

# IMPACT ASSESSMENT SUPPLEMENT

## 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 request is for the applicant to construct a townhome subdivision with approximately 13 4-unit townhomes, totaling 52 units, approximately 5,400 SF community space with a recreational area containing swimming and sports area. The subject property is located within the Polk County limits. The Land Use within Polk County is RL-1X. The site is in the Transit Supportive Development Area (TSDA), the North US 27 Selected Area Plan, the Green Swamp Area of Critical State Concern, and The North Ridge Selected Area Plan. The site has an existing Planned Development Permit. The site is ideally suited for the proposed use due to its surrounding use and its proximity to US 27. The site has an optimal location for the proposed use to meet market demands. In addition, there are no known constraints that would limit the site for the proposed use.

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

No noted incompatibility or special efforts needed between adjacent uses. The proposed use is compatible with the adjacent and surrounding uses and development.

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

The property currently has a Polk County land use designation of RL-1X. Existing RL-1X land use designations are in all direction of the subject property. The proposed request is consistent with the surrounding uses and is not anticipated to have negative impacts on the future development in the area.

## ACCESS TO ROADS AND HIGHWAYS

***To assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:***

**4. *What is the number of vehicles trips to be generated daily and at the PM peak hour based on the latest ITE?***

The trip generation potential of the proposed site was estimated using information contained in the Institute of Transportation Engineer' (ITE) *Trip Generation Manual*, 10<sup>th</sup> Edition, for land use code (LUC) 210 Single Family Detached Housing. The daily and p.m. peak-hour trip generation potential are included in Table 1.

**Table 1: Peak-Hour Project Trip Generation**

Description	ITE Edition/Code	ITE Number of Dwelling Units	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			Total 7.20/du	Total 0.55/du	In 25%	Out 75%	Total 0.61/du	In 62%	Out 28%
Existing Townhomes	11-125	360	2592	198	50	148	220	136	84
Total Townhomes	11-125	512	3686	282	70	212	312	194	118

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

No modification to the present transportation are anticipated. Lake Davenport Blvd is a private road.

**6. What is the total number of parking spaces required pursuant to section 708 of the Land Development Code?**

Per Polk County LDC Ch. 7, a minimum of 2 spaces per unit excluding garages and 10 spaces per 1000 SF of Community Center GFA (54 spaces).

**7. What are the proposed methods of access to existing public roads?**

Site will be accessed from Lake Davenport Blvd., a private road. Lake Davenport Blvd merges into Cornerstone Church Pl. Cornerstone Church Pl connects to Hwy US 27 prior to level 3 permitting.

## INFRASTRUCTURE IMPACT INFORMATION

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

**a. Parks and Recreation;**

The nearest park and recreation service is Northeast Regional Park Polk County which is approximately 1.0 miles southeast or 3 minutes from the proposed development. Concurrency has been requested.

**b. Educational Facilities;**

The nearest educational facility is Citrus Ridge Academy (K-8) which is approximately 2.8 miles or 9 minutes south from the proposed development. Davenport High School is located 13.5 miles or 24 minutes southeast of the proposed development. Concurrency has been requested.

**c. Health Care;**

The nearest health care service is AdventHealth Four Corners ER, which is approximately 3.6 miles or 8 minutes northeast of the proposed development. It is anticipated that the proposed end-user can be adequately served by the existing health care systems.

**d. Fire Protection;**

The nearest fire protection service is Polk County Fire Rescue Station 42 which is approximately 0.9 miles or roughly 3 minutes from the proposed development. It is anticipated that the proposed end-user can be adequately served by the existing fire protection services.

**e. Police Protection and Security;**

The nearest police protection service is Polk County Sheriffs Northeast Substation which is approximately 7.0 miles or 13 minutes south from the proposed development. It is anticipated that the proposed end-user can be adequately served by the existing police protection services.

**f. Emergency Medical Services;**

See 8.d for nearest emergency medical service.

**g. Solid Waste;**

All waste is transported to the County's Landfill.

**9. How may this request contribute to neighborhood needs?**

The proposed townhome development is compatible with the Polk County Land Use. This development will provide housing for families which will in turn help serve the needs of the community. The development will also provide housing for employees serving the growing area and businesses. It also creates revenue such as property taxes and user fees, while using minimal County resources.

**MAPS – SEE ATTACHMENTS**

1. Exhibit 1 Location Map: A location map showing the relationship of the development to cities, highways, and natural features.
2. Exhibit 2 Aerial Location Map: An aerial location map showing the relationship of the development to cities, highways, and natural features.
3. Exhibit 3 Topographical Map: 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.
4. Exhibit 4 Conceptual Site Plan: A site plan conceptualizing the proposed development showing access and individual lot.