



This comprehensive Impact Analysis Report addresses all comments and design considerations, ensuring compliance with regulatory standards while maintaining a commitment to responsible and sustainable land development practices.

Impact Analysis Report

Prepared By Traditions Engineering

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Impact Analysis

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.

Applicant Response: Per ITE Code 210 (Single-Family), the maximum trips will be 78 daily trips and 10 peak hour trips generated by this project.

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

Applicant Response: Coordination with the County & City Engineer will determine what roadway improvements are required for this development. At this time is not likely that any road improvements will need to be made.

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

Applicant Response: The project will propose connecting directly to both Old Dixie Highway and Saddle Creek Rd.

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.

Applicant Response: Most of the sites surrounding the property have been developed or appear disturbed and thus do not have many environmental concerns. To the West there is a subdivision. To the South and East there are miscellaneous single-family homes. The subject site itself appears to be undisturbed and is currently vacant. The site appears to be lightly vegetated with short grass and a light density of trees. Other than existing vegetation, there are not many environmentally sensitive features on this site.

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

Applicant Response: There are no floodplain or wetlands on the majority of the site. There are small portions of Flood Zone "A" at the east and northeast corner. See PUD Exhibits.

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

Applicant Response: There are no private wells or public well fields onsite. There are existing City utilities around the site, but these will not be impacted by the site's development other than the required connection to the utilities.

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

Applicant Response: There are no airports or airport zones within the vicinity of the site. The closest is Winter Haven Airport which is 6.4 miles away.

Utility Supply

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

Applicant Response: Potable Water utilities will be provided by the City of Auburndale. There is an existing water main that fronts the site along Old Dixie Highway.

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

Applicant Response: 10 Homes x 360 GPD/unit = 3,600 GPD

3. What is the proposed source of wastewater supply and/or who is the service provider?

Applicant Response: Wastewater utilities will be a private septic system

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

Applicant Response: N/A

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.

Applicant Response: The site is within 1 mile of Midway Gardens Park. With the small size of the project, adverse impact to the parks is not expected.

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

Applicant Response: The site is approximately 1 mile of Childhood House Preschool, 2 ½ Miles from Lena Vista Elementary and Life Christian Academy, and 1 mile from Tenoroc High school. With multiple schools within the vicinity of the site, and the small size of the project, adverse impact to the capacity of these schools is not expected.

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

Applicant Response: The site is located 4 miles of the newly built Everest Hospital at the corner of 92 and Polk Parkway. Additionally, Winter Haven Hospital and Lakeland Regional Health are both located within 10 miles of the site.



4. Fire Protection;

Applicant Response: The site is approximately 5 miles or less from 3 Fire Stations which are Auburndale Fire Department, Polk County Fire Rescue Station 16, and Polk County Fire Rescue Station 39. With three fire rescue stations within the immediate vicinity of the site, fire protection for the project is not an issue.

5. Police Protection and Security;

Applicant Response: The subject site is located within 3 miles of three police stations. These include Auburndale Police Department, Lakeland Police Department, and the County Sheriff Policing Unit. As such police protection will not be an issue.

6. Emergency Medical Services (EMS);

Applicant Response: As stated in the “Fire Protection” section, the site is within five miles or less of three Fire Rescue Stations which also serve as EMS services.

7. Solid Waste (collection and waste generation);

Applicant Response: The site is approximately 7 miles or less from 3 Waste Management services. These include Polk County Land fill, Auburndale Sanitation Services, and Waste Management Polk County Hauling.

8. How may this request contribute to neighborhood needs?

Applicant Response: This request will contribute to the surrounding neighborhood by providing additional single-family housing options for residents where single-family options are sparse in a consistently growing county.

If you have any questions regarding this letter, please call me at (863) 397-1627 or email me at Cbrooker@traditions-eng.com

Sincerely,

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