

IMPACT ASSESSMENT STATEMENT
5161 Berkley Road

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A. Land and Neighborhood Characteristics

1) Show how and why the land is suitable for proposed uses:

The subject property is 17.6 +/- acres in size and located north of Berkley Rd. and Pace Rd. intersection in unincorporated Polk County, Florida (the "County") and consists of Parcel ID Numbers 25-27-17-000000-012020; 25-27-17-000000-012040; and 25-27-17-000000-012050 (the "Property"). The Property's existing entitlements have Polk County's Future Land Use Designation of RL-1 and falls within the Transit Supportive Development Area (TSDA) and the Transit Centers and Corridors Overlay (TCCO). The existing Polk County entitlements for the site allow up to 12 dwelling units per acre. The proposed use of the Property includes approximately 164 attached and detached single family dwellings, not to exceed 204 units (the "Project").

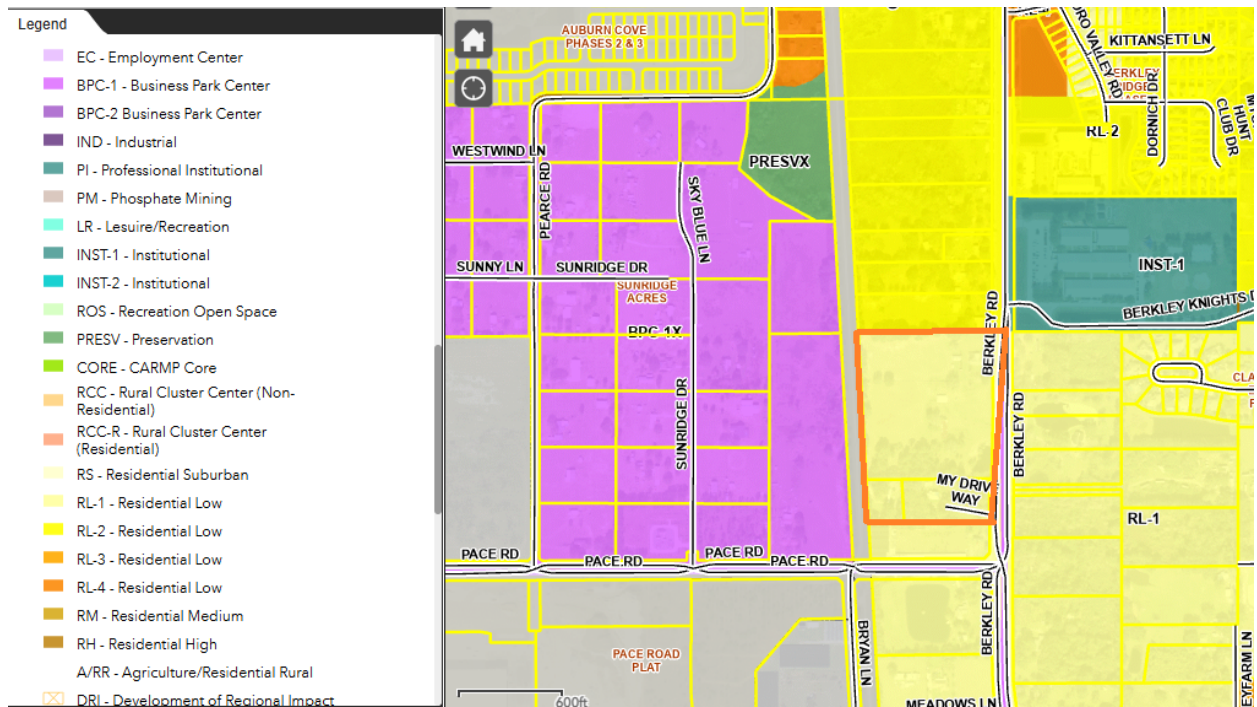
This Property is suitable for the proposed residential community due to its prominent location along Berkley Road, with great visibility and characteristics (lot size, frontage and dimensions), and is located in close proximity to existing utilities.

Pursuant to LDC Section 2.104 the proposed use is suitable for the TSDA as the Project would not exceed the FAR maximum density and is not anticipated to result in a net loss of open space. Additionally, in support of the TCCO (Transit Corridor Overlay) in the TSDA, property frontage lies on Berkley Road, a minor arterial roadway, allowing for ease of access.

The proposed use is also consistent with other uses along Berkley and Pace Road and the surrounding area. There are multiple other industrial, employment and residential uses in the vicinity making the Project entirely consistent with the existing and allowable patterns of development. Moreover, the Project will provide needed, high-quality residential uses to the area.

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

Please see below Land Use Map.



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

The Project is compatible with adjacent uses as the Property has a current land use district of RL-1 with RL-1 and RL-2 to the north, south and east, and Business Park Center (BPC-1) to the west. The Property is also a TSDA and TCCO overlay supporting residential development.

- 4) How will the request influence future development in an area.

The Project is consistent with development in the area with other residential, commercial and industrial uses in the immediate and general vicinity, making the Project consistent with the County's Comprehensive Plan as well as existing and allowable development patterns.

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

- a. Density and types of residential dwelling units;

The Project will allow for attached and detached single family dwelling units. The overall density proposed 12 du/ac.

- b. Type of commercial and industrial uses;

N/A

- c. Approximate customer service area for commercial uses;

N/A

- d. Total area proposed for each type of use, including open space and recreation

Please see attached Open Space Plan.

B. Access to Roads and Highways:

- 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)? Provide a detailed methodology.

A Traffic Impact Analysis will be provided prior to site plan approval for the Project.

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

It is not currently anticipated that modifications to the present transportation system will be required.

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

In accordance with LDC Section 708.A., parking for the project will meet or exceed minimum parking requirements for vehicles which are anticipated to be 2.0 parking spaces per unit.

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

The site has direct frontage along and access to Berkley Road.

- 5) Indicate the modes of transportation, other than the automobile, that have been considered 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 address at Level 2 review.

C. Sewage

- 1) What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development?

The amount of sewage expected to be generated by the Project will be more fully understood and addressed at Level 2 review.

- 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

Prior to connection, the Applicant will coordinate with Polk County Utilities and applicable service providers to determine location of lines.

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

Prior to connection, the Applicant will coordinate with Polk County Utilities and applicable service providers to determine capacity and anticipated date of connection.

D. Water Supply

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

The site is in an area served by City of Auburndale for potable water.

- 2) Indicate the provider's capacity and anticipated date of connection.

Prior to connection, the Applicant will coordinate with Polk County Utilities and City of Auburndale to determine capacity and anticipated date of connection.

- 3) What is the estimated volume of consumption in gallons per day (GPD)?

A Utility Impact Assessment will be provided.

E. Surface Water Management and Drainage

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

The stormwater management system for the Project will be designed to meet regulatory requirements and will ensure adequate BMPs are instituted.

- 2) Describe the alteration to the site's natural drainage features, including wetland, that would be necessary to develop the project.

Any potential impacts to the Property's natural drainage features and/or wetlands (if any) will be properly mitigated in accordance with federal, state, and local laws and regulations.

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

Any groundwater recharge will occur in the stormwater management features and infrastructure of the Project. All changes will comply with applicable federal, state, and local laws and regulations.

- 4) What alterations to the site's natural drainage features, including wetland, would be necessary to develop the project.

The existing wetland on the property will not be altered, and a retention pond will be installed. Any required stormwater impact assessment on the site plan level will be addressed at the appropriate time.

F. Population

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

No commercial or industrial uses are being proposed.

At a maximum of 12 du/ac (or 204 maximum units) and based upon 2.5 residents per unit (average household size in Polk County) the projected (and likely maximum) population of the Project is 510 residents.

- 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

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

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

The Project will provide much needed housing opportunities for Polk County residents while also providing diversity of housing types. The Project provides a residential community in an area already experiencing growth and positioned near established and emerging employment centers. The Project also serves as an appropriate buffer and transition between industrial/employment uses and existing residential neighborhoods. This transition helps preserve neighborhood character while strengthening overall compatibility. The Property's location near schools, healthcare facilities, and emergency services is not only desirable, but also reduces vehicle trips for daily needs and provides an efficient use of existing infrastructure.

- 2) Discuss the demand on provision of the following services:

- a. Parks and recreation.

The Project includes areas for parks and recreation and is in proximity to other recreational areas.

- b. Educational Facilities.

There are a number of educational facilities within close proximity of the Property which include:

Berkley Charter School: Located just about 0.3 miles north at 5240 Berkley Rd.

Berkley Accelerated Middle School: Located approximately 0.4 miles north

Polk Academy: Situated about 1 mile south

Lena Vista Elementary School: Located roughly 4.8 miles south

c. Healthcare.

HCA Florida Auburndale Emergency (approx. 6.5 miles)

Winter Haven Hospital Emergency Department (approx. 8.5 miles)

d. Fire.

Polk County Fire Rescue Station 7: approximately 3.2 miles north

Auburndale Fire Department: Located about 5.2 miles south

Polk County Fire Rescue Station 16: Located approximately 5.8 miles south

e. Police.

Auburndale Police Department: Located approximately 5.4 miles south

Lake Alfred Police Department: Located about 6.1 miles southeast

Winter Haven Police Department: Located approximately 8.5 miles southeast

f. Electrical Power Supply

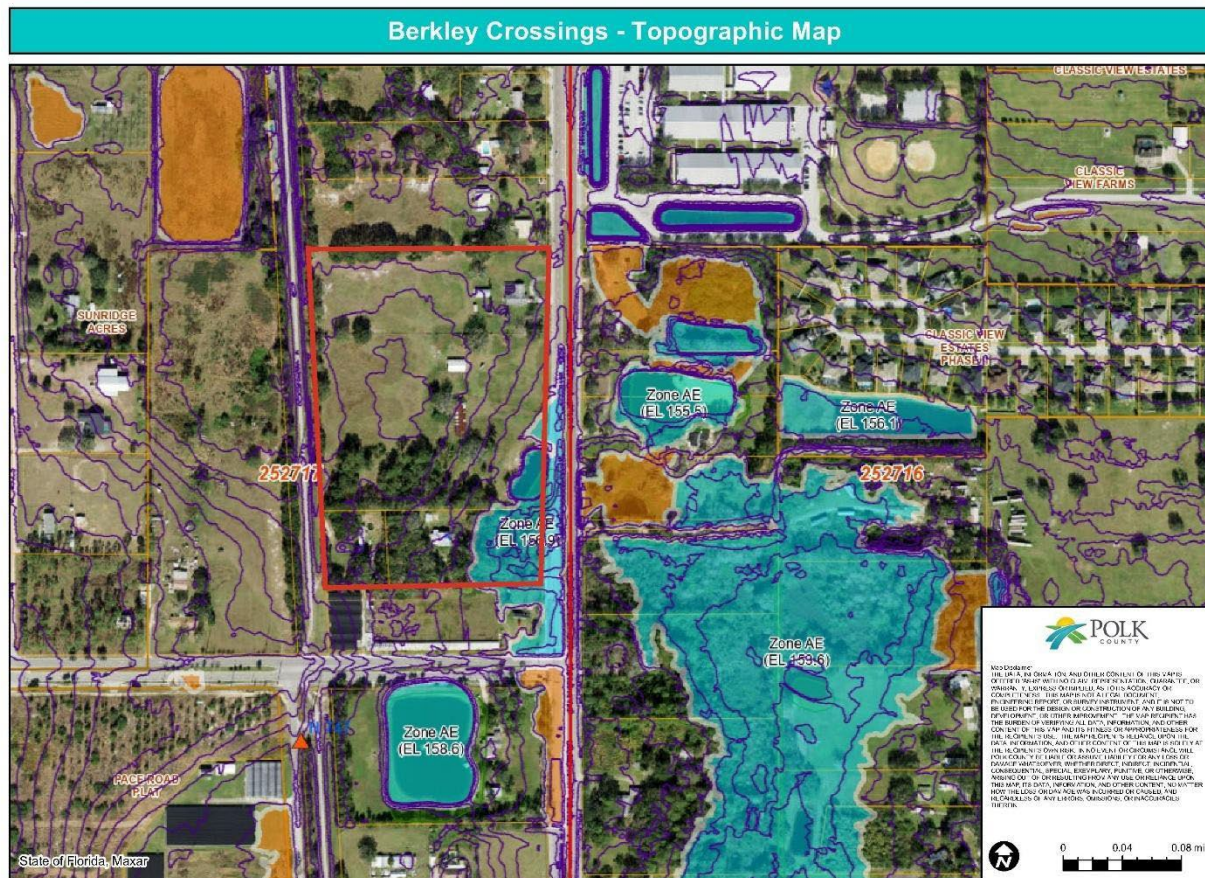
The Applicant will coordinate with appropriate electrical provider for provision of electrical power supply to the Property.

MAP A – LOCATION MAP



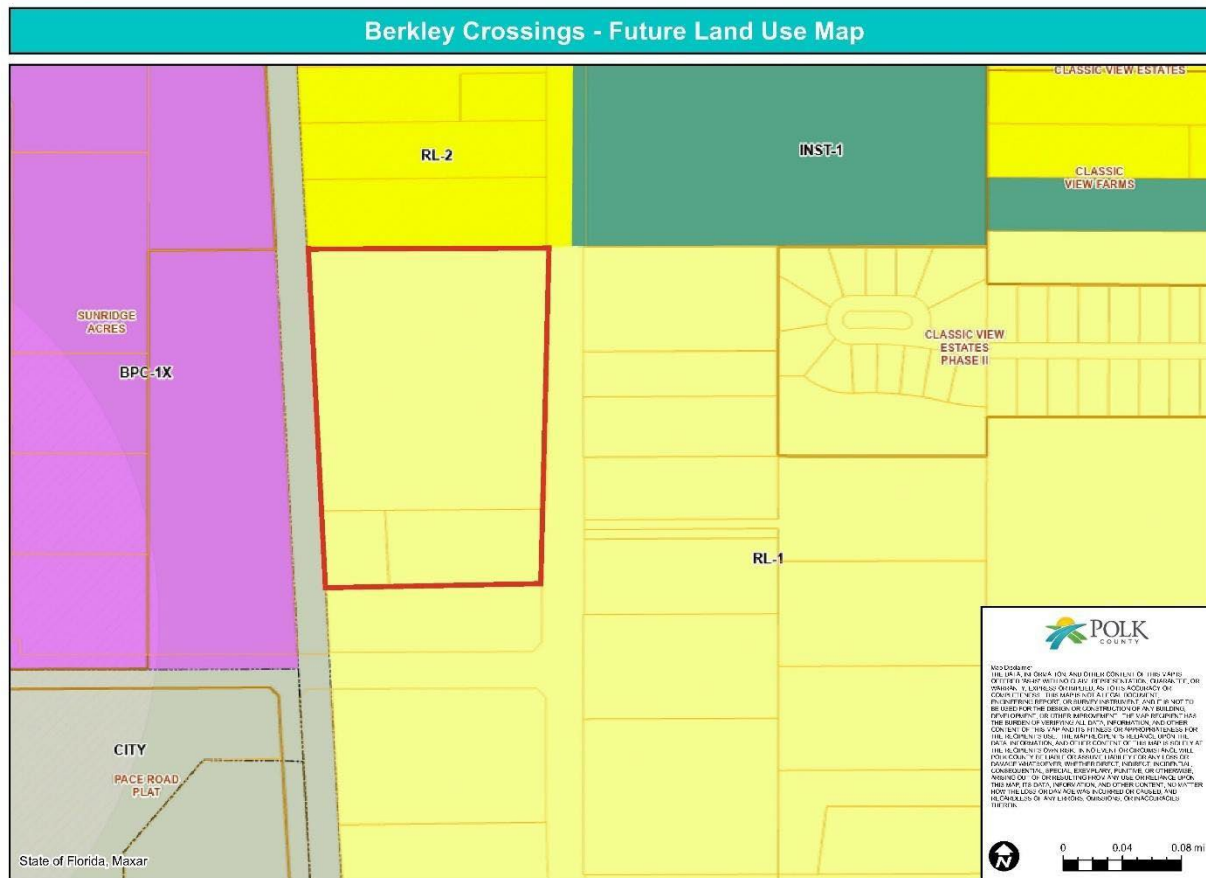
MAP B – TOPOGRAPHICAL MAP

October 21, 2025



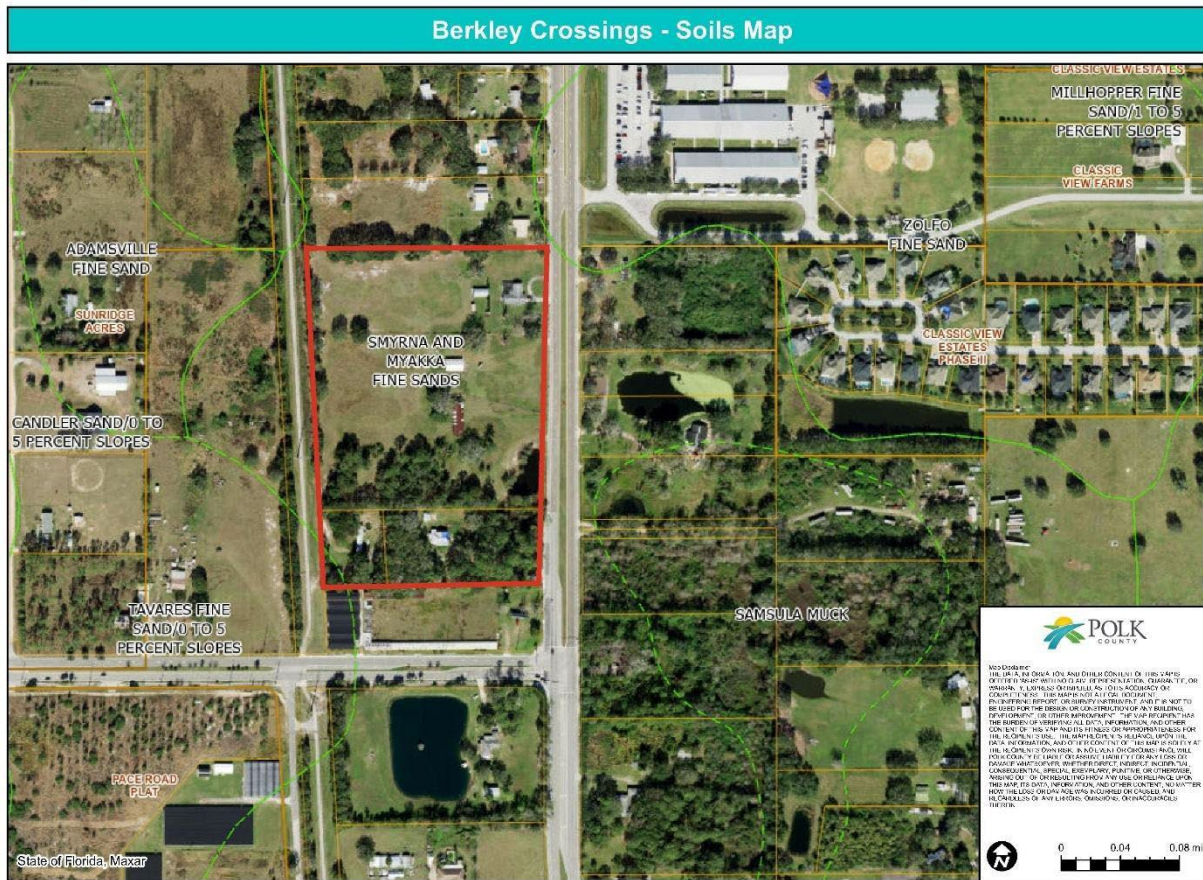
MAP C – EXISTING LAND USE

October 21, 2025



MAP D – SOILS MAP

October 21, 2025



MAP E – TRAFFIC CIRCULATION MAP



MAP F – SITE PLAN

MAP G – DRAINAGE MAP

