
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 adjacent to the intersection of Shimmering Dr & SR 37. The site is also located at the corner of the CAC land use which supports many other commercial properties. The request is to change the current land use to CAC for the purpose of another commercial property in this largely commercial corridor. The request is suitable as the proposed use would be compatible with the surrounding area.

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 commercial to the west with residential to the east. The proposed use and commercial site will support the needs of the residential properties to the east.

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

Applicant Response: The request is compatible with the surrounding existing land uses and growth in the area. Additionally, most other parcels in the immediate vicinity are built out so likely there will be no adverse impacts to future development.

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: The proposed land use change is to support a commercial office & retail site. Each use is estimated to be ±8,000 sq ft. Per ITE Code 710 (Office Building) and Code 826 (Retail Center), the project will generate approximately 322 daily trips and 34 peak hour trips. The trips will likely 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 onto (2) private roads. Likely there will be multiple driveway entrances which will distribute the proposed trips from this project. Likely no modifications to the existing roadways will be required.

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, the office use and retail uses will both require 1.0 space per 300 sq ft. This would require around 54 parking spaces.

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

Applicant Response: The subject site has frontage onto (2) private roads. Likely there will be multiple driveway entrances which will distribute the proposed trips from this project. The named private road is Shimmering Drive.

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: The Office & Retail uses are generally low demand users of utilities. As such, it is expected that each use (office & retail) will generate no more than 2 ERU's each. This would equate to a total project demand of 1,080 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 Southwest Regional Wastewater 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 appears to be a gravity wastewater main on the north side of Shimmering Drive adjacent to the subject property.

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

Applicant Response: For a property of this size and demand, it is expected that there should be ample potable water and wastewater capacity available.

6. What is the anticipated date of connection?

Applicant Response: Connection is anticipated sometime in 2026.

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 with County staff, but expect there is adequate capacity and County infrastructure to allow for the proposed connection.

Water Supply

1. What is the proposed source of water supply and/or who is the service provider? **Applicant Response: Water utilities will be provided by Polk County. There appears to be a potable water main and fire hydrant on the south side of Shimmering Drive adjacent to the subject property.**

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: The Office & Retail uses are generally low demand users of utilities. As such, it is expected that each use (office & retail) will generate no more than 2 ERU's each. This would equate to a total project demand of 1,440 gpd.

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?
Applicant Response: There appears to be a potable water main and fire hydrant on the south side of Shimmering Drive adjacent to the subject property.

4. Who is the service provider?
Applicant Response: Polk County Southwest Regional Wastewater will provide the wastewater utility connection.

5. What is the anticipated date of connection?
Applicant Response: Connection is anticipated sometime in 2026.

6. What is the provider's general capacity at the time of application?
Applicant Response: For a property of this size and demand, it is expected that there should be ample potable water and wastewater capacity available.

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 generally slopes from the NW side of the property to the SE corner. There appears to be existing floodplains and wetlands in the SE portion of the site. There is no intention to impact these waterbodies with the proposed design.

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 as the proposed development will remain in the NW corner of the property.

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 an old nursery with a few existing buildings. 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 appears to be existing floodplains and wetlands in the SE portion of the site. There is no intention to impact these waterbodies with the proposed design.

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. Potable Water will be supplied by PCU's main that fronts the site along Shimmering Drive.

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

Applicant Response: The site is not located within an 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 ±20% Arents Sand (Type A soil) and ±80% Clayey Hydraquents (Type D) soil. The better type A soils on the north side of the property where the project will be proposed.

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 less than a mile from Loyce E Harpe Park from and less than 1.5 miles from Christina 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 proposed project is for a land use change to a commercial land use for a proposed office & retail project. These commercial uses will not impact existing school capacities.

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

Applicant Response: The site is less than 2.0 miles from multiple health care facilities along SR 37. Examples of these are AdventHealth Centra Care of South Lakeland, St. Luke's Regional Health Care, Scott Lake Health and Rehabilitation, Lakeland Regional Health Freestanding Emergency Department, and more.

4. Fire Protection;

Applicant Response: The site is approximately 2.8 miles from the Polk County Fire Rescue Station #2 and 3.3 miles from Polk County Fire Station #721. 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.