

Impact Assessment Statement

Land and Neighborhood Characteristics

1. How and why is the location suitable for the proposed uses?
Response: The self storage use is suitable for the location to service the residential community.
2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?
Response: No incompatibility efforts needed. The site will comply with re LDC established buffer requirement.
3. How will the request influence future development of the area?
Response: Since the surrounding uses to project all mainly have a FLU geared more for residential, the development will only positively impact the area as it is considered a residential support use.
4. Describe each of the uses proposed in a Planned Development and identify the following:
 - a. The density and types of residential dwelling units; **No Residential Proposed**
 - b. The type of commercial and industrial uses; **Storage and Retail**
 - c. The approximate customer service area for commercial uses; **Unknown**
 - d. The total area proposed for each type of use, including open space and recreation.
183,159 GSF of Self Storage, 176,622 GSF for retail or other allowable uses as dictated within the LDC. Please refer to Site plan for more detail.

Access to Roads and Highways

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 detailed methodology and calculations.
Response: For the Self storage use that is currently proposed for development, it is estimated that a total of 277 daily trips will be generated. This is based on the ITE code section 151 (1.51 rate per 1000gsf * 183,159 = 277 trips)
2. What modifications to the present transportation system will be required as a result of the proposed development?
Response: Right turn lanes are proposed for the access point off US Hwy 27.
3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?
Response: The proposed development has approximately 19 parking stalls proposed. Section 708 requires 1 space per 300 sf of manager's office. The site will have approximately 600sf +/- of manager office area, which would only require 2 parking stalls.
4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?
Response: Intersecting driveways to the Sand Hill Rd & US Hwy 27.

Sewage

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: 335 gpd is anticipated for the proposed self storage development

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: No onsite treatment proposed

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

Response: Polk County will be the provider for Sewer

6. 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: Nearest Sanitary Sewer forcemain is located along Sand Hill Rd. The project will propose a sanitary sewer forcemain connection in that area.

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

Response: This is still to be determined.

8. What is the anticipated date of connection?

Response: 01-2025

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

Response: An onsite private Liftstation will be required as part of the development.

Water Supply

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

Response: Water will be serviced by a watermain located on the Sand Hill Rd, immediately adjacent to the proposed development.

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

Response: 335 gpd is anticipated for the proposed self storage development

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

Response: Reclaim is not available. Water will be serviced by a watermain located on the Sand Hill Rd, immediately adjacent to the proposed development.

4. Who is the service provider?

Response: Polk County

5. What is the anticipated date of connection?

Response: 01-2025

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

Response: This is still to be determined.

7. Is there an existing well on the property(ies)?

Yes What type? _____ Permit Capacity _____

No X **No well onsite**

Surface Water Management and Drainage

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

Response: The site is in a FEMA flood zone of "X". No existing flooding in the area known. The site is primarily flat and is completely pervious.

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

Response: There are no wetlands onsite. The site will propose its own retention ponds which will comply with the local and state stormwater requirements for treatment and attenuation, based on pre-conditions.

Environmental Analysis

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 issues for the site.

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

Response: No wetlands or floodplain located on this site.

3. Discuss location of potable water supplies, private wells, public well fields (discuss the location, address potential impacts), and;

Response: No wells or septic fields proposed at this time.

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

Response: No Airport buffer zones for this site

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

Response: Candler Sand is present at the site. No known effects on development

Infrastructure Impact Information

1. Parks and Recreation.

Response: Emerald Lakes community Center is 0.7 mile West of the site.

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

Response: Ridge Christian Academy is 0.7 mi, Montessori School of Davenport is 1.7 mi, Horizons Elementary is 2.1mi, Ridge Community High is 3.4 mi,

3. Health Care (e.g., emergency, hospital);
Response: South Lake Hospital is 11.9 mi away
4. Fire Protection;
Response: Polk County Fire Rescue station #38 is located 1.1 mi away.
5. Police Protection and Security;
Response: Polk County Sheriff Department Northeast substation is 4.3 mi away.
6. Emergency Medical Services (EMS);
Response: Polk County Fire station #30 is located 6.8 mi away, and South Lake Hospital is 11.9 mi away
7. Solid Waste (collection and waste generation); and
Response: The site will be anticipated to be serviced by the City of Lakeland Solid Waste Department
8. How may this request contribute to neighborhood needs?
Response: Storage for the residence.