

Impact Statement Attachment

Project: Sunrise for a Happy Life Adult Day Care

Location: 1140 N Combee Rd, Lakeland, FL 33801

Prepared for: Level 3 County Review

1. Land and Neighborhood Characteristics

The facility is part of an existing building previously used as a school. It has access and features suitable for health and care-related services already designated as compatible with the local community.

2. Access To Roads and Highways

The property is accessible directly from Combee Road, a well-established connector. Traffic impact is minimal, as clients are dropped off and picked up in scheduled intervals, avoiding congestion. The program will generate fewer than 50 Average Daily Trips (ADT), remaining well below the threshold requiring transportation review. We are not aware of any planned road improvements affecting the site.

3. Sewerage

The property is served by Polk County Utilities, which manages wastewater. No modifications to the septic or sewer system are proposed. The adult day care program will not place additional strain on the system beyond standard daily use. Plumbing systems in place meet local utility standards.

4. Water Supply

Water service is also provided by Polk County Utilities. The adult day care's water usage is limited to hygiene, cleaning, and basic day-to-day operations. No adverse impact on the municipal water supply is expected.

5. Surface Water Management and Drainage

The property has no known drainage issues and has previously been used by FEMA as a headquarters site, indicating its suitability for operational use. No land development or changes to impervious surfaces are proposed.

6. Environmental Analysis

The property is already developed and is not located in an environmentally sensitive area. There are no wetlands, conservation areas, or protected species on-site. There is no expected impact to air, water, or soil quality. The site is outside any airport noise or hazard zones.

7. Infrastructure Impact Information

No additional strain will be placed on area infrastructure. The program does not affect schools, and solid waste will be managed through existing commercial service providers. Emergency services access remains unchanged. Electricity is provided by Lakeland Electric.

8. Neighborhood Needs

The program addresses a critical need in the community by supporting seniors and adults with disabilities. It provides daily supervision, therapeutic activities, and personal care, allowing family caregivers to maintain employment. This service helps promote health, independence, and quality of life in the area.

Community Impact Summary

Sunrise for a Happy Life Adult Day Care plays an essential role in strengthening the local support network for seniors and adults with disabilities. By offering structured supervision, enrichment activities, and personal care, the program allows families to remain active in the workforce while ensuring their loved ones receive quality care in a safe, nurturing environment. This service promotes dignity, reduces isolation, and helps meet the growing demand for accessible community-based adult care in Polk County.