



Impact Assessment Statement Form

Land and Neighborhood Characteristics

1. How and why is the location suitable for the proposed uses?

Applicant Response: This parcel is located west of Spirit Lake Road, south of Oak Preserve Drive, north of Thornhill Road and is within the TSDA. The TSDA was created in order to concentrate infrastructure and community services to support 10-year population growth and existing/planned community investment in transit. Allowing the CU would be consistent with the proposed growth patterns anticipated by the establishment of the TSDA. The site is a proposed single-family.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

Applicant Response: The proposed use is compatible with adjacent uses, and as such, special efforts will not be required to minimize incompatibility with surrounding uses. Surrounding uses are largely Low & Medium Residential and one Neighborhood Activities Center Adjacent to the site.

3. How will the request influence future development of the area?

Applicant Response: This is compatible with the surrounding land uses and growth in the area, and thus the project will not adversely impact surrounding uses.

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)? Please provide a detailed methodology and calculations.

35 MF Units

Applicant Response: Per ITE Code 230 Townhomes, the project will generate 205 daily trips and 35 peak hour trips. The trips will be distributed between (2) proposed driveways.



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

Applicant Response: The subject site has frontage on one urban collector road, Spirit Lake Rd. The urban collector road is in optimal condition, adequate levels of service, and equipped to handle the vehicle trips generated by the proposed CU.

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

Applicant Response: Per Polk County LDC Section 708, 2.0 parking spacing per unit (Excluding Garage) will be required. The project is proposing 35 units which will require 70 parking spaces, which will be provided via two car driveway per unit.

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

Applicant Response: The project will propose to connect directly to Spirit Lake Rd.

Sewage

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (*Response may be based on Section 703.F of the LDC*)

Applicant Response: Per Section 703.F of the LDC, the project is expected to generate 9,450 GPD of wastewater.

35 units x 270 GPD/unit = 9,450 GPD

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

Applicant Response: Onsite treatment of sewage is not proposed.

3. If offsite treatment, who is the service provider?

Applicant Response: Polk County will provide the wastewater utility connection.

4. Where is the nearest sewer line (in feet) to the proposed development (*Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code*)

Applicant Response: Wastewater utilities will be provided by Polk County. There is an 18 inch Polk County gravity main located along the eastern right-of-way of Thornhill Rd. A 6-inch wastewater force main is located along the northern right-of-way of Thornhill Road to the south.



5. What is the provider's general capacity at the time of application?

Applicant Response: Per the County Staff Report, for a property of this size and its maximum residential potential, there is ample potable water and wastewater capacity available.

6. What is the anticipated date of connection?

Applicant Response: Connection is anticipated sometime end of year in 2024.

7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)?

Applicant Response: We are currently coordinating but expect there is adequate capacity for connection.

Water Supply

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

Applicant Response: A 10-inch potable water main is located in the western right-of-way of Spirit Lake Road. A 16-inch main is also located here. These are Polk County Utilities.

2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC)

Applicant Response: Per Section 703.F of the LDC, the project is expected to generate 12,600 GPD of potable water.

35 units x 360 GPD/unit = 12, 600 GPD

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

Applicant Response: A 10-inch potable water main is located in the western right-of-way of Spirit Lake Road. A 16-inch main is also located here. These are Polk County Utilities.

4. Who is the service provider?

Applicant Response: Polk County Utilities.

5. What is the anticipated date of connection?

Applicant Response: Connection is anticipated sometime end of year in 2024.

6. What is the provider's general capacity at the time of application?

Applicant Response: We are currently coordinating with Polk County on their utility but expect there is adequate capacity for connection.



7. Is there an existing well on the property(ies)?

Applicant Response: According to the SWFWMD Well Construction Permits Map, there are no wells on the subject site.

Surface Water Management and Drainage

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

Applicant Response: The site is located along Spirit Lake Rd and generally slopes from the southeast corner to the north and west. There does not appear to be any flooding issues with this site.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

Applicant Response: The proposed development will not impact floodplain or wetlands.

Environmental Analysis

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.

Applicant Response: Most of the sites surrounding the property have been developed or appear disturbed and thus do not have many environmental concerns. The site appears to be a pasture with cut grass and a few scattered oak trees. As stated before, the proposed development does not anticipate impacting floodplain or wetlands.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.

Applicant Response: There are no flood plains of any kind on the site or adjacent sites.

3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and;

Applicant Response: There are not private wells or public well fields onsite. A 10-inch potable water main is located in the western right-of-way of Spirit Lake Road. A 16-inch main is also located here. These will not be impacted by the site's development other than the required connection to this utility.

4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

Applicant Response: The site is located approximately on 2 ½ miles from Bartow Airbase. As such, the details of design and height of buildings will comply with the County code for the Airport Buffer Zone.

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

Applicant Response: The site is mapped as being 14% Tavares Fine Sand and 86% St. Lucie Fine Sand. These soils are classified as type A/A soils and are typically well draining soils.



Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation;

Applicant Response: The site is approximately 3 miles from Eagle Lake Park and 3 miles from Eagle Lake Ball Park. With multiple parks within the vicinity of the site, adverse impact to the parks is not expected.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

Applicant Response: The site is approximately 2 miles from Eagle Lake Elementary School and 3 miles from Eagle Lake Christian. The site is approximately 4 miles from Westwood Middle School and 3.0 miles from Lake Region High School. The zoned public schools are Eagle Lake Elementary, and Lake Region Senior High School. At this time, there is sufficient capacity for the project.

3. Health Care (e.g., emergency, hospital);

Applicant Response: The site is approximately 5.0 miles from downtown Winter Haven which has multiple Health Care options such as Winter Haven Hospital, Central Florida Health Care and many others.

4. Fire Protection;

Applicant Response: The site is approximately 1.5 miles from the Polk County Fire Rescue Station #17 and 5 miles from the City of Winter Haven Fire Station #1. With two fire rescue stations within the immediate vicinity of the site, fire protection is expected to be adequate.



5. Police Protection and Security;

Applicant Response: The subject site is centralized between the Polk County Sheriff Substation (3.5 miles), Eagle Lake Police Department (subbed to Polk County Sheriff)(3 miles),

6. Emergency Medical Services (EMS);

Applicant Response: As stated in the "Fire Protection" section, the site is within 1.5 and 5 miles of two Fire Rescue Stations which also serve as EMS services.

7. Solid Waste (collection and waste generation);

Applicant Response: The site is approximately 3.5 miles from the Polk County Waste Management.

8. How may this request contribute to neighborhood needs?

Applicant Response: This request will contribute to the surrounding neighborhood by providing additional multi-family housing options for residents of the area. Plus affordable options for citizens looking for residence in the emerging area of Eagle Lake.

Please see the requested Maps attached to this application.

If you have any questions regarding this letter, please call me at (863) 397-1627 or email me at Cbrooker@traditions-eng.com

Sincerely,

Charles "Chad" Brooker, P.E.

Traditions Engineering, LLC

