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Land and Neighborhood Characteristics

1. The location at 2445 E Main St Lakeland, FL 33801 is suitable for the proposed use of a childcare center because of its proximity to residential areas. It is easily accessible by car, bike, public transportation, or on foot. The property includes spacious indoor areas for age appropriate learning stations and sufficient amount of space for an outdoor play area. Currently, there is a high demand for daycare services in the area because of its rising population rate. The property is a corner lot which provides visibility and accessibility, and the security features include enhanced safety for children and staff.

2.

Category	Incompatibility	Special Efforts
Room layout	Open sanctuary space	Build classrooms with walls/partitions
Outdoor play area	Not equipped	Build fenced playground

3. The request to use 2445 E Main St as a daycare can influence future development of the area in the following ways...
 - It can drive economic growth and encourage further development such as residential expansions and road improvements.
 - It could encourage adaptive use of other structures nearby such as old churches, community centers or commercial spaces to be used as education centers, healthcare facilities or residential purposes.

- The building improvements can raise the property's value and enhance the visual appeal of the area.
- It would encourage further investment or redevelopment if families/investors see the area as more desirable.
- This shift can lead to increased demand for family oriented amenities.

Access to Roads and Highways

1. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition) for a child care center (Land use code 565) with 50 children enrolled the daily trip rate is 10.99 trips per child enrolled. During the PM peak hour trip rate is 0.82 per child enrolled. The directional distribution is approximately 50% entering and 50% exiting during the PM peak hour.

Calculations: Daily Trips=Number of Children x Daily Trip Rate

Daily Trips= 50 x 10.99= 549.5~550 trips/day

PM Peak Hour Trips= Number of Children x Peak Hour Trip Rate

PM Peak Hour Trips= 50 x 0.82 = 41 trips

Entering Trips: 50% of 41= 20.5 trips (rounded to 21)

Exiting Trips: 50% of 41= 20.5 trips (rounded to 21)

Metric	Value
Number of Children Enrolled	50
Daily Trips	550 trips/day
PM Peak Hour Trips	41 trips
Entering	21
Exiting	21

2. Parking/Drop-off zones

- There will be a designated area for drop-off/pick up that is clearly marked to facilitate safe/efficient areas for drop-off and pick up.
- There is adequate parking available in the property.
- Directional signage will be added to indicate entrances, exits and drop-off zones.
- The expected number of vehicles entering the property is about 10 cars every 30 minutes between the hours of 7:00 am to 9:00 am. There are sufficient parking spaces at the property for all vehicles to park for drop off to ensure that there is no congestion on any accessible street.

3. According to the City of Lakeland's Land Development Code specifically Section 708 child care centers are required to provide one parking space per employee and one parking space per ten clients. With the expected enrollment of 50 children and the required amount of 7 employees the required parking spaces have being calculated as follows:

Employee parking: $7 \times 1 = 7$ spaces

Client parking: $50 \text{ children} / 10 = 5$ spaces

Total required spaces: 7 spaces (employees) + 5 spaces (clients) = 12 spaces

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The property currently has 2 ADA parking spaces and sufficient space for 15 total parking spaces.

4. The proposed methods of access to existing roads are both direct frontage for the entrance and exit.

Sewage

1. The typical sewage generation rate for daycare facilities is 10 gallons per child per day. According to the Florida Department of Environmental Protection (FDEP) guidelines if the property has an estimated capacity of 50 children then $50 \times 10 = 500$ gallons per day (GPD).
2. Given the existing septic system, the proposed method of on-site sewage treatment would involve making sure the septic tank system continues to work properly to receive and treat wastewater through anaerobic digestion. Treated effluent would be distributed into the soil via a drainfield, to provide further filtration and absorption. The septic system provides primary treatment.
3. Not applicable since there is an existing septic tank on the property.
4. The property does not have public sewer, there is currently an existing septic tank on the west side of the property.
5. The capacity of the septic tank is about 16,000 gallons.

6. Not applicable to the property on 2445 E Main St Lakeland, FL 33801 because it has a septic tank system.

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7. No improvements to the provider's system are necessary to support the proposed request.

Water Supply

1. The property located at 2445 E Main St in Lakeland FL is currently connected to the public water supply provided by Lakeland Water Utilities.
2. Childcare centers/daycares typically use 15 gallons per child per day (GPD). This includes the average use of toilets, handwashing, drinking and cleaning.

Calculations: 50 students x 15 GPD= 750 gallons per day

3. The nearest portable water connection and reclaimed water connection plus the distance and size of the line are currently unknown.
4. The service provider in Polk County for the property at 2445 E Main St Lakeland FL, 33801 is Lakeland Water Utilities.
5. The anticipated date of connection is September 30th, 2025.
6. The water supply for 2445 E Main St, Lakeland FL, 33801 comes from Wayne Combee Water Water Treatment Plant which has a capacity of 8 million gallons per day.
7. There is no existing well on the property.

Surface Water Management and Drainage

1. The surface water feature for 2445 E Main St, Lakeland FL, 33801 is its proximity to lakes. Lake Parker is 5.3 miles away from the property although the property is located in Flood Zone X, which means that it has a low risk of flooding. *Need to contact 800-432-2045 for drainage patterns and basin characteristics.

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2. No alterations to the site's natural drainage features including wetlands would be necessary to develop the project.

Environmental Analysis

1. Se7en is located South of Lakeland, it is a 1,640-acre constructed treatment wetland system which receives wastewater and reclaimed water. It is not immediately adjacent but it is in proximity to the property.
2. The property is not designated as a wetland although it is located near areas that may have wetland characteristics such as lakes and other bodies of water. But the property is located in Flood Zone X. There will be no changes to these features with the proposed change of use of the property.
3. The property receives portable water from the municipal system sourced from the Floridan Aquifer. The property is in proximity to the C.Wayne Combee water treatment plant located at 2450 Old Combee Road, Lakeland FL, 33805.

4. The property is situated near the Lakeland Linder Airport (KLAL). At approximately 2.5 miles southeast of the Lakeland Linder International Airport.
5. Lakeland Sand is the most prevalent soil type in the property covering about 90% of the land.

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Pomona and Candler Sand are present but only cover about 10% of the area. These will have no effects on future land use/development.

Infrastructure Impact Information

1. Parks and Recreation

- Lake Parker Park
- Common Ground Park
- Barnett Family Park
- Hollis Gardens

2. Educational Facilities

- Crystal Lake Elementary School 0.7 miles
- Combee Academy of Design and Engineering 1.3 miles
- South Mckeel Academy 4.1 miles
- Southwest Elementary School 4.1 miles
- Southwest Middle School 4.1 miles
- Santa Fe High School 3.5 miles

3. Health Care

- Lakeland Regional Health Medical Center located at 1324 Lakeland Hill Blvd about 2.5 miles from the property.
- Lakeland Regional Health Freestanding Emergency Department 3 miles away and provides 24/7 emergency care services.

4. Fire Protection

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- Polk County Fire Station No. 7 is located 0.1 miles east of the property at 2450 E Main St Lakeland, FL 33801. This station is in close proximity to the property. Their response time for emergencies is approximately 4 minutes.
- Station 1-Fire Administration approximately 0.4 miles west of the property at 701 E Main St Lakeland, FL 33801. This station serves as the headquarters for the Lakeland Fire Department. Their general response time to emergencies in the city is 8 minutes.
- Fire Hydrant coverage, since there is a Fire Hydrant within 30 ft of the property.

5. Police Protection and Security

- The property's location is in a well-patrolled area and it benefits from the police protection of the Lakeland Police Department (LPD) and the Polk County Sheriff Police Department (PCSO). In addition the property has an

installed surveillance system around the outside of the building.

6. Emergency Medical Services (EMS) for 2445 E Main St are provided by the Lakeland Fire Department and Polk County Fire Rescue. LFD does not transport patients but they deliver high-level medical care until an ambulance arrives. Polk County's Fire Rescue

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provides transportation in the Lakeland area and is staffed with paramedics and EMTs.

7. Solid waste (collection and waste generation)

At 2445 E Main St Lakeland FL, 33801 the solid waste collection services are provided by the City of Lakeland's Solid Waste Division. Garbage collection happens once per week.

8. The request to change the use of 2445 E Main St Lakeland, FL from a church to a childcare center could contribute to neighborhood needs in several important ways:

- It will address childcare demands in the community and in My Little House Learning Center. This center is only 3 minutes away from the property being discussed and it currently has a waiting list that is double the capacity of the childcare center. This demonstrates the high demand for childcare in the neighborhood. Turning the property at 2445 E Main St into the second location for My Little House Learning Center

it will help accomodate the new additions to the current and new families.

- Turning the property into a childcare center will support working families in the neighborhood. Specially those families that are moving into new construction homes in the

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neighborhood. The ability to enroll their child in a nearby daycare can help them balance their careers and family responsibilities. This will promote greater workforce participation and economic stability for families in the area.

- The childcare center will provide bilingual, high quality early childhood education to children who will enroll in nearby elementary, middle and high schools in the future. This location will support their cognitive and social development. The bilingual instruction in different learning areas in early childhood education will set the students up for better academic sucess and well-being in the future.
- Changing the use of the property from a Church to a childcare center will boost local economy. It will create more job opportunities for teachers, caregivers and administrators in the community.

- A childcare center in this location can serve as a space in the community for families to connect, share resources and create supportive networks. This can improve the overall quality of life in the neighborhood.
- A dedicated space for childcare can ensure that children are in a safe, supervised and structured environment. Which will reduce the risks of children being left unattended or in unsafe situations in the neighborhood.