

## Impact Assessment Statement Form - ANSWERS

### Land and Neighborhood Characteristics

1. The location is suitable for the proposed uses of the property because the existing building is conveniently located in south Lakeland, and the existing building is an excellent layout for us to work within the existing structures, and it is surround by other small retail properties.
2. There are not any incompatibilities or special efforts needed to minimized the difference in the proposed use with adjacent uses.
3. This request should not impact future development of the area as it will exist within the existing structure.

### Access to roads and highways

1. The overflow traffic on Schoolhouse Rd. due to the existing construction to widen Pipkin Rd. will not allow for an accurate assessment of traffic patterns as they are currently inflated and will go back down upon the completion of Pipkin Rd. However, we asses that our small academy will only cycle approximately 10-15 vehicles per hour (in and out) during our operating hours from 3:00-7:00 P.M. This should have very little impact on the traffic of Schoolhouse Rd.
2. There will not be any necessary modifications to the present transportation system to accommodate our small soccer academy.
3. Pursuant to Section 708 of the Land Development Code, according to the use of Liesure/Special Interest School – there is a requirement of 1 space per 250 SF. The proposed building is 5,000 SF, thus requiring 20 spaces. When factoring the front parking areas, as well as down the East side of the building, there is more than 20 parking spaces available for this facility.
4. This property will have access by direct frontage from Schoolhouse Rd.

### Sewage

1. There will not be any sewage as this property is on a septic system
2. The sewage will be disposed of as needed by having the septic tank pumped as needed.
3. There is not an offsite treatment required.
4. This question is not relevant as this property is on a septic system.
5. The providers general capacity at this time is 2 bathrooms that are existing on the existing tank.
6. This property is currently connected to the existing septic system.
7. There are no improvements needed to the existing system.

### Water Supply

1. The existing water supplier is the City of Lakeland.

2. We estimate that there will be between 55-75 gallons of water per day of use, at 5 days per week.
3. The subject is already connected to potable water through the city of Lakeland.
4. The service provider is the City of Lakeland
5. The subject is already connected.
6. The providers general capacity is already in place with the existing facility.
7. There is not an existing well.

#### Surface Water Management and Drainage

1. The building is existing, and will continue its existing drainage patterns.
2. There will not be any alterations to the sites existing drainage.

#### Environmental Analysis

1. There are no environment sensitivities of the subject or its surrounding properties, as the business will be operating within the existing structure.
2. There are no wetlands or floodplain conditions on or around the subject.
3. The adjacent subjects are existing commercial buildings that are connected to the City of Lakeland for potable water and there are not any wells.
4. There are not Airport Buffer zones.
5. We will be occupying the existing structure so a Soil test will not be necessary as the structure already exists.

#### Infrastructure Impact Information

1. Parks and Recreation – Loyce E. Harpe Park is approximately 3 Miles away from the subject.
2. Medulla Elementary School is a quarter mile from the subject.
3. Lake Miriam Urgent Care is approximately 1 Mile away from the subject.
4. Polk County Fire Rescue Station Number 2 is approximately 3 miles away.
5. Polk County FDP Lodge 46 is approximately 2 miles away from the subject.
6. ER 24/7 is approximately 3 miles away from the subject.
7. Polk County Waste Cycling is approximately 8 miles away from the subject.
8. This request will positively impact any local families with children that wish to grow in their skill and knowledge of the sport of soccer.