

Second Amended Impact Assessment Statement

This document is part of LDPD-2025-9 and acts to amend the previously submitted document to reflect the most current concept plan for the project.

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 Proposed Site is adjacent to the Touchstone Residential Development to the east and the Wind Meadows South residential development to the south. See Location Map. Notably, most of the surrounding property has future land use designations of County Residential Low and City of Bartow Low Density Residential. Moreover, public facility improvements in the area underscore the ability of the Proposed Site to develop in lockstep with its neighbors.

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

See attached 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 required by the Polk County Land Development Code adequately ensures that the proposed request is compatible with adjacent uses and entitlements in the area.

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

The Subject Property is not located in an area presently undeveloped.

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

- a. The density and types of residential dwelling units;

The proposed PD provides for traditional single family development. The overall density is 2.74 dwelling units per acre and broken in to different areas. There is a group of large lot (1/3 acre) section along the Crews Lake Drive, which is closest to other larger lot neighborhoods. The second grouping includes 50' lots with access to Yarborough Lane.

- 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

See Open Space Plan. It is anticipated that 23% of the gross developable area of the site will be for Open Space and Recreation, exclusive of the private lake. If the private lake, Crews Lake, is included, the overall PUD provides 40.1% open space at 120.38 acres. .

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 prior to site plan approval for the Subject Property.

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

It is anticipated that minor transportation improvements will be required for ingress/egress for the Proposed Site. See Overall Concept Plan. Such improvements will be more fully understood upon Level 2 Review.

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

N/A.

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

Access will be provided via Crews Lake Dr and Yarborough Ln.

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.

Modes of transportation providing access to the property will be more fully understood upon the completion of a site plan and will be fully addressed at Level 2.

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;

Using the Polk County standard of 270 gallons per day for sewage generation, the Proposed Site can be expected to generate a demand of 201,690 GPD. Site-specific information on water consumption will be fully addressed at Level 2.

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;

N/A.

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

N/A.

4. Identify the service provider; and

The Property will connect to existing public utilities from Polk County Utilities.

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

The Property will connect to existing public utilities from Polk County Utilities. Prior to development the Developer will coordinate with Polk County Utilities to determine location of lines and availability of capacity.

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;

The Proposed Site will connect to existing public utilities from Polk County Utilities.

2. Identify the service provider;

The Proposed Site will connect to existing public utilities from Polk County Utilities.

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

Using the Polk County standard of 360 gallons per day for potable water consumption, the Proposed Site can be expected to generate a demand of 268,920 GPD. Site-specific information on water consumption will be fully addressed at Level 2.

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

Capacity and the date of connection will be more fully understood and addressed at Level 2.

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 and will ensure adequate BMPs are instituted.

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

See Overall Concept Plan. Any impacts to the Proposed Site's natural drainage features and/or wetlands will be properly mitigated and done so in accordance with all federal, state, and local laws and regulations.

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

Based on available GIS data, there does not appear to be any endangered plant or animal species on the Proposed Site. As such, there is no anticipated impact on fish and wildlife resources. However, if a potential impact on fish or wildlife is discovered, the Developer shall act in accordance with all applicable federal, state, and local laws and regulations.

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

See Overall Concept Plan. Groundwater recharge will occur in the stormwater management features of the Proposed Site. All changes will be in accordance with the appropriate state, local, and federal laws and regulations.

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;

$$747 \text{ SF Units} \times 2.5 \text{ Residents per Unit} = 1,867.5 \text{ projected population}^*$$

**Please note that this is an estimate and subject to change.*

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;

N/A.

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

The expected demographic composition will be consistent with typical Polk County demographics.

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

N/A.

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 Proposed Request will act to provide much needed housing opportunities for those in Polk County. Based on 2020 U.S. Census data, there is a population of 725,046 people in Polk County. In 2010, the Polk County population consisted of 602,095 people. It follows that there was an approximately 20 % increase in Polk County's population over ten years. The Proposed Request will act to provide housing opportunities to the growing Polk County population.

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

a. Parks and Recreation;

The Proposed Request includes areas for parks and recreation. In addition, there appear to be park and recreation areas within close proximity to the Proposed Site.

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

The closest preschool appears to be Small Wonders Child Development Center (4777 Lakeland Highlands Rd, Lakeland, FL 33813).

The closest elementary school appears to be Valleyview Elementary School (2900 Co Rd 540A, Lakeland, FL 33813)

The closest middle school appears to be Lakeland Highlands Middle School (740 Lake Miriam Dr, Lakeland, FL 33813).

The closest high school appears to be George Jenkins High School (6000 Lakeland Highlands Rd, Lakeland, FL 33813)

c. Health Care (emergency/hospital);

The closest health care appears to be Lakeland Regional Health Freestanding Emergency Department (6150 Florida Ave S, Lakeland, FL 33813).

d. Fire Protection;

The closest fire protection appears to be Polk County Fire Rescue Station 28 (4101 Clubhouse Rd, Highland City, FL 33846).

e. Police Protection and Security; and

The closest police protection and security appears to be Polk County Sheriff's Office Southwest Command (4120 US-98, Lakeland, FL 33801)

f. Electrical Power Supply

The Developer will coordinate with Lakeland Electric for provision of electrical power supply.

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; see attached F.E.M.A. 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 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 Overall Concept Plan.

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 attached Overall Concept 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 attached Overall Concept Plan.