

IMPACT ASSESSMENT STATEMENT

CREWS LAKE SUBDIVISION

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:

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 is a request for a ±152-acre Planned Development located within unincorporated Polk County with the RL-1 future land use district. The proposed project is south of Crews Lake Dr. and east of McCall Rd. within an area of similar residential uses and previously permitted subdivisions with varying lot sizes as a PD. The property along Crews Lake Dr. is one of the last properties being proposed for development. The proposed single family detached project is similar to and compatible with existing residential subdivisions and planned developments adjacent to the site and in the surrounding area.

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

There are no anticipated incompatibility issues with the proposed development or with adjacent development and land uses. Adjacent land uses to the east and west are existing single-family development and approved Planned Developments.

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

The proposed development is one of the last undeveloped properties along Crews Lake Dr. The existing infrastructure and adjacent uses support and complement the proposed use.

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 are the number of vehicle trips to be generated daily and at PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.

The trip-rating below was evaluated using the ITE Digital Handbook, 12th edition.

Daily Trip Rate: 400 SF dwelling units x 9.09 = 3,636 trips

Peak Hour Rate: 400 SF dwelling units x 0.93 = 372 trips

While not required by the County Land Development Code or Florida Statutes for consideration of a Planned Development, a major transportation study has been commissioned to provide a detailed assessment of the proposed project.

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

Based on initial review of the project, it is anticipated that proposed improvements include one (1) right-turn lane and one (1) left-turn lane along Crews Lake Dr at the project entrance, road widening of Crews Lake Dr. These improvements and potentially others will be confirmed through the completion of the major traffic study and implemented into Level 2 construction plans in accordance with the Polk County Land Development Code. It is also anticipated that a proposed sidewalk along the property frontage will be required at Level 2.

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

Parking will be provided in accordance with Sections 708 and 303 of the Polk County Land Development Code. Single family detached units require two (2) external spaces per unit, and Planned Developments require additional parking based on lot width and number of units.

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

The subdivision will feature a boulevard-entrance access to Crews Lake Dr. The number of access points is in accordance with section 821 of the LDC.

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 of the LDC or the Impact Fee Ordinance*)

**The estimated average daily sewage demand is:
400 SF units x 270 gpd per ERC = 108,000 gpd**

Amenity Center with meeting/community room (100 gpd), assumed two (2) water closets (200 gpd), and a swimming pool (200 gpd) = 700 gpd

Total estimate average daily sewage demand = 108,700 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?

No on-site sewage treatment is proposed.

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

The sewage service provider is Polk County 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*)

The nearest “available” sewer line, as defined by the Polk County Comprehensive Plan and Land Development Code, to serve the subdivision is a 16” force-main on the south-side of Hwy 540A at the intersection of E County Rd 540A and McCall Rd approximately 2,600 LF north of the property,

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

Per discussions with county utilities, the general capacity can adequately serve the proposed demand.

6. What is the anticipated date of connection?

The anticipated date of connection is between Q3 and Q4 of 2028.

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

Public-system improvements associated with the subdivision include a sanitary sewer network, one (1) public lift station, and approximately 2,600 LF of 6" sanitary force-main along McCall Rd from the site entrance to the intersection of E County Rd 540A and McCall Rd.

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 service provider is Polk County Utilities. The site is located within the Southwest Regional Utility Service Area, and the water supply is the Southwest Public Water System.

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

**The estimated average daily water demand is:
400 SF units x 360 gpd per ERC = 144,00 gpd**

Amenity Center with meeting/community room (100 gpd), assumed two (2) water closets (200 gpd), and a swimming pool (200 gpd) = 700 gpd

Total estimate average daily water demand = 144,70 gpd

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

The nearest "available" water lines, as defined by Polk County Comprehensive Plan and Land Development Code, to serve the subdivision is a 12" potable water-main on McCall Rd approximately 40 LF north of the property and a 12" reclaim water-main on the north-side of Crews Lake Dr approximately 40 LF north of the property.

4. Who is the service provider?

The service provider is Polk County Utilities

5. What is the anticipated date of connection?

Anticipated connection date is the second half of 2028.

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

Per discussions with county utilities, the general capacity can adequately serve the proposed demand.

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

☒ Yes What Type? Less than 100,000 GPD and 100,000 GPD or greater but less than 500,000 GPD

Permit Capacity 590 GPD

No

Location: McCall Rd

Water Use Permit #: 6577.003, 1348.006, and 1300.010

Constructed prior to Water Management District Permitting: YES _____ NO X

Type of Use: X AG _____ Public _____ Industrial or Commercial

_____ Recreation or Aesthetic _____ Mining

Permitted Daily Capacity: 11,300 GPD, 13,800 GPD, and 69,800 GPD (Total 94,900 GPD)

Average Peak Monthly Withdrawal Rate: 62,200 GPD, 124,400 GPD, 594,500 GPD
(Total 781,100 GPD)

Location: McCall Rd

Casing Diameter: 10", 8", and 6"

Mainline Diameter: 10", 8", and 4"

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)*;

The property is within the "Lake Hancock" watershed. Surface water runoff discharges to two main discharge points, Crews Lake and an existing depression on the eastern adjacent property, both of which are closed drainage basins.

Runoff from portions of the project site is considered in adjacent ERP No. 1432 and No. 31479 associated with the Crews Lake Woods and Treymont developments; however, the proposed Crews Lake Subdivision will not discharge to these developments in the developed condition.

Ponds 3, 4, and 7 within the adjacent Treymont development include emergency control structures that discharge to the project site in storm events greater than the 100-year/24-hour storm events. The weir elevations for control structures #3, #4, and #7, associated with their respectively-named ponds, are constructed at the 100-year/24-hour peak stage elevation.

The proposed Crews Lake Subdivision will include a rear-lot storm network that will collect discharge from the adjacent Treymont development in storm events greater than the 100-year/24-hour storm events.

There is an existing ditch that bisects the property, collects surface water runoff, and discharges to Crews Lake.

A portion of the property is within a Zone-A floodplain. Retention/Detention ponds will be designed to compensate for floodplain impacts in the developed condition per SWFWMD and Polk County Land Development requirements.

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

Wetland impacts on the site are kept to a minimum and are only proposed where necessary to support the development. Any wetland impacts will be properly permitted and mitigated in accordance with local, state, and federal regulations.

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.

A Phase 1 Environmental Site Assessment was performed on the property. Wetland and species surveys will be performed as part of the project as required during Level 2.

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

There are approximately 1.1 acres of wetlands bisecting the property. Wetland impacts on the site are kept to a minimum and are only proposed where necessary to support the development. Any wetland impacts will be properly permitted and mitigated in accordance with local, state, and federal regulations.

A portion of the property is within a Zone-A floodplain. Retention/Detention ponds will be designed to compensate for floodplain impacts in the developed condition per SWFWMD and Polk County Land Development requirements.

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

There are five (5) private wells on the property site, four of which are operations. The wells are permitted for agricultural use. There are no public wells within the project limits; the site is not within a wellfield-protection district.

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

The project site is not within an Airport Buffer Zone.

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

The existing soil is largely sandy soil and is highly permeable. The development will likely feature dry retention ponds. The site coverage below was evaluated through the National Resource Conservation Service (NRCS) Web Soil Survey.

Hydrologic Soil Rating	Soil Type	Percent of Area (Site Coverage)
A	Candler Sand: 0-5%	8.0
A	Tavares Fine Sand: 0-5%	30.0
A	Fort Meade Sand: 0-5%	47.8
A	Pomello Fine Sand	12.5
A/D	Adamsville Fine Sand: 0-2%	1.7

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;

The development will include recreation and open space areas throughout the property to serve as amenities to the development and meet the requirements set in the Polk County Land Development Code.

The closest existing public recreational areas are Highland City Senior Field located 1.8 miles north-east of the project site and Fort Fraser Trail located 2.5 miles east of the project site off US 98. Christina Park is also located 4.3 miles west of the site.

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

**Valleyview Elementary School – 1.0 mile
George Jenkins High School – 2.2 miles
Lakeland Highlands Middle School – 5.0 miles**

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

**Lakeland Regional Health Lake Miriam – 6.6 miles
Lakeland Regional Health Freestanding Emergency – 4.5 miles
Bartow Regional medical Center – 5.2 miles**

4. Fire Protection;

**Polk County Station #28 – 3.7 miles
Polk County Station #2 – 6.2 miles
Bartow Fire Department – 6.6 miles**

5. Police Protection and Security;

**Bartow Police Department – 6.6 miles
Polk County Sheriff's Office Southwest Command – 5.5 miles**

6. Emergency Medical Services (EMS); and

**Polk County Station #2 – 6.2 miles
Polk County Ambulance – 6.7 miles**

7. Solid Waste (collection and waste generation).

400 units x 10.5 lbs/day = 4,200 lbs/day

8. How may this request contribute to neighborhood needs?

The proposed project will meet the requirements of the Polk County LDC and complement the surrounding area, including adjacent planned developments. The roadway and pedestrian improvements along the

property frontage will create a safer traffic environment, and the development will reduce stormwater runoff discharging to the adjacent Treymont and Crews Wood Lakes developments.

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 overlayed on all maps. The following maps shall 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: A map depicting the site boundary (properties included in the request)

Map C: A site plan consistent with ***Site Plan Standard*** (multiple sheets may be used). In addition to the required number of copies please **include an 8 ½ x11 inch copy**. Applications for district changes alone are not required but are encouraged to submit a Development Plan;

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 as a guide for assessing the impact of a text amendment.*