



This comprehensive Impact Analysis Report addresses all comments and design considerations, ensuring compliance with regulatory standards while maintaining a commitment to responsible and sustainable land development practices.

Impact Analysis Report

Prepared By Traditions Engineering

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Impact Analysis

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.

Applicant Response: Per ITE Code 210, the expected trips will be 242 daily trips and 31 peak hour trips generated by this project.

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

Applicant Response: Coordination with the County & City Engineer will determine what roadway improvements are required for this development. At this time is not likely that any road improvements will need to be made.

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 connecting directly to Old Dixie Highway.

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: The sites surrounding the property are RS (Residential Suburban) and do not have any environmental concerns. The subject site itself undisturbed and currently vacant. The site appears to be dense with trees. Other than existing vegetation, there are not many environmentally sensitive features on this site.

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

Applicant Response: There are no floodplains or wetlands expected to be impacted as part of this development.

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

Applicant Response: There are no private wells or public well fields onsite. There are existing City utilities around the site, but these will not be impacted by the site's development other than the required connection to the utilities.

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

Applicant Response: There are no airports or airport zones within the immediate vicinity of the site.



Utility Supply

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

Applicant Response: Potable Water utilities will be provided by City of Auburndale. There is an existing water main running parallel to Old Dixie along Hebb Rd.

3. What is the proposed source of wastewater supply and/or who is the service provider?

Applicant Response: Site will use private septic.

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

Applicant Response: PW = 31 single family lots x 360 GPD/unit = 11,160 GPD

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 within 1.8 miles of Midway Gardens Park. And 3 miles from Myrtle Sports Complex. With the small size of the project, 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 1 mile from Teneroc High School, 1.8 Miles from Lena Vista Elementary school, 4 miles from Auburndale Highschool. With multiple schools within the vicinity of the site, and the small size of the project, adverse impact to the capacity of these schools is not expected.

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

Applicant Response: The site is located within 3.6 miles from Lakeland Regional Health Auburndale. 5.5 miles from Auburndale Health Clinic. 9 miles from Winter Haven Hospital

4. Fire Protection;

Applicant Response: The site is approximately 3 miles of Auburndale Fire Department and 4 miles of Polk County Fires Rescue Station 16. With two fire rescue stations within the immediate vicinity of the site, fire protection for the project is not an issue.

5. Police Protection and Security;

Applicant Response: The subject site is located within 3.5 miles of Auburndale Police Department. As such police protection will not be an issue.

6. Emergency Medical Services (EMS);

Applicant Response: As stated in the "Fire Protection" section.



7. Solid Waste (collection and waste generation);

Applicant Response: **The site is approximately 3.6 miles from Polk County Landfill, 4.2 miles from Polk County North Central Garbage Collection Service.**

8. How may this request contribute to neighborhood needs?

Applicant Response: **This request will contribute to the surrounding neighborhood by providing affordable homes where single-family options are sparse in a consistently growing county.**

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

Sincerely,

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