. Further, there are plans for about 10,000 residential units within a 5 miles radius, both in Polk County and Osceola County that have been approved in the past and are slowly being developed. There is currently a need for a retail/commercial establishment in this region along with a demand for rental apartments. The Champions Plaza development is envisioned to cater to this growing area.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

Response: Since the proposed use will be commercial retail along US 27 (allowed under TC-1x zoning) followed by a Apartment community development, we do not believe there will be any incompatibility with adjacent uses. The property to the north and Northwest are currently vacant. The property to the east is a medium density apartment complex. The property west of US 27, is currently a residential subdivision. The RC-1X zoning between TC-1X and Integra Meadows Apartments is probably inconsistent; however the proposed uses are consistent with the surrounding uses.

3. How will the request influence future development of the area?

Response: We believe that the proposed PD amendment will serve the existing community well and enhance the quality for future development in this region as well. The proposed development will also reduce un-necessary travel along US 27, reducing commuting distances to access similar amenities.

Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed¹ methodology and calculations.

Response: The proposed Planned Development is expected to generate 32,653 Average Annual Daily Trips and 2,393 PM Peak Hour Trips to the roadway network once fully developed. The table below is an estimated impact analysis of the proposed planned development. The analysis is designed to provide some insight as to traffic related impacts



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the proposed development could have on existing roadway networks. The table also compares the proposed planned development with the possible maximum density/usage impact of the site if built-out.

Proposed Site 38± acres (21 acres in TCX and 17 acres in RL-1X)	Estimated Impact Analysis (Residential / Commercial)			
	<i>Maximum Density/Usage</i>	<i>Impact from Proposed Residential Development</i>	<i>Impact from Proposed Commercial Development</i>	<i>Total Impact from Proposed Planned Development</i>
Permitted Density/ Maximum number of Lots	346 multifamily residential units and 274,428 sq ft of commercial	346 Apartment Units	150,000 sq ft of commercial (retail/restaurant) and 120-room hotel	346 Apartment Units and 150,000 sq ft of commercial and 120-room hotel
Average Annual Daily Trips (AADT)	48,401± AADT	2,228 AADT	30,425 AADT	32,653 AADT
PM Peak Hour Trips	3,544± PM Peak	215 PM Peak	2,178 PM Peak	2,393 PM Peak

The following table breaks down how the trip generation numbers for the 'Total Impact from proposed Planned Development' column in the previous table were calculated for a multi-use project such as this.

Proposed Use	Daily Trip Rate	AADT	Peak Hour Trip Rate	PM Peak Hour Trips
50,000 square feet of fast food restaurant in shopping center	496.12/1,000 square feet	24,806	34.64/1,000 square feet	1,732
100,000 square feet of retail/shopping center (100,000-299,999 square feet)	46.23/1,000 square feet	4,623	3.75/1,000 square feet	375
120-room Hotel	8.3/room	996	0.59/room	71
346 Apartments	6.44/d.u.	2228	0.62/d.u.	215
Total		32,653		2,393

Source: April 13, 2009 TPO update to Table 1 of the Polk Concurrency Manual

- Apartment units generate 6.44 AADT and 0.62 PM Peak Hour trips per unit.
- Hotels generate 8.3 AADT and 0.59 PM Peak Hour Trips per room.
- Retail within a 100,000 – 299,999 square foot shopping center generates 46.23 AADT and 3.75 PM Peak Hour Trips per 1,000 square feet.
- Fast Food Restaurants within Shopping/Retail Center generate 496.12 AADT and 34.64 PM Peak Hour Trips per 1,000 square feet.



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2. What modifications to the present transportation system will be required as a result of the proposed development?

Response: No modifications to the present transportation system will be required as a result of proposed development

3. What is the total number of parking spaces required pursuant to Section 708 of the Development Code?

Response: The amended development program shall provide 1099 parking spaces to accommodate the anticipated parking demands.

Land Use	Size	Requirement	Total
Retail	135,040 SF	1 space / 300 SF	451 spaces
Apartments	324 DU (actual)	2 spaces / DU	648 spaces
Totals:			1099 spaces

In summary, the trip generation comparison presented in the memorandum for the proposed amendment is within acceptable level of service of recently widened US 27, so no modifications to the present transportation system shall be required. In addition, based on the requirements set for in Section 708 of the LDC, the proposed development program shall provide a minimum of 1099 parking spaces to accommodate the retail and residential land uses.

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

Response: The proposed PD amendment maintains access through the two previously approved main access points; one Right in-Right out from US 27 and a second full access off of Bella Citta Blvd. Additionally, the master plan also proposes a second access right-in/right out off of Bella Citta Blvd, just further east, to allow the residential owners to get direct access to Bella Citta Blvd.

NOTE: *Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for "Infrastructure Impacts" items 3 through 9 above.*



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WASTEWATER (Sewage)

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (Response may be based on Section 703.F of the LDC)

Response:

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Permitted Density/ Maximum number of Lots	346 multifamily residential units and 274,428 sq ft of commercial/retail, six 500 seat restaurants and 120-room hotel	346 Apartment units	150,000 sq ft of commercial/retail, including five 500-seat restaurants and 120-room hotel	324 Apartment units and 150,000 sq ft of commercial and 120- room hotel
Wastewater Generation	224,955 GPD	62,280 GPD	140,445 GPD	202,725 GPD

Source: Polk County Concurrency
Manual

- Water consumption rate for multifamily residential (including townhomes) is 198 GPD and wastewater generation is 180 GPD.
- Water consumption for a Restaurant is 60 GPD/seat and wastewater generation is 75% of water consumption.
- Water consumption for a Hotel with meeting facilities and food service is 250 GPD/room and wastewater generation is estimated to be 75% of water consumption.
- Water consumption for Supermarkets is 0.15 GPD/square foot and wastewater generation is estimated to be 75% of water consumption
- Water consumption for a Pharmacy is 360 GPD and wastewater generation is 270 GPD.

The above table indicates the proposed Planned Development's estimated impact on potable water and wastewater services. Currently, there is no available wastewater capacity to support the requested planned development; however, Polk County is in the midst of an upgrade to the Northeast Regional Wastewater Treatment Plant. It is unlikely that Champions Plaza will develop at one time; development will most likely be staggered over a number of years. As phases and buildings (outparcels) come in for Level 2 Review, the County will have to have both water and wastewater capacity at the time of the review, otherwise a Level 2 Review will not be approved.



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2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

Response: There will be no on-site treatment. Grease traps shall be provided for facilities designated to serve food.

3. If offsite treatment, who is the service provider?

Response: The service provider will be Polk County Utilities

4. Where is the nearest sewer line (in feet) to the proposed development (Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code)

Response: A 24" force Main is located adjacent to the site within the S.R. 27 right-of-way.

5. What is the provider's general capacity at the time of application?

Response: Acceptable to this flow.

6. What is the anticipated date of connection?

Response: Approximately 9 to 12 months, March 2015.

7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)?

Response: No improvements are anticipated on Providers system.

Water Supply

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. What is the proposed source of water supply and/or who is the service provider?

Response: Public Utilities Potable water and reclaim water. Service provider would be Polk County Utilities



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2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC)

Response:

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Permitted Density/ Maximum number of Lots	346 multifamily residential units and 274,428 sq ft of commercial/retail, six 500 seat restaurants and 120-room hotel	346 Apartment units	150,000 sq ft of commercial/retail, including five 500-seat restaurants and 120-room hotel	324 Apartment units and 150,000 sq ft of commercial and 120- room hotel
Potable Water Consumption	285,408 GPD	68,508 GPD	187,260 GPD	226,860 GPD

Source: Polk County Concurrency
Manual

- Water consumption rate for multifamily residential (including townhomes) is 198 GPD and wastewater generation is 180 GPD.
- Water consumption for a Restaurant is 60 GPD/seat and wastewater generation is 75% of water consumption.
- Water consumption for a Hotel with meeting facilities and food service is 250 GPD/room and wastewater generation is estimated to be 75% of water consumption.
- Water consumption for Supermarkets is 0.15 GPD/square foot and wastewater generation is estimated to be 75% of water consumption
- Water consumption for a Pharmacy is 360 GPD and wastewater generation is 270 GPD.

It is unlikely that Champions Plaza will develop at one time; development will most likely be staggered over a number of years. As phases and buildings (outparcels) come in for Level 2 Review, the County will have to have both water and wastewater capacity at the time of the review, otherwise a Level 2 Review will not be approved.

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

Response: A 12" water main is located on the north side of Bella Citta Boulevard.

4. Who is the service provider?

Response: Polk County Utilities



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5. What is the anticipated date of connection?

Response: Approximately 10 to 12 months, March 2015.

6. What is the provider's general capacity at the time of application?

Response: Acceptable to this flow.

7. Is there an existing well on the property(ies)? **Yes per survey but Not Functional**

What type? **Original Agricultural Well**

Permit Capacity: **8-inch Well is Not Functional**

Location: **Central Portion of the Site next to an old shed**

Water Use Permit #: **Do not Know (no information on water management district portal website)**

Constructed prior to Water Management District Permitting: **Possibly or most likely**

Type of Use: **Originally Agricultural But currently not in use**

Permitted Daily Capacity: **Not Available**

Average Peak Monthly Withdrawal Rate: **Not Functional**

Location: **Central portion of the site**

Casing Diameter: **8 inch per survey**

Mainline Diameter: **Do not Know**

Surface Water Management and Drainage

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);



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Response: The general topography of the site is mild to gently sloping with a slight ridge near the central portion of the site. The drainage patterns from the central portion of the site sloping down to the north and to southern-south eastern portion of the site. The site sits at high elevations 205 to 218 feet with the subsurface soils consisting of well draining sands. While it is located within the Green Swamp basin, it does not affect the basin. We anticipate high recharge/infiltration of stormwater. As in previously permitted design, we anticipate dry stormwater ponds for this project along with one large lined wet pond which would also serve as an amenity to the development. There are no flood hazards on this property or any known flooding issues

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

Response: There are no natural drainage features or wetlands on this site. Other than minor grading and stormwater ponds as part of future development, there will be no significant alteration to the natural drainage patterns.

Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.

Response: There are no known environmental concerns observed on this property based on initial site visit by Mr. Joel Thomson of Thomson Environmental Consulting. No environmental conditions or habitat has been noted in this study.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.

Response: There are no wetlands or floodplain concerns on this property. Proposed Stormwater system will include dry ponds that will be designed to accommodate stormwater events required by water management district and Polk County. Stormwater design standards will match or exceed previously permitted project.

3. Discuss location of potable water supplies, private wells, public well fields (*discuss*



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the location, address potential impacts), and;

Response: A non functional, 8-inch agricultural well is located next to the shed at the central portion of the site. There is no information available on the consumptive use permit for this well at the water management district's website. It is likely that the well predates the permit era. In any event, this well will be abandoned or used for irrigation if it does not conflict with development pending discussions with the district and the County. Due to its distance (exceeding 1 mile) from the nearest hydrogeologic features (Green Swamp for ex.), we do not believe there will be any adverse impacts from operations of this well.

4. Discuss the location of Airport Buffer Zones (if any) *(discuss the location and address, potential impacts).*

Response: Site is not located in Airport Buffer Zones.

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

Response: Natural Soil types consists of high ridge, well draining Candler sands and covers all of site. All stormwater will be routed to dry stormwater ponds and one large lined pond that will also serve as an amenity for the development. Recovery of stormwater storage will be through natural infiltration, recharging the Floridan Aquifer.

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation;

Response: There is an 80-acre recreation park about 3.8 miles north on US 27 about 5 minutes travel time from this site.



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2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

Response:

School	Approximate Distance from Subject Property
Ridge Community Senior High School	11+ Miles
Lake Alfred - Adair Middle School	17+ Miles
Loughman Oaks Elementary	10+ Miles

Source: Polk County School Board and GIS

Based on the information provided by the Polk County School Board, there is no capacity at the elementary level at the zoned school. There is, however, capacity at adjacent schools. The developer will submit a School Concurrency application to the School Board to ensure seats will be available for this project.

3. Health Care (e.g., emergency, hospital);

Response: The nearest medical hospital is the Heart of Florida Regional Medical Center about 6.5 miles south of the subject property

4. Fire Protection;

Response: This property would be served by CR 54 Emergency Response Station located at 6525 Ronald Reagan Parkway, about 1 mile from the station.

	Name of Station	Distance from subject site	Response Time
Fire	<i>Northridge 6525 Ronald Reagan Parkway, Davenport, FL</i>	1.5 miles	3 to 5 minutes

5. Police Protection and Security;

Response: The nearest Sheriff office would be the Northeast district about 2 miles from this location.



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	Name of Station	Distance from subject site	Response Time
Sheriff	<i>Northeast District Command (Dunson Road @ North US 27)</i>	2 miles	5 to 10 minutes

6. Emergency Medical Services (EMS);

	Name of Station	Distance from subject site	Response Time
EMS	<i>Northridge 6525 Ronald Reagan Parkway, Davenport, FL</i>	1.5 miles	3 to 5 minutes

7. Solid Waste (collection and waste generation); and

Response: Polk County servicing this site which falls within the Urban Development Area

8. How may this request contribute to neighborhood needs?

Response: We believe the proposed PD amendment request is consistent with the comprehensive plan for this region and would help diversify this region and its community with retail/restaurant uses.

Maps

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. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale 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 8 1/2" x 11"** and accompany Impact Assessment Statements:

Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features;

Response: Location Map is attached

Map B: Map depicting the site boundary (properties included in the request)

Response: Boundary Map and a Survey is attached

Map C: A site plan consistent with *Site Plan Standards*² (multiple sheets may be used). In addition to the required number of copies please **include an 8½" x 11" copy**. Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

Response: An updated concept plan for proposed PD amendment is attached

NOTE: Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form and the "Demonstration of Need" form as a guide for assessing the impact of a text amendment.

² See *Site Plan Standards* checklist form (GM LDD 11).