

DRANE FIELD III IMPACT ASSESSMENT STATEMENT

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, see below:

1. How and why is the location suitable for the proposed uses?

This site is suitable for the proposed commercial vehicle storage based on existing future land use designations and similar development in the area.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

The proposed development is not incompatible with adjacent uses as there are existing or permitted warehousing/commercial storage to the north, south, and west of the site and a substation east of the site. The property is surrounded by BPC-1/BPC-2 FLU which is compatible with this request.

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

The proposed development is consistent with the surrounding existing and permitted uses in the area. Based on the surrounding FLU, the proposed development should have minimal influence on the future development patterns.

B. Access to Roads and Highways

To assess the impact of the proposed development on the existing, planned and programmed road system, see below:

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 detailed methodology and calculations. (A minor traffic study will suffice for a detailed methodology and calculations for most application).

The proposed impacts should not be substantially different than what would have been expected if the project had developed under the current zoning category. A Minor Traffic Study will be preformed at the time of Level 2 Review.

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

No offsite improvements are expected at this time.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

Not Applicable at this time. The design will be completed under a separate Level 2 application for the site.

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

The site has access off of Drane Field Road and Hamilton Road

C. Sewage

To determine the impact caused by sewage generated from the proposed development, see below:

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (Response may be based in Section 703/F of the LDC).

The estimated daily sewage generation is less than 500 GPD.

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?

N/A

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

City of Lakeland Utilities

4. 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)

There is an existing Sanitary Force Main along the property frontage on Drane Field Road

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

The provider has already previously approved improvements for this site and has indicated there are no capacity issues.

6. What is the anticipated date of connection?

June 2024

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

No improvements are anticipated at this time.

D. Water Supply

To determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area, see below:

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

There is an existing Water Main on the north side of Drane Field Road. City of Lakeland utilities is the service provider.

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

The estimated daily water consumption is less than 500 GPD.

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

4. Who is the service provider?

City of Lakeland

5. What is the anticipated date of connection?

June 2024

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

The provider has already previously approved improvements for this site and has indicated there are no capacity issues.

7. Is there an existing well on the property? If yes, please provide details (see form)

There is not an existing well on the property.

E. Surface Water Management and Drainage

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development:

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

There is an existing creek on the west side of the site. The runoff flows from east to west into the creek. The proposed development will maintain the permitted drainage patterns and impervious area footprint. There is floodplain compensation that has been accounted for due to the permitted impact of the floodplain.

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

No alterations will be required as the proposed development will maintain the permitted drainage patterns and conveyance system.

F. Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

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.

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

There are no wetlands on site. Hamilton Creek flows through the western half of the site, which has flood plain associated with it. There is a permitted impact to the floodplain which is being compensated on the west side of Hamilton Creek.

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

There are no public or private wells on site. Potable water facilities are located along Drane Field Road for service connections.

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

The proposed project is located in the proximity of Lakeland Linder Airport but will not impact any approach or departure surfaces and is below FAA height requirements.

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

Please see NRCS Soils Map included with this Assessment. The soils on site are suitable for this type of development.

G. 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

This is a non-residential use. No impact anticipated.

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

This is a non-residential use. No impact anticipated.

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

This is a non-residential use. No impact anticipated.

4. Fire Protection

City of Lakeland Fire Station #7 is located 2.3 miles east of the site on Drane Field Road. This use is not anticipated to have demand of this public service.

5. Police Protection and Security

Polk County Southwest District off is 10 miles east on US 98 in Bartow. This use is not anticipated to have demand of this public service.

6. Emergency Medical Services (EMS)

Polk County Fire Rescue Station 34 is located 6 miles east on Drane Field Road. The nearest Emergency Medical Facility is located 10 miles from the project site at Lakeland Regional Health Emergency Center. This use is not anticipated to have a large demand on this service but it is anticipated that this facility can adequately serve the minimal demands of this service.

7. Solid Waste (collection and waste generation)

Solid waste and recycling is serviced by Polk County. The transfer station is located 20 miles from the project site in Auburndale.

8. How may this request contribute to neighborhoods needs?

The proposed development is a similar/compatible use type with the surrounding area. This corridor supports the needs for this type of use.

H. Maps

Map A: A location Map (center the site on the map) showing the relationship of the development to the cities, highways, and natural features

Map B: Map depicting the site boundary (Properties included in the request)

Map C: A site plan consistent with Site Plan Standards (see site plan standards checklist form (GM LDD 11))