

Impact Assessment Statement

This Impact Assessment Statement is connected to LDCPAS-2025-17 to reflect the change in requested use from CC to NAC.

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, the applicant shall:

1. Show how and why is the site suitable for the proposed uses;

The Subject Property's location along U.S. 98 and its adjacency to an existing Culver's make the requested Conditional Uses appropriate. The requested Conditional Uses and variances will provide medical services, vehicle-oriented services, and food options for individuals traveling along U.S. 98 between Lakeland and Bartow. Additionally, the Subject Property's proximity to Polk State University and Travis Technical College creates employment opportunities for students while also providing nearby commercial services.

2. Provide a site plan showing each type of existing and proposed land use;

See attached Future Land Use Map.

3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;

The landscaping and buffering requirements of the Polk County Land Development Code ensure that the proposed request is compatible with adjacent uses and existing entitlements. In addition, the Site Plan adequately addresses compatibility concerns and is consistent with the Polk County Land Development Code. Specifically, the Site Plan provides a 20-foot landscape buffer along 3rd Street Southeast to maximize compatibility with nearby residential districts. Additionally, the Site Plan includes three proposed ponds that further buffer the requested uses from surrounding residential areas.

4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped;

The Proposed Request is to allow for certain conditional uses and variances. The influence on future development patterns has previously been addressed when the Subject Property underwent a Future Land Use Change.

5. Describe each of the uses proposed in a Planned Development and identify the following:

- a. The density and types of residential dwelling units;
- b. The type of commercial and industrial uses;
- c. The approximate customer service area for commercial uses;
- d. The total area proposed for each type of use, including open space and recreation

The Property is not within a Planned Development.

B. Access to Roads and Highways: to assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:

1. Calculate the number of vehicle trips to be generated daily and at PM peak hour based on the latest ITE or provide a detailed methodology and calculations;

A Traffic Impact Analysis will be provided on an as-needed basis prior to site plan approval.

2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;

See Site Plan Attached with Application Materials. The Proposed Site contemplates two accesses points from 3rd Street SE, each with ingress/egress. In addition, the Proposed Site contemplates an access point from Central Avenue Southeast with ingress/egress.

3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;

<u>PARKING RATIO:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
QSR (1/100)	24 SPACES	38 SPACES
COFFEE SHOP (1/100)	23 SPACES	30 SPACES
DENTAL OFFICE (1/200)	20 SPACES	20 SPACES
OIL/LUBE	8 SPACES	8 SPACES
TOTAL	75 SPACES	96 SPACES (INCLUDED 7 ADA)
PROVIDED SPACES (TOTAL)	=96 SPACES (INCLUDED 7 ADA SPACES)	

**See Site Plan for depiction of parking layout.*

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

See Site Plan Attached with Application Materials. The Proposed Site contemplates two accesses points from 3rd Street SE, each with ingress/egress. In addition, the Proposed Site contemplates an access point from Central Avenue Southeast with ingress/egress.

5. Indicate the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modes.

The Proposed Site will be primarily automobile oriented. However, as per the Comprehensive Plan and Land Development Code, the Proposed Site contemplates an internal sidewalk network integrated into the offsite sidewalks along U.S. 98.

C. Sewage: to determine the impact caused by sewage generated from the proposed development, the applicant shall:

1. Calculate the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development;

Capacity has been approved by the City of Lakeland Utilities. The City of Lakeland Utilities has committed to providing 6,710 gpd.

2. Describe the proposed method and level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on-site treatment is proposed;

The Property will connect to existing public utilities from City of Lakeland.

3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems;

The City of Lakeland Utilities has committed to capacity.

4. Identify the service provider; and

The Property will connect to existing public utilities from City of Lakeland.

5. Indicate the current provider's capacity and anticipated date of connection.

Capacity has been confirmed with the City of Lakeland. Connection is anticipated within the next year.

D. Water Supply: to determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area, the applicant shall:

1. Indicate the proposed source of water supply and, the type of treatment;

Capacity has been approved by the City of Lakeland Utilities. The City of Lakeland Utilities has committed to providing 6,710 gpd.

2. Identify the service provider;

The Property will connect to existing public utilities from City of Lakeland.

3. Calculate the estimated volume of consumption in gallons per day (GPD); and

Capacity has been approved by the City of Lakeland Utilities. The City of Lakeland Utilities has committed to providing 6,710 gpd.

4. Indicate the current provider's capacity and anticipated date of connection

Connection is anticipated within the next year.

E. Surface Water Management and Drainage: to determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development, the applicant shall:

1. Discuss the impact the proposed development will have on surface water quality;

The stormwater management system for the project site will be designed to meet regulatory requirements that will ensure adequate BMPs are instituted. The property does not have any areas of concern and surface water quality will not be negatively impacted by the development.

2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project;

There does not appear to be any state or federal jurisdictional wetlands or surface water features located within the project site.

3. Describe the impact of such alterations on the fish and wildlife resources of the site;

Based on the available GIS information, there are no state or federally jurisdictional wetland or surface water features or other bodies of open water identified within the project site. Per the Florida Biodiversity Matrix GIS application, no endangered plant and animal species exist on the site. No significant impact to existing wildlife resources is anticipated from the project.

4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.

No change is anticipated.

F. Population: to determine the impact of the proposed developments additional population, the applicant shall:

1. Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses;

Indeterminable at this time.

2. Describe, for commercial and industrial projects, the employment characteristics including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift;

See Section G.1. within this Impact Assessment Statement. The employment characteristics will be consistent with the conditional uses requested.

3. Indicate the expected demographic composition of the additional population (age/socio-economic factors); and

See Section G.1. within this Impact Assessment Statement. The conditional uses requested are not residential in nature. As such, they are not expected to generate any additional population

4. Describe the proposed service area and the current population thereof.

See Section G.1. within this Impact Assessment Statement.

G. General Information: to determine if any special needs or problems will be created by the proposed development, the applicant shall:

1. List and discuss special features of the proposed development that promote desirability and contribute to neighborhood needs; and

The requested conditional uses would allow for:

a. *Restaurant, Drive-Thru/Drive-in*

2. Discuss the demand on the provision for the following services:

a. Parks and Recreation;

None.

b. Educational Facilities (preschool/elementary/middle school/high school);

None.

c. Health Care (emergency/hospital);

No impact to health care is anticipated.

d. Fire Protection;

The nearest fire protection is Polk County Fire Rescue Station 28 (4101 Clubhouse Rd, Highland City, FL 33846).

e. Police Protection and Security; and

The nearest police protection and security is Polk County Sheriff's Office Southwest Command (4120 US-98, Lakeland, FL 33801).

f. Electrical Power Supply

City of Lakeland Electric Utility Service.

H. Maps: the following maps shall accompany all Impact Assessment Statements:

Map A: A location map showing the relationship of the development to cities, highways, and natural features;

See attached Location Map

Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County;

See attached Topographical Map.

Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density;

See attached Future Land Use Map.

Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable;

See attached Soils Map

Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right-of-way widths.

See attached Location Map.

Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each use and unit type, and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and

See Site Plan.

Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features.

See Site Plan.