

Impact Assessment Statement Form Responses

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 Planned Development (PD) proposes a 150-unit townhome community in the northeast corner of Wabash Ave N. and 10th St W. A PD is sought to provide up to 8 attached units on a project site that is currently vacant. The Future Land Use designation of the site is Residential Low-4 and is also within the Transit Supportive Development Area (TSDA), which allows for a maximum density of 7 dwelling units per acre. This project site represents an infill opportunity in an area that has been experiencing recent growth. Directly adjacent to the east are Colton Meadow Apartments and to the west are several single family homes that front on the recently improved Wabash Avenue N. To the south are 10th Street W and vacant residential parcels. 10th Street W is a significant roadway linking Kathleen Road to the east and N Galloway Road to the west, with a bridge over I-4. Major employment is concentrated nearby at the intersection of Kathleen Road and I-4. To the southeast is 10th Street Townhomes, a townhome community being developed by the Lakeland Housing Authority. Bordering the project site to the north is the Owens Corning Spur Track, which will provide a buffer between the proposed development and the light industrial uses present to the north. The location of the proposed townhome community is suitable as it provides a transition from the multifamily in the east to the single family in the west.

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

There are not any incompatibilities with the townhomes proposed by this Planned Development. However, to the north of the property is the Owens Corning Spur Track, which is +/- 60 feet wide, and is exclusively for the Owens Corning facility. A 15-foot landscape buffer is proposed along this boundary that will be owned and maintained by the homeowner's association and will contain a 6-foot privacy fence. This in addition to the +/- 60 feet of the spur parcel, provides a substantial buffer from the light manufacturing uses present in the north. Considering the diversity of residential uses (duplexes, apartments, mobile homes, and townhomes) present in the area, the townhome product is well suited for this location.

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

As an infill site, the request will enhance the sense of place and encourage existing development trends in the area.

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 detailed 1 methodology and calculations.

Per the ITE Manual, the weekday daily trip ends generated is 2,511. The AM and PM weekday peak hour trip ends are 171 and 227. This was calculated using land use code 220 multifamily low-rise housing up to 3 stories (townhomes).

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

No modifications to the surrounding transportation system will be required.

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

Parking will be provided in accordance with Section 708 of the Polk County Land Development Code.

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

The property will directly connect to the existing "Wabash Avenue" west of the property and "10th Street" south of the property.

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).

Per Lakeland Water Utilities Water Operations, the expected potable water generated per day for a townhome unit is 244 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?

On-site treatment is not proposed.

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

The existing service provider is 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).

Per Section 702E.3, the nearest sewer line lies within the Wabash Avenue ROW. An 8" VCP SGM gravity sewer line runs along Wabash Avenue, and an 8" PVC SGM along 10th Street West. The proposed on-site gravity sewer line will tie into the existing gravity sewer line along Wabash Avenue if the depth of the existing gravity sewer is adequate. If the gravity tie in is not feasible, an on-site lift station will be utilized to pump into one of the existing manholes along 10th Street West. Capacity determination is being processed with the City of Lakeland Utilities.

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

A capacity determination is being processed with the City of Lakeland Utilities.

6. What is the anticipated date of connection?

Fall 2024.

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

The proposed on-site gravity sewer line will tie into the existing gravity sewer line along Wabash Avenue if the depth of the existing gravity sewer is adequate. If the gravity tie in is not feasible, an on-site lift station will be utilized to pump into one of the existing manholes along 10th Street West. Capacity determination is being processed with the City of Lakeland Utilities.

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 existing service provider is City of Lakeland Utilities, with an existing 16" DIP potable water connection within Wabash Avenue right of way.

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

Per Lakeland Water Utilities Water Operations, the expected potable water generated per day for single family detached is 325 GPD and for a townhome unit is 244 GPD.

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

There is an existing 16" DIP Water Main running along Wabash Avenue as well as 10th Street West on the southern boundary of the site.

4. Who is the service provider?

The existing service provider is City of Lakeland Utilities.

5. What is the anticipated date of connection?

Fall 2024.

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

A capacity determination is being processed with the City of Lakeland Utilities.

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

Yes What type?

No Permit Capacity:

Location:

Water Use Permit #:

Constructed prior to Water Management District Permitting: Yes No

Type of Use: Ag Public Industrial or Commercial

Recreation or Aesthetic Mining

Permitted Daily Capacity:

Average Peak Monthly Withdrawal Rate:

Location:

Casing Diameter:

Mainline Diameter:

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);

As provided by Environmental Consulting & Technology, Inc. (ECT), there is a perennial stream and an intermittent stream as well as a small, forested wetland within the project boundary. The site drains to the perennial stream and eventually offsite to the west.

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

Stream crossings for access purposes would be necessary to maximize the usage of the uplands on 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.

As provided by Environmental Consulting & Technology, Inc. (ECT), environmentally sensitive features identified onsite include a perennial and intermittent stream. All surface waters and wetland features are considered jurisdictional under Ch. 62-330 and 62-331 FAC.

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

As currently proposed, the site plan includes two stream crossings and complete wetland avoidance.

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

Currently working with the City of Lakeland for the provision of Water and Sewer.

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

Not applicable.

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

See the attached soils map.

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;
 - a. ***Bonnet Springs Park and Lake Bonnet are located +/- 2.5 miles from the project site.***
2. Educational Facilities (e.g., preschool, elementary, middle school, high school);
Wabash PD is zoned for the following schools according to the Polk County Public Schools Address Zoning website.
 - a. ***Griffin Elementary - +/- 2.8 miles from the project site.***
 - b. ***Kathleen Middle School - +/- 6.5 miles from the project site.***
 - c. ***Kathleen Senior High - +/- 1.2 miles from the project site.***
3. Health Care (e.g., emergency, hospital);
 - a. ***Lakeland Regional Health Medical Center is located +/- 2 miles from the project site.***
4. Fire Protection;
 - a. ***The closest Fire Station is Polk County Fire Rescue Station 24 – Winston Creek Station which is +/- 1.6 miles from the project site.***
5. Police Protection and Security;

- a. The Community Policing Unit is located +/- 1.4 miles from the project site.*
 - b. The County Sheriff Policing Unit is located +/- 7 miles from the project site.*
- 6. Emergency Medical Services (EMS);
 - a. Lakeland Regional Health Medical Center is located +/- 2 miles from the project site.*
- 7. Solid Waste (collection and waste generation); and
 - a. FCC Environmental Services is the solid waste collection provider.*
- 8. How may this request contribute to neighborhood needs?
 - a. This request contributes to neighborhood needs by adding to the mix of housing types available in an area that is experiencing revitalization.*