



Section 910 Impact Assessment Statements

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception for 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. Pursuant to Polk County Land Development Code a Level IV (4) Review requires and Impact Assessment Statement. The applicant's land planning and civil engineering consultant offers the following findings in support of this application:

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?
 - a. *The property is compatible with the property directly to the northwest, which is a recently approved single-family home project with underlying land use of RMX and the surrounding land uses. The small-scale land use amendment from TCCX to RHX, ECX to RHX, and ECX to TCCX allowing for a mixed-use development, will continue the pattern of growth in the area inward towards the transit corridor area and provide a transitional land use area to the existing single-family home development. The property is also adequately served by public utilities.*
2. Provide a site plan showing each type of existing and proposed land use.
 - a. *A PD Site plan has been included within this application.*
3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses.
 - a. *No incompatibilities are exhibited within the proposed development. However, all methods prescribed within the LDC as well as providing larger than required setbacks to the multifamily apartment portion of the project has been utilized. In addition, garage structures for vehicles would be used adjacent to the Single-Family homes to provide the transition and blending of the one-story character on-site.*
4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped.
 - a. *The proposed land use amendment to RHX, and TCCX will have minimal influence on the area. The surrounding RMX, TCCX, and ECX land uses are for residential commercial, and office development. The proposed land use*

amendment will continue this overall land use mix and provide a transitional area between the existing single-family home area and the heavier commercial and office development to come further to the east.

5. Describe each of the uses proposed in a future Planned Development, if land use amendment is approved, and identify the following:
- a. *The density and types of residential dwelling units:*
 - *Multifamily residential apartments meeting the requirements of the land development code.*
 - *280 total units over 15.61ac = approximately 17.937 units/acre +/- 18 units/acre*
 - b. *The type of commercial and industrial uses:*
 - *10,000 SF of Fast Food*
 - *Convenience store w/ 16 fueling positions*
 - *5,000 Sf Automated Car Wash*
 - *Any other permitted commercial/retail/office uses allowed within the proposed RHX FLU in accordance with Policy FLU 2.125H1-Residentially Based, Mixed-Use Development Permitted Uses.*
 - c. *The approximate customer service area for commercial uses; and*
 - *All customers will be served within enclosed structures and outdoor patios may be provided if desired.*
 - d. *The total area proposed for each type of use, including open space and recreation.*
 - *Total Project Area = 27.02 ac.*
 - *Open Space Provided = Will comply with LDC.*
 - *Recreation Area Provided = Will comply with LDC*
 - *The apartment development has provided 40% open space in accordance with Green Swamp LDC requirements.*
 - *Commercial/Retail parcels will comply with max ISR of 60% in accordance with the Ridge Special Protection Area Plan and Green Swamp Protection Area LDC regulations.*

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.
 - a. *A Traffic Analysis was performed by TMC, Traffic & Mobility Consultants. The analysis has been submitted with this application.*
 - *Total Trips: 6,281 net new daily trips.*

- AM Peak: 503
 - PM Peak: 475
2. Indicate what modifications to the present transportation system will be required as a result of the proposed development.
 - a. *Access to the site is proposed via five (5) access driveways; four full access driveways on Minute Maid Ramp Road 1 and one (1) right-in right-out (RI/RO) access driveway on US 27.*
 3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development.
 - a. *Apartments -There will be a minimum of 2 parking spaces per unit with additional visitor parking spaces.*
 - Required: 560
 - Proposed: 660
 - b. *Retail/Commercial – will comply with LDC requirements*
 4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads).
 - a. *Access will be provided from Minute Maid Ramp Road 1 and US Hwy 27.*
 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.
 - a. *Pedestrian and bicycle transportation will be provided by proposed roads and sidewalks.*
 - b. *The project is within a designated Transit Corridor for Polk County. Transit accommodations will be reviewed during the course of the review and will be coordinated with the local jurisdictional authority.*

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.
 - a. *See attached Water/Wastewater Demand Flow Sheet*
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.
 - a. *N/A, all sewage will be connected to an approved county sewer line.*
3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems.
 - a. *N/A, it appears that adequate infrastructure and capacity is available and*

ready for use.

4. Identify the service provider.
 - a. *Polk County*
5. Indicate the current provider's capacity and anticipated date of connection.
 - a. *Polk County Sewer Capacity is available with an approximate date of connection in the year – 2023/2024.*

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.
 - a. *Polk County*
2. Identify the service provider.
 - a. *Polk County*
3. Calculate the estimated volume of consumption in gallons per day (GPD).
 - a. *See attached Water/Wastewater Demand Flow Sheet*
4. Indicate the current provider's capacity and anticipated date of connection.
 - a. *Polk County water capacity is available with an approximate date of connection in the year – 2023/2024.*

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.
 - a. *The site is located in Flood Zone X and there are no wetlands on site. The Stormwater management design shall maintain existing runoff patterns with minimum impact to drainage features and or wetlands. Any impacts shall be properly addressed.*
2. Describe the alteration to the site's natural drainage features, including wetland, that would be necessary to develop the project.
 - a. *None, Existing drainage patterns shall be maintained. No wetlands exist on-site.*
3. Describe the impact of such alterations on the fish and wildlife resources of the site.
 - a. *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.
 - a. *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.
 - a. *According to the 5-year 2020-2025 ACS American Community Survey) the average household size in the area is 3.7. 280 units would produce 1036 projected residents. However, the average amount of residents per apartment unit is 2.5 according to developer market data. This would yield 700 residents. The average household size is inflated in this area as there are no multi-unit housing options currently.*
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.

N/A
3. Indicate the expected demographic composition of the additional population (age/socio-economic factors); and
 - a. *Race: According to the 5-year 2020-2025 ACS American Community Survey) the population within a mile radius of the site is characterized as mostly White (61.4%), Black (16.8%), and Mixed Races (13.6%).*
 - b. *Households: According to the 5-year 2020-2025 ACS American Community Survey) the households are mostly family households (84.5%), with 60.2% of those being a married couple family with both parents present.*
 - c. *Age: According to the 5-year 2020-2025 ACS American Community Survey) the population within a mile radius of the site is characterized of mostly these age groups:*
 - *25-34 (19.1%)*

- 34-44 (14.8%)
 - 45-54 (13.5%)
 - Other notable ages are:
 - Under 5 (6%)
 - 10-14 (7.6%)
 - 15-17 (4.4%)
 - 18-24 (7.4%)
 - d. *Travel Time: According to the 5-year 2020-2025 ACS American Community Survey) the population within a mile radius of the site is characterized of mostly these travel times:*
 - 40-59 minutes (24.9%)
 - 30-39 minutes (22.3%)
 - 20-29 minutes (18.9%)
 - 10-19 minutes (15.8%)
 - Less than 10 minutes (7.8%)
 - Work from home (4.6%)
 - e. *Ownership vs. Rental:*
 - Owned (70.4%)
 - Rented (29.6%)
 - f. *Median Income (\$57,926)*
 - g. *Other Data: Please reference the attached Social Explorer Data from the ACS Surveys.*
4. Describe the proposed service area and the current population thereof.
- a. The proposed service area is within the County for the residential portion and commercial/retail/office uses would be targeted towards a 1-mile radius service area.

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.
 - a. *There is a growing need for additional housing in the area, specifically multi-unit housing. According to the 5-year 2020-2025 ACS American Community Survey) there are zero (0) multi-unit housing units within a mile radius of Minute Maid Ramp Road 1 and Hwy 27.*
 - b. *The proposed development will provide additional renter opportunities for the area.*
 - c. *The project will provide for supporting commercial/retail land uses to the surrounding residential areas and future employment centers.*
2. Discuss the demand on the provision for the following services:
 - a. Parks and Recreation
 - Polk County has an adequate amount of park facilities to meet the needs of

this site. Staff has indicated there is not a level of service issues related to parks and recreation.

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

- *Brigham Academy*
- *Denison Middle*
- *Elbert Elementary*
- *Garden Grove Elementary*
- *Garner Elementary*
- *Inwood Elementary*
- *Jewett Middle Academy*
- *Jewett School of the Arts*
- *Karen M. Siegel Academy*
- *Lake Alfred Polytech*
- *Lake Alfred Elementary*
- *Ridge Career Center*
- *Westwood Middle*
- *Winter Haven Senior*

c. Health Care (emergency/hospital); *Heart of Florida Medical Center: 40100 US Hwy 27, Davenport*

d. Fire Protection: *Polk County Fire Station 38 (+/- 1 mile away)*

e. Police Protection and Security: *Polk County Sheriff*

**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.
 - Acknowledged. Visual graphical representations have been provided for review.
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:
 - Acknowledged. Visual graphical representations have been provided

for review.

3. Map A: A location map showing the relationship of the development to cities, highways, and natural features.
 - This information has been provided with the PD Site Plan.
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.
 - *This information has been provided.*
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.
 - *This information has been provided with the PD Site Plan.*
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.
 - *This information has been provided, see the attached map document.*
7. Map E: A Traffic Circulation Map identifying any existing ads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right-of-way widths.
 - *This information has been provided with the PD Site Plan.*
8. 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.
 - *This information has been provided with the PD Site Plan.*

Should you have questions, please contact Jarice Barbee at (727) 463-4865 or by email at jarice.barbee@avidgroup.com.

Respectfully,

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