



4404 Lakeland Highlands Road CPA

IMPACT ASSESSMENT STATEMENT FORM

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action 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 sufficient Impact Assessment Statement must address all of the following (*Note: N/A is an insufficient comment, if N/A an explanation must be included*):

Land and Neighborhood Characteristics

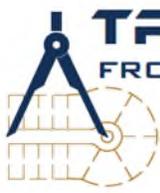
Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

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

This site is located at the lighted intersection of Lakeland Highlands Road and Lakeland Highlands Boulevard between the Polk Parkway and CR 540A, in an area that lacks office type uses. The site is located directly adjacent to an existing OC zoned property.

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

This site is the last developable site within close proximity, and the proposed Office Center land use is compatible with the surrounding development. It is bordered by Lakeland Highlands Boulevard to the north, a boulevard entrance to an apartment and townhome community, a forested area to the east, a large retention pond to the south, and Lakeland Highlands Road, a collector road, to the west. Because Policy 2.113-C5 of the Comprehensive Plan lists Office Center uses as ideal uses adjacent to Residential Medium (adjacent to the north and east) and Institutional and Open Space uses (adjacent to the south), special efforts to minimize differences in the proposed Office Center uses will not be necessary.



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

This parcel of land is one of the last remaining developable tracts of land in this area of the County, and the surrounding development has influenced this parcel more than this parcel will be able to influence future development of the area. This Office Center will provide opportunities for services that will capture existing traffic and reduce travel times.

Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

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 detailed¹ methodology and calculations. (1. A minor traffic study will suffice for a detailed methodology and calculations for most applications.)

The potential traffic generated by this site varies by the type of use allowable in Office Center, but the typical office use will likely be a single tenant user. According to TPO staff, the ITE manual indicates that single tenant office uses generate 11.25 daily trips and 1.71 PM peak hour trips / 1,000 square feet of building area. The proposed site is approximately 1.3 acre and could allow for a 13,000 square foot building which equates to 146 AADT and 22 peak hour trips.

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

The driveway waiver was approved by the County on May 7th, 2020.

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

Section 708 of the LDC requires office uses to provide 1 space per 300 sq ft GFA. The proposed building is 13,000 SF / 300 = 44 spaces.



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

This Office Center is located at the lighted intersection of a collector and a local roadway and will have direct access to a collector meeting County standards with sufficient capacity for the proposed use.

NOTE: Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for “Infrastructure Impacts” items 3 through 9 above.

Sewage

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

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*)

The proposed office building is 13,000 square feet utilizing 0.18 gallons per day per square foot will equal 2,340 ADF of wastewater as provided by Polk County Utilities for office uses.

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?

The City of Lakeland will provide wastewater service to this development site.

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

The City of Lakeland will provide wastewater service to this development site.

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*)

A 6 inch PVC sewer line is adjacent to the site on the east side of Lakeland Highlands Road, and a 36 inch sewer main line runs down the middle of Lakeland Highlands Road.

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

The City’s Glendale wastewater treatment site has sufficient capacity to serve this development site. Plant capacity is 13.7 Million Gallons per Day (MGD) and it is currently operating at 11.3 MGD.



6. What is the anticipated date of connection?

March 2025.

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 to support the proposed development. The line abuts the development site.

Water Supply

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

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

The City of Lakeland will provide potable water service to this development site.

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

The proposed 13,000 square foot office center building is anticipated to generate approximately 3,120 gallons per day of wastewater. This is based the 0.24 gallons per day per square foot as provided by Polk County Utilities for office uses.

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

A 16 inch PVC potable water main is located along the east side of Lakeland Highlands Road adjacent to the site. Reclaimed water service is not available in this area.

4. Who is the service provider?

The City of Lakeland will provide potable water service to this development site.

5. What is the anticipated date of connection?

March 2025.

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

The City's has sufficient capacity to serve this development site. The water distribution system consists of two plants, the Combee and T.B. Williams plants, and both contribute to the overall water supply in this area. The Combee plant has an 8 MGD plant capacity



with average daily flows of 3.671 MGD, and the T. B. Williams plant has 59 MGD plant capacity with average daily flows of 30.14 MGD.

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

Yes _____ No Location: _____ N/A _____

What type? _____ N/A _____ Permit Capacity _____ N/A _____

Surface Water Management and Drainage

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

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 are no surface water features on-site. The site is relatively flat, and drains from west to east toward an off-site floodplain. All on-site drainage associated with the development of the site will be managed and treated according to LDC standards.

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

No alterations will be necessary to develop this site, no wetlands are located on the proposed site.

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.

This development site is outside of the floodplain and any environmentally sensitive areas on-site will be avoided. It is relatively flat and most of the natural features were long ago removed.



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

County GIS mapping illustrates that no significant wetland or floodplain conditions exist that will preclude development of this site. Because the site drains from west to east toward an off-site floodplain, it is anticipated that on-site drainage retention associated with the development of the site will be located along the eastern portion of the site..

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

There are no private wells or public well fields located on-site. A 16 inch PVC potable water main is located along the east side of Lakeland Highlands Road adjacent to the site. Reclaimed water service is not available in this area.

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

This site is located outside Airport Buffer Zones and is not anticipated to be affected by nearby aircraft or airport activity.

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

The site is entirely comprised of Immokalee Sand, which can be generally described as a poorly drained flatwood nonhydric, upland soil with sandy marine sediments throughout the profile, some of which may have loamy sand substrates (source: SFWMD Technical Publication WS-06). Immokalee Sands have limitations for development related to a high water table and associated onsite water retention and percolation. (source: United States Soil Conservation Service). However, early site evaluation has demonstrated that sufficient land area exists for development and these soil characteristics are not anticipated to be a limiting factor for the proposed development.

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;

Office uses do not generate the need for parks and recreation uses. The nearest parks and recreation space is the Cypress Youth Sports Complex located at 2399 Edgewood Drive South.



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

Office uses do not generate the need for educational facilities such as public schools. The site is within close proximity to Highlands Grove Elementary School. No impacts are anticipated.

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

The nearest medical facility is Watson Clinic, which includes an XpressCare facility, located at 2300 CR 540A approximately 2.5 miles south of the site. The nearest hospital is the Lakeland Regional Health Medical Center located approximately 7 travel miles north of the site. The proposed Office Center land use is not anticipated to generate significant emergency health care needs.

4. Fire Protection;

The nearest fire station (Lakeland Fire Station #2) is located approximately 4.5 travel miles north of the site. The proposed Office Center land use is not anticipated to generate significant fire protection needs.

5. Police Protection and Security;

The nearest Sheriff station (Southwest Command Center) is located approximately 3 travel miles east of the site. The proposed Office Center land use is not anticipated to generate significant police protection needs.

6. Emergency Medical Services (EMS);

The nearest EMS station (Polk County Rescue Station #34) is located approximately 3.5 travel miles west of the site. The proposed Office Center land use is not anticipated to generate significant EMS needs.

7. Solid Waste (collection and waste generation); and

Solid waste collection will likely be contained within typical residential sized bins as the site is not anticipated to generate significant waste. If necessary, an on-site dumpster (within an enclosure will be provided).

8. How may this request contribute to neighborhood needs?

The site is located in an area that lacks office type uses. The nearest office center type land is located approximately two miles from the site; however, these sites are approximately 95% developed. This area of the County has a significant established residential population that travels extensive distances for commercial businesses, medical offices, and other



TRACT ENGINEERING

FROM CONCEPTUAL TO COMPLETION

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FIRM REGISTRATION NUMBER - 34343

services, and the proposed Office Center land use will accommodate the needs of the existing residents within a closer radius and drive time

Maps

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following **maps shall 8 1/2" x 11"** and accompany Impact Assessment Statements:

Map A: A location map (center the site on the map) showing the relationship of the development to 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*² (multiple sheets may be used). In addition to the required number of copies please **include an 8 1/2" x 11" copy**. Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

NOTE: Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form and the "Demonstration of Need" form as a guide for assessing the impact of a text amendment.