Section 910 Impact Assessment Statements

The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

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 REQUEST IS **TO RETURN AN INSTITUTIONAL PROPERTY BACK TO RESIDENTIAL LOW WHICH WAS THE ORIGINAL CLASSIFICATION**

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

3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses; **THE PROPOSED DESIGNATION IS RESIDENTIAL WHICH IS CONSISTENT WITH THE SURROUNDING LAND USE AND IS A RETURN TO THE ORIGINAL DESIGNATION**.

4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped; and
THERE IS NO CHANGE TO THE DEVELOPMENT PATTERN.
5. Describe each of the uses proposed in a Planned Development and identify the following:

    a. The density and types of residential dwelling units; **PROPERTY IS RETURNING TO RESIDENTIAL LOW.**

    b. The type of commercial and industrial uses; **NONE**

    c. The approximate customer service area for commercial uses; and **NA**

    d. The total area proposed for each type of use, including open space and recreation**. PROPERTY IS GOING TO BE RESIDENTIAL LOW AGAIN.**

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: *There are three monitored links near the subject site: Old Highway 37 from Shepherd Road to Pipkin Road, a two-lane urban collector road (link 4127 N/S), with 40 feet right of way and a PCI rating of "very good" to "excellent". The current LOS for link 4127, both north and south is "B" with directional capacity of 450 (N) and 524 (S) peak hour trips and a projected LOS of "B" in five years. Pipkin Road from Pipkin Road South to SR 37 (South Florida Avenue), a two lane urban collector (link 4131 E/W) with 90 to 100 feet right of way in the vicinity of the intersection with Old Highway 37, and a PCI rating of "very good" to "excellent". The current LOS for link 4131 East and West is "C" with directional capacity of 390 (E) and 241 (W) peak hour trips and a projected LOS "C" in five years. Ewell Road between County Line Road and SR 37 (South Florida Avenue), a two lane urban collector (link 8009 E/W) with 100 feet right of way to the west of the intersection with Old Highway 37 and 300 to 350 feet to the east of the intersection, and a PCI rating of "very good" to "excellent". LOS for link 8009E is "B" while link 8009W has a LOS of "C", the expected 5-year LOSs are "B" and "C" respectively and a directional capacity of 408 (E) and 301 (W) peak hour trips and a projected LOS "C" in five years.*

- *West Dossey Road is a local residential road. In compliance with the LDC, access to/from*

- *The subject site's frontage on West Dossey Road is 60 feet (Parcel # 232911-139762000110) and the frontage of the site on Old Highway 37 is 72 feet (Parcel# 232911139762-000090.*

There is a transit route (32/33) a flex line from the Lake Miriam Plaza Shopping Center to the Walmart at Carter Road, along Old Highway 37 with a transit stop south of the intersection of W Dossey Road and Old Highway 37, approximately 200 feet north of the subject site. Riders can connect to Route 1 (South Florida Corridor) to the Lakeland Terminal or to Flex Route 39, south to Bradley.

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;

2. Indicate what modifications to the present transportation system will be required as a result of the proposed development; **NONE**

3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development, **NO SPECIAL REQUIREMENTS**

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

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. **SEE ABOVE SUMMARY**

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; The proposed Comprehensive Plan **Amendment will not result in higher impacts to the potable water and sanitary sewer systems if developed at the maximum FAR permitted by right, The site is within the City of Lakeland Utilities Service Area for centralized potable water and Polk County sanitary sewer service. The project will be required to connect to public utility service as per the County's Land Development Code.**

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; **SEE ABOVE**

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

4. Identify the service provider; and

SEE ABOVE

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

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; **SEE ABOVE**

2. Identify the service provider;
SEE ABOVE
3. Calculate the estimated volume of consumption in gallons per day (GPD); and
SEE ABOVE
4. Indicate the current provider's capacity and anticipated date of connection. **SEE ABOVE**

Proposed Site 3.28 ± acres (142,877 sq. ft.)	Estimated Impact Analysis (Residential / Commercial) *Development Area: TSDA*	
	Proposed Land Use Designation RL	*Existing Land Use designation* INST
Permitted Density/Maximum Number of DU, Maximum Use	3.28 ac @ 5 du per acre = 16	Min/Max FAR: 50% - 100% = 71,439 – 142,877 sqf. Office
Potable Water Consumption	16 du x 360 GPD = 5,760 GPD	71,439 – 142,877 x 0.24 = 17,145 GPD – 34,280 GPD
Wastewater Generation	16 du x 270 GPD = 4,320 GPD	71,439 – 142,877 x 0.24 x 80%= 13,716 – 27,432 GPD
RL generation rates of 360 GPD potable water and 270 GPD sanitary sewer for single family residential units @ 5 units/acres; INST generation rates 0.24 GPD/sf potable water and 80% of water for sewer (general offices). Densities of up to 12 units per acre could be achieved in the TSDA within the Transit Center if all the urban services are available and all the requirements are meet (Policy 2.104-A7).		

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; **NO SIGNIFICANT IMPACT**

2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project; **NO SIGNIFICANT IMPACT**

3. Describe the impact of such alterations on the fish and wildlife resources of the site; and **NONE**

4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.**NONE**

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; **ONLY RESIDENTIAL IS PROPOSED**

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; **NA**

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

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

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 AREA IS RESIDENTIAL IN NATURE AND THIS SITE IS BEING RESTORED TO RESDENTIAL**

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

    a. Parks and Recreation**; The number of residential dwellings permitted in RL-3 would have a minimal impact on parks and recreation.**

    b. Educational Facilities (preschool/elementary/middle school/high school); **The number of residential dwellings permitted in RL-3 would have a minimal impact on the educational facilities which have adequate capacities.**

    c. Health Care (emergency/hospital); **The number of residential dwellings permitted in RL-3 would have a minimal impact on health care which would have adequate capacities..**

d Fire Protection; **The number of residential dwellings permitted in RL-3 would have a minimal impacts**

e. Police Protection and Security; and **The number of residential dwellings permitted in RL-3 would have a minimal impacts**

f. Electrical Power **Supply There is more than enough electrical power available**

A. **Surface Water:**

There is no surface water feature on the site. Surface water flows following the topography of the site which slopes from the east/southeast to the north/northwest.

B. **Wetlands/Floodplains:**

The subject site is not within a floodplain (FEMA) or wetlands (National Wetlands Inventory).

C. **Wells:**

No existing wells on the site. The project is covered by Lakeland and Polk County utilities.

D. **Airports:**

The site is within an Airport Impact District (AID) for height and interference impacts. Any structure on the site will be reviewed for potential impacts on the airport operations.

E. **On-Site Soils per Polk County Soil Survey.**

Table 6

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to Dwellings w/o Basements**	**% of Site *(approximate)***
Candler Sands 0 – 5% Slopes soils	**Slight: droughty, sandy**	**Slight: droughty, sandy**	**98%**
Tavares Fine Sand 0 – 5% Slopes	**Moderately well drain: Poor Filtration**	**Moderately well drain: Poor Filtration**	**2%**

Source: 1985 Soil Survey of Polk County, Florida

According to the Soil Survey of Polk County, the subject property has mostly Candler Sands 0 – 5% Slopes soils (98% of the site). The remaining 2% of the subject site has Tavares Fine Sand 0 – 5% Slopes soil. Candler soils have "slight" limitations for buildings and for septic tank drains because of poor filtration (excessively drained) while the Tavares is moderately well drained, but also presents poor filtration. The addition of suitable topsoil or some form of surfacing can reduce or overcome this limitation. Both soil types are well-drained soils and typically support urban development.

F. **Population:**

1. **Request to return to RL-3 would be restoring the original impacts on population. No transient population is projected.**
2. **NA**
3. **Demographic composition would be similar to the existing composition**
4. **Only residential uses are proposed.**

G. **General Information**

1. **This is restoring residential to a previously designated Institution property.**
2. **Demand**

a. Park Facilities:

The proposed land use change is not anticipated to have a negative impact on the park facilities demand and function because the allowable uses The site is within the five-mile radius of the Medulla Community Center, Christina and Banana Lake Community Parks and the Lois Harper/Carter Road Regional Park.

b. Education Facilities have the Capacity to handle the possible residential change.

Economic Factors:

. The change in land use will allow the development of residential uses that could support both residents in the surrounding and nearby communities. The subject property is located within an area of the County that has adequate infrastructure and urban services to support the requested land use changes.

Consistency with the Polk Vision:

The proposed request for INST land use designation addresses the Education vision of the Plan - "Before 2030, Polk County will have a world-class, fully

integrated education system that supports the needs of a vibrant, progressive community".

Consistency with Comprehensive Plan:

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in the staff report. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. The request is generally consistent with the following policies of the Comprehensive Plan. The following policies were reviewed:

- **Section 2.102 (Policies 2.102-A1 thru A15) - General Growth Management policies**
- **Section 2.104 – Transit Supportive Development Area (TSDA)**
- **Section 2.116 Institutional Land Use (INST)**

When reviewing the Comprehensive Plan policies, the proposed land use change is consistent with many goals associated with the policies listed above. The proposed change meets the intent of the General Growth Management policies. The proposed site has access to adequate existing transportation facilities, water, emergency services, and is similar in nature to the surrounding developments as required by the TSDA land use policies. In addition, the proposed development is compatible with the existing subdivisions in the surrounding area. uses.

H. ***Maps***

1. Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development.

2. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scales shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall accompany all Impact Assessment Statements:

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

4. 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;

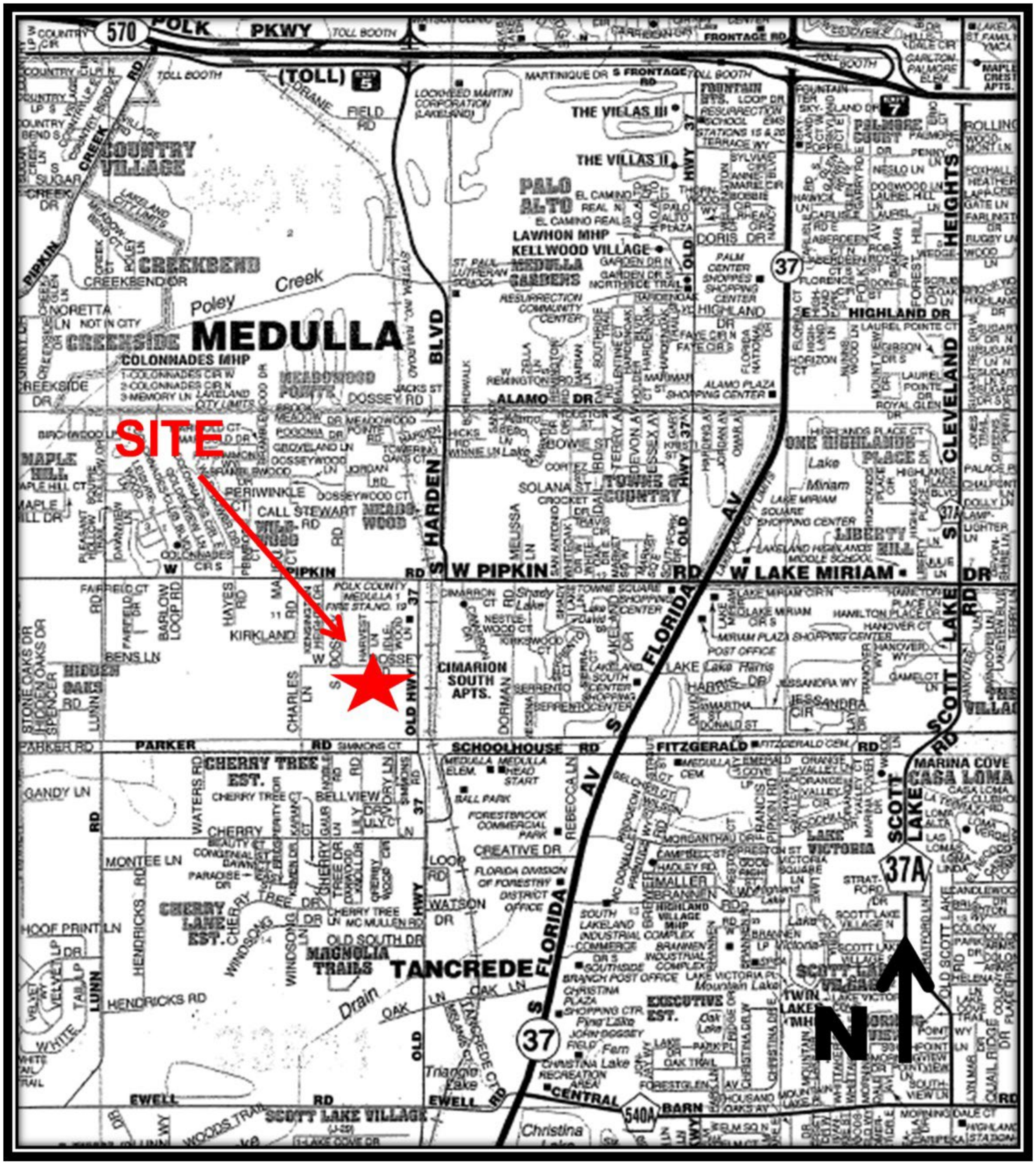
5. Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density;

6. 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;

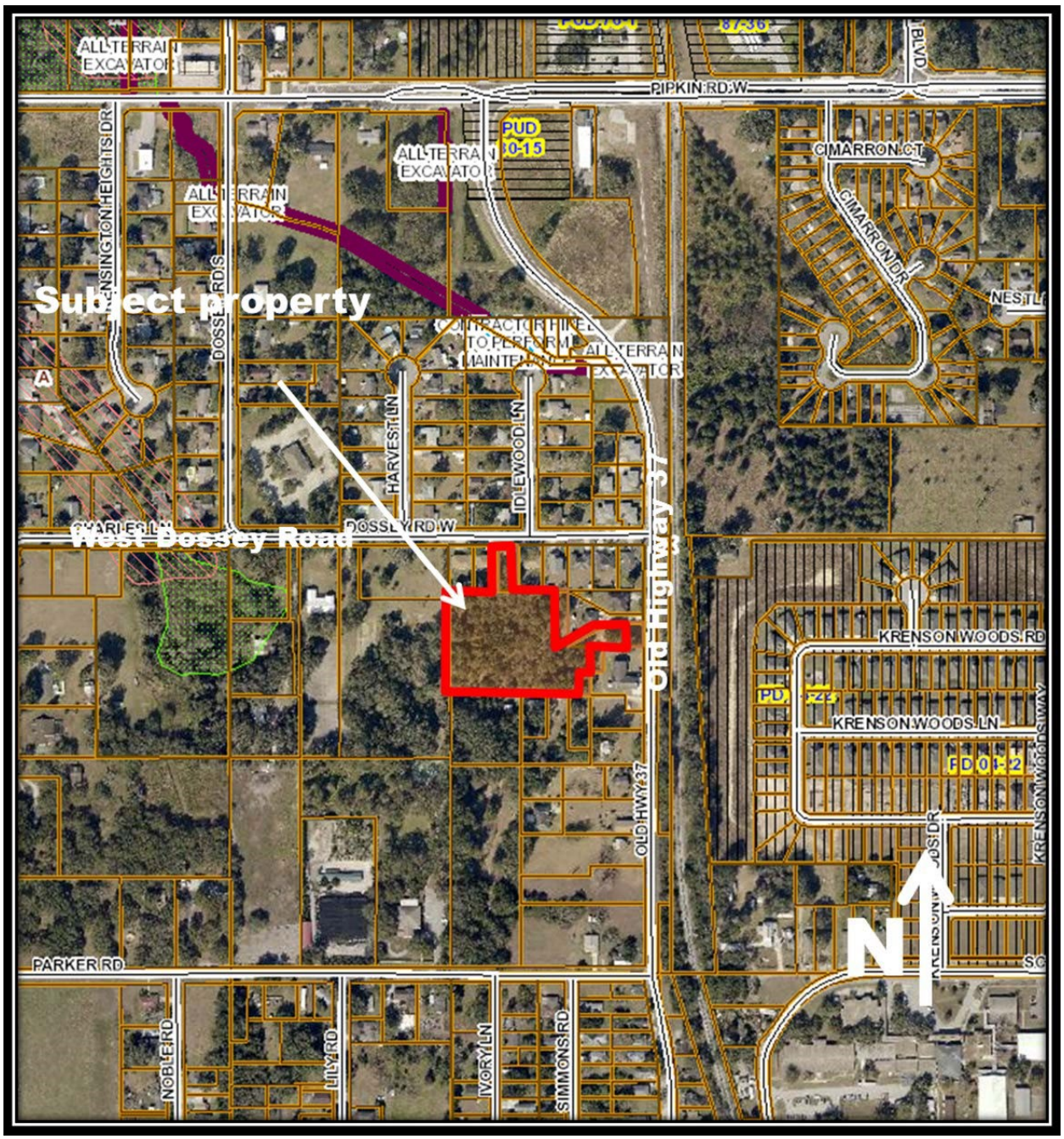
7. Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right-of-way widths.

8. 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

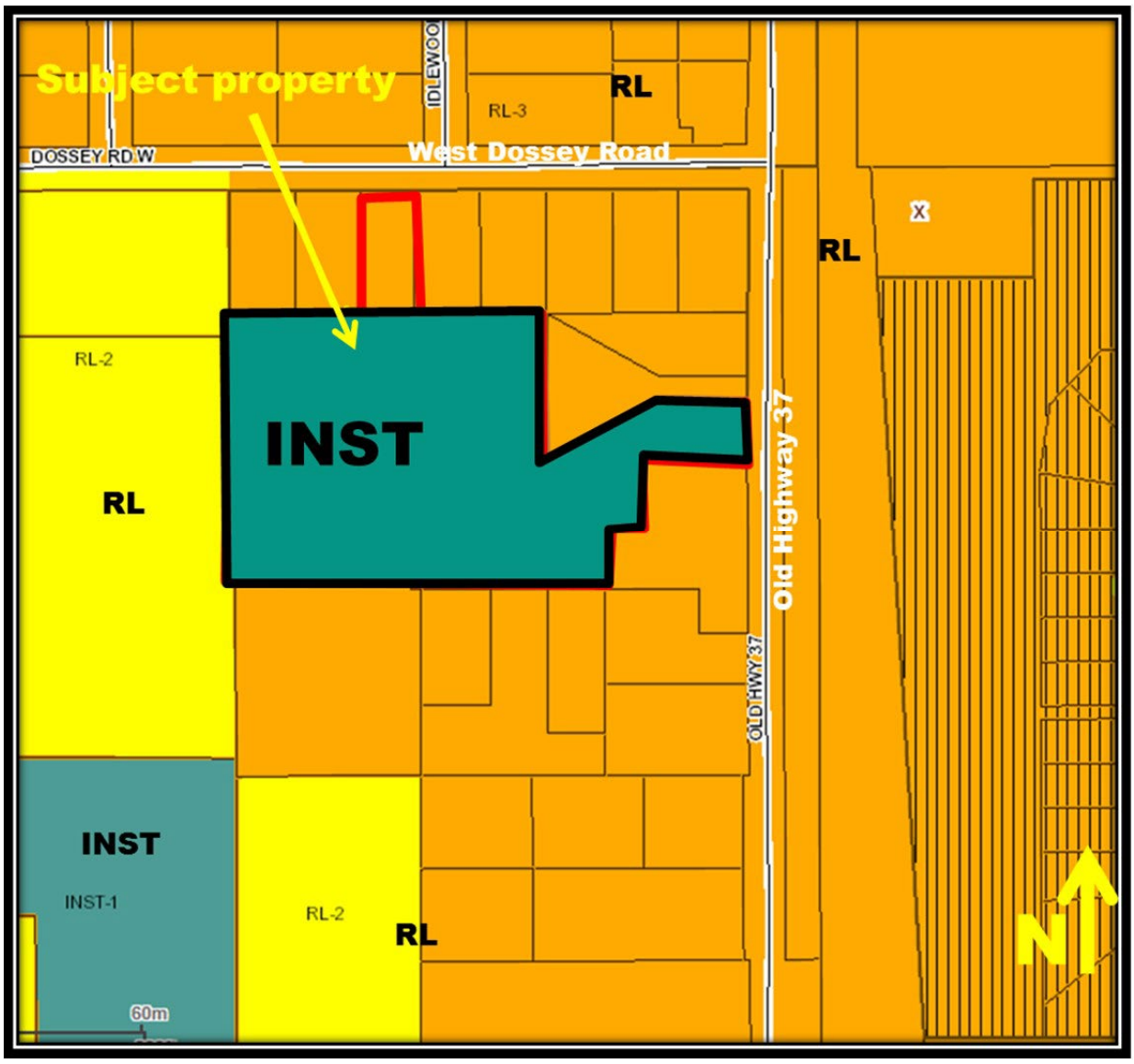
9. Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features.


SITE
N
MEDULLA
TANCREDE
POLK PKWY
570
TOLL BOOTH
(TOLL)
HARDEN BLVD
W PIPKIN RD
W LAKE MIRIAM DR
PARKER RD
SCHOOLHOUSE RD
FITZGERALD RD
S FLORIDA AV
37
37A
540A
CLEVELAND HEIGHTS
SCOTT LAKE RD
EWELL RD
CENTRAL
BARN
OLD HWY 37
COUNTRY VILLAGE
CREEKBEND
CREEKSIDE
PALO ALTO
MEDULLA GARDENS
THE VILLAS III
THE VILLAS II
KELLWOOD VILLAGE
LAWHON MHP
CIMARION SOUTH APTS.
CHERRY TREE EST.
CHERRY LANE EST.
MAGNOLIA TRAILS
EXECUTIVE EST.
MEADOWOOD POINTE
TOWNE & COUNTRY
ONE HIGHLANDS PLACE
LIBERTY HILL
HIDDEN OAKS
MAPLE HILL
CASA LOMA
MARINA COVE
LAKE VICTORIA
SCOTT LAKE VILLAGE
Poley Creek
LOCKHEED MARTIN CORPORATION (LAKELAND)
ALAMO DR
DOSSEY RD
CALL STEWART RD
KIRKLAND
CHARLES LN
HENDRICKS RD
Lake Miriam
Christina Lake

MAP A


Subject property
West Dossey Road
PIPKIN RD W
DOSSEY RD W
HARVEST LN
IDLEWOOD LN
OLD HWY 37
CIMARRON CT
CIMARRON DR
KRENSON WOODS RD
KRENSON WOODS LN
PARKER RD
NOBLE RD
LILY RD
IVORY LN
SIMMONS RD
PUD
ALL-TERRAIN EXCAVATOR
N

MAP B


Subject property
IDLEWOOD
RL
RL-3
DOSSEY RD W
West Dossey Road
X
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RL-2
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Old Highway 37
OLD HWY 37
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INST-1
RL-2
RL
60m
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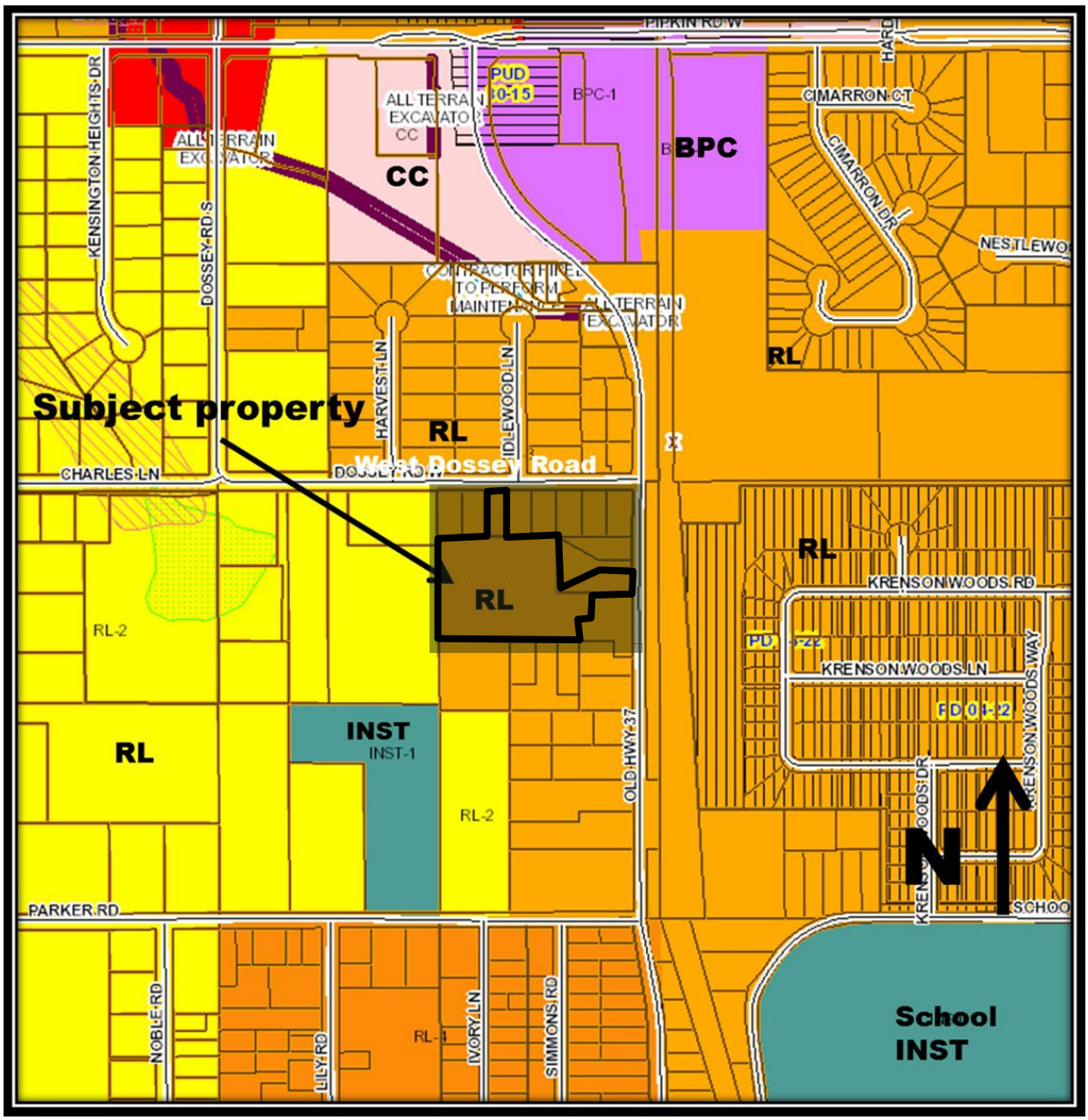
MAPC


Subject property
RL
West Dossey Road
CC
BPC
INST
INST-1
RL-2
RL-1
School
INST
PUD
BPC-1
ALL TERRAIN EXCAVATOR
CONTRACTOR HIRED TO PERFORM MAINTENANCE
KENSINGTON HEIGHTS DR
DOSSEY RD S
HARVEST LN
IDLEWOOD LN
CHARLES LN
CIMARRON CT
CIMARRON DR
KRENSON WOODS RD
KRENSON WOODS LN
KRENSON WOODS WAY
OLD HWY 37
PARKER RD
NOBLE RD
LILY RD
IVORY LN
SIMMONS RD
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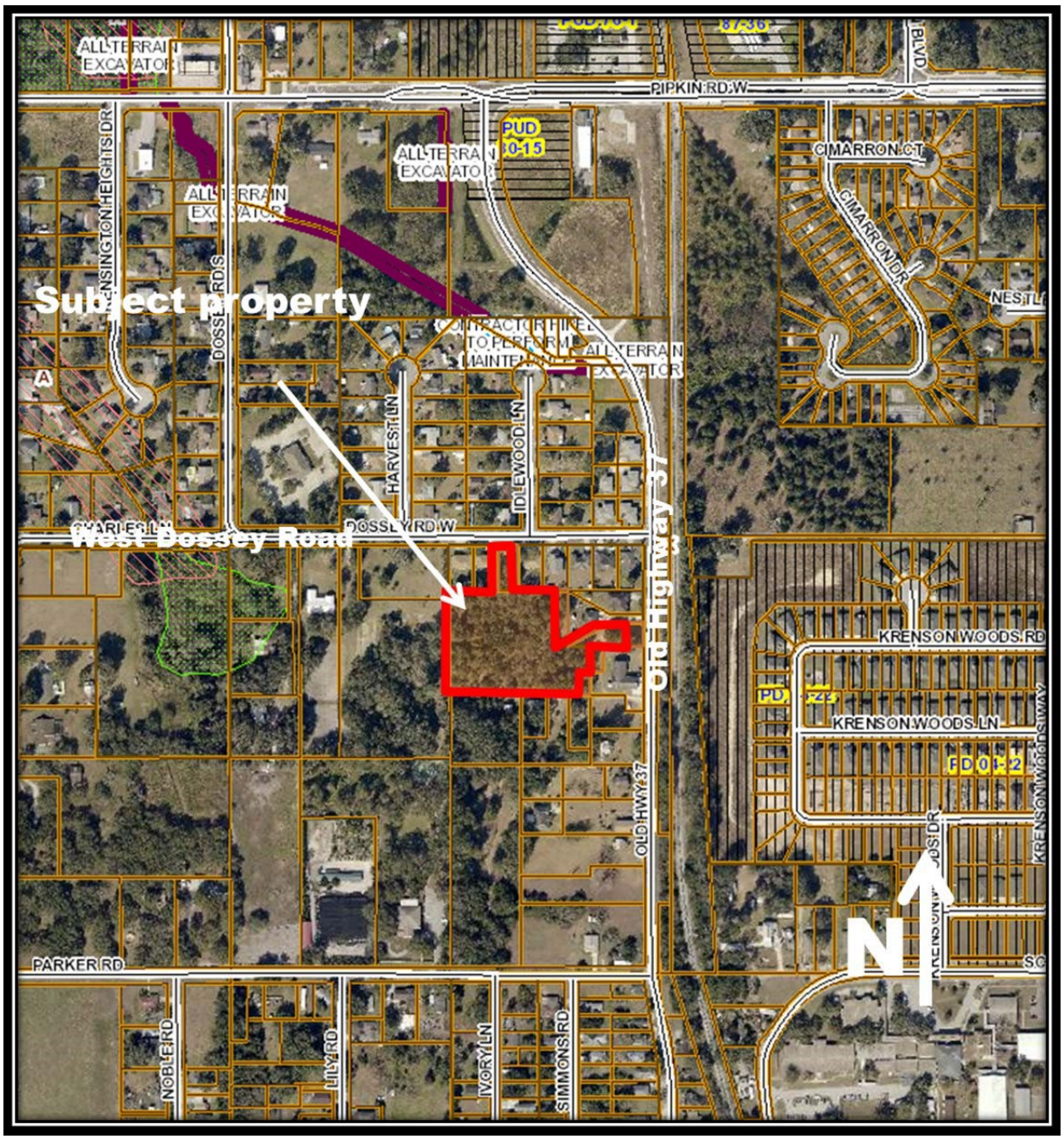
Map D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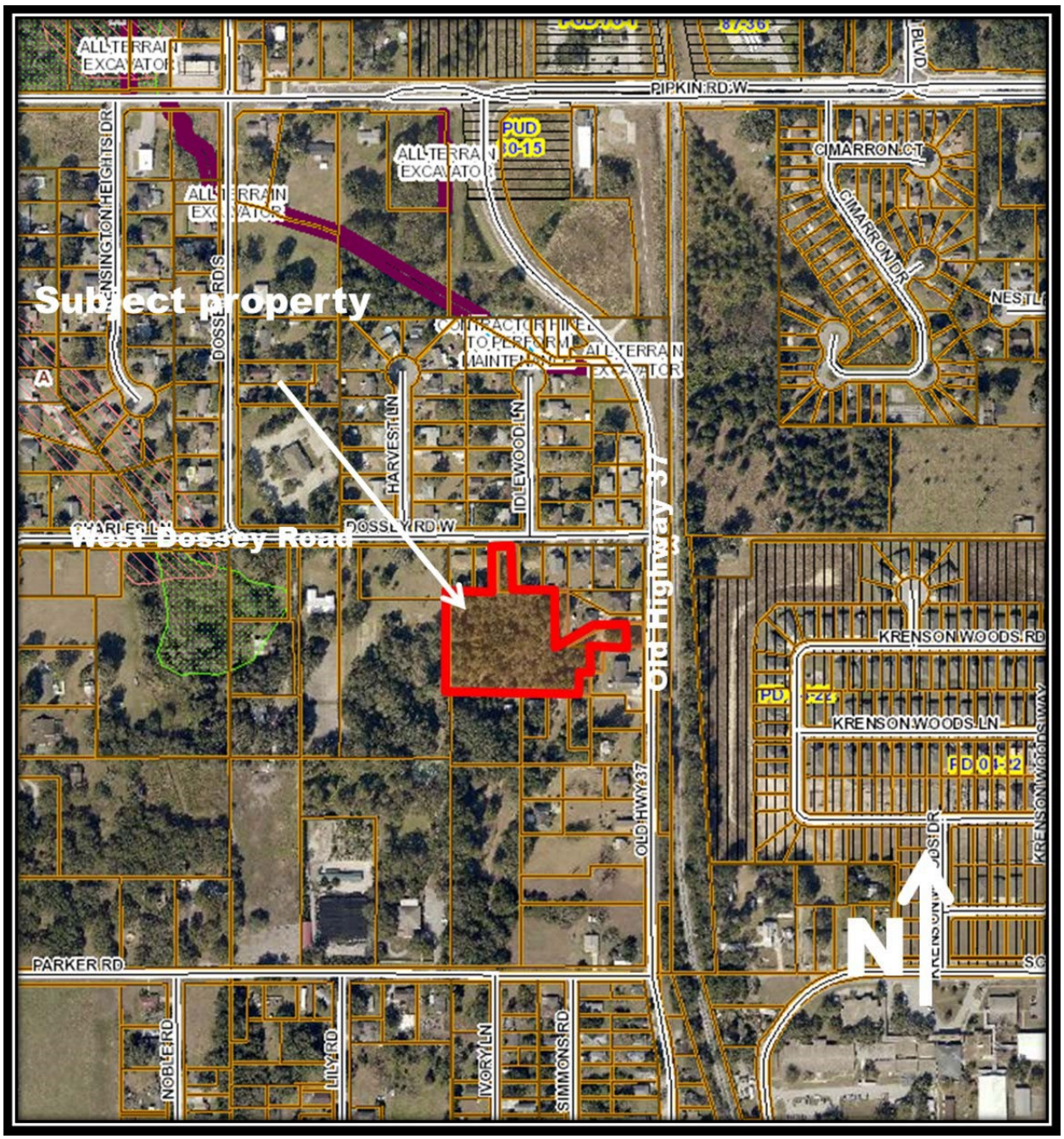
KRENSON WOODS RD
KRENSON WOODS LN
PARKER RD
NOBLE RD
LILY RD
IVORY LN
SIMMONS RD
ALL-TERRAIN EXCAVATOR
PUD
N

MAP E


Subject property
West Dossey Road
PIPKIN RD W
DOSSEY RD W
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CIMARRON CT
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KRENSON WOODS RD
KRENSON WOODS LN
PARKER RD
NOBLE RD
LILY RD
IVORY LN
SIMMONS RD
ALL-TERRAIN EXCAVATOR
PUD
N

MAP F RL-3