

**Impact Assessment Statement**  
4581 and 4565 Dove Meadows Court  
Lakeland, 33810

In accordance with Section 910, this Impact Assessment Statement provides information on the effects that an event venue 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. The two-story, 4,215 sq ft home located on 4561 Dove Meadow Court hosts an in-ground pool, several small garden areas, a small waterfall, and grassy meadows. This property, just a small portion of the 30 acres under ownership, is surrounded by forest making this property ideal for a venue for events and weddings, in particular. The home itself provides a bridal suite and Grooms area, along with a large open kitchen. The pool hosts an outdoor kitchen. The three meadows and surrounding manicured landscape provides ideal space options for outdoor ceremonies. The outdoor kitchen and pool area along with adjacent meadows and pavilion will provide a lovely space for entertaining guests prior to the ceremony. The proposed 2,800 sq ft open-air pavilion will offer plastic wall curtains and mobile air-conditioning to contend with weather issues. The proposed pavilion will also provide a small prep kitchen and three toilets, in addition to the two toilets in the home.
2. See provided site plan.
3. Currently, the agricultural property at 4565 Dove Meadow Court is primarily used for growing and storing plants, storing mulch and other landscaping materials, loading and unloading plants delivered by semi. Much of the agricultural facilities will be relocated to the back of the property behind a small forest of trees, out of the view of the community and venue guests. The current ingress driveway and path will be converted into a two lane public service road, which will serve as the exit for guests. A residential home along the street of Dove Meadow Court is under construction. This home will belong to the groundskeepers of both 4581 and 4565 Dove Meadow Court. A parking lot will be added to the 4565 Dove Meadow Court located in between the new home and the landscaping business area. Hedges and trees will be placed to create sound and visual barriers between all areas.
4. The proposed plan should not have any influence on future development patterns as the property is already developed and being used for an agricultural business and residence.
5. Uses proposed in a Planned Development:
  - a. Residential space, the top floor of the 4581 Dove Meadow Court house, is 1,427 sq ft.
  - b. The following areas will be a part of the proposed event venue space:
    - i. First Floor of the 4581 Dove Meadow Court House measures 2,788 sq ft.
    - ii. Proposed pavilion is planned to measure approximately 2,800 sq ft.
    - iii. The covered wrap around porch measures 1,096 sq ft.

- iv. The garage measures 900 sq feet.
- v. The outdoor areas provide versatile space.

## **B. Access to Roads and Highways**

1. According to ITE guidelines, the following calculations have been made: Considering the maximum allowance of 250 guests and using a trip generation rate of 0.1 per guest, the venue will have approximately 25 vehicle trips/day on the day of a large event. Estimated PM Peak Hour Trips: Assuming a typical distribution pattern and using a standard distribution curve with 30% of daily trips occurring during the PM peak hour.  
PM Peak Hour Trips = 30% of Daily Vehicle Trips = 0.3 x 25 vehicle trips = 7.5 vehicle trips during the PM peak hour (round up to 8 trips for practical purposes)
2. The current ingress dirt driveway and path will be converted to a ingress/egress driveway for a paved two-lane public service road.
3. Idle parking will be allowed along the circular driveway for vendors only prior to the event. Parking will allow 100 spaces.
4. Direct access to Dove Meadow Court is located at the northern ingress driveway at 4581 Dove Meadow Court, which will serve as the primary guest entrance and the southern ingress driveway at 4565 Dove Meadow Court, which will be converted to a ingress/egress driveway for a paved two-lane public service road.
5. Modes of transportation other than automobiles will include public service vehicles (e.g. fire trucks, ambulances, police cars), bicycles, and pedestrians.

## **C. Sewage**

To determine the impact caused by sewage generated from the proposed development, the applicant shall:

1. Amount of sewage in gallons per day (GPD) expected to be generated for 250 guests (max capacity):
  - a. Restroom (2 Visits/Guest): 1,250G
  - b. Kitchen Use (8G/Guest): 2,000G
  - c. Total Sewage Generated: 3,250G/Event
2. Onsite Sewage Treatment: See Attachment Septic Soil Results
4. Service Provider: TBD
5. Current Provider Capacity: 3,695G/Day

## **D. Water Supply**

1. Proposed Source of Water Supply: Polk County
2. Type of Treatment: Onsite Sewage Treatment
3. Estimated Volume of Consumption in GPD: TBD
4. Current Providers Capacity: TBD
5. Anticipated Date of Connection: Currently Connected

## **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. The proposed event venue will not change the current surface water quality.
2. The current drainage ditch located on the northeast side of the property will be outfitted with river rock to improve the aesthetics and functionality.
3. No alterations will be made to impact fish, however, plants to improve the quality of life and attract doves will be planted and maintained in the meadow northwest of the proposed venue.

## **F. Population**

1. The projected resident and transient population for the proposed residence/event venue will be no more than 275 people at one time. These persons may include but will not be limited to owners, vendors, guests, and public servants. Event guest allowance is a maximum of 250 people.
2. The proposed residence/event venue will only employ the two (2) owners and two (2) groundskeepers who maintain a residential home at 4565 Dove Meadow Court. These four (4) people reside and will, therefore, be on premises as such.
3. The proposed residence/event venue will serve the community at-large. Therefore, the transient population will include a diverse population.
4. Multiple outdoor areas on the property will serve as event spaces, depending on the scale and type of event. Those outdoor areas may be used as is or with an event tent. A 2,800 - 3,000 sq ft open-air pavilion will be constructed. The pavilion will also include an enclosed prep kitchen area, restrooms, and roll down clear plastic wall curtains.

## **G. General Information**

To determine if any special needs or problems will be created by the proposed development, the applicant shall:

1. The proposed residence/event venue will be maintained to promote the serene and beautifully landscaped features of the area. The signage at each of the driveways along Dove Meadows will be well-appointed and include a stone facade and maintained flower beds. Landscaping along Dove Meadow Court will also be installed to enhance the appearance of Dove Meadow Court. The current facilities necessary for the operation of the nursery and landscaping business will be moved to the location out of sight and various landscaping will be installed to hide any facilities that can be seen from Dove Meadow Court, which will also improve the overall aesthetics of the area.
2. Demand on the provision for the following services includes:
  - a. Parks and Recreation: NONE
  - b. Educational Facilities (preschool/elementary/middle school/high school): NONE
  - c. Health Care (emergency/hospital): NONE
  - d. Fire Protection: NONE
  - e. Police Protection and Security: NONE
  - f. Electrical Power Supply: NONE

