

Swan Capital Partners LLC
Meadowbrook SPD Submittal
Impact Assessment Statement

February 1, 2023

Request: Suburban Planned Development approval of 150 single-family homesites with reduced lot sizes, reduced side setbacks, and increased density in a Residential Suburban (RS) land use district.

The site is located at 4235 Deeson Road, west of Kathleen Road, east of Payne Road, south of 1st Street NW, northwest of the City of Lakeland in Section 20, Township 27, Range 23.

Land and Neighborhood Characteristics

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

***Response:** Water and sewer are available at the site, the latter of which is not always present in the Suburban Development Area (SDA). There is available elementary, middle, and high school capacity. Fire protection, Emergency Medical Services (EMS), and law enforcement are located within proximity of the subject site with adequate response times. The proposed development will utilize public roads to access Deeson Road to the south, while the north end of the property will be maintained as farmland. The western 27 acres of the property is comprised of wetlands, floodplain, and open space.*

The area surrounding the proposed development is transitioning to a higher intensity suburban pattern. There are several active new home communities within a 1-mile radius of the site, and several commercial properties under development including a new hospital at the 1-4/Kathleen Road intersection. There is also substantial retail and shopping opportunities in the area typically reserved for more urban areas. This property is most suitable for the residential development proposed because: the surrounding uses are residential, it is proximate to the Interstate and Parkway; established retail and restaurant uses, schools, parks and medical facilities exist within less than 5 miles. Furthermore, the site was previously approved for 256 homesites at a gross density of 2.52 per acre under PUD #87-35. This project proposes a gross density of 1.54 per acre.

In terms of achieving the standards for development per the LDC and Comprehensive Plan, this project exceeds necessary requirements. Residential properties and land uses are the norm of the surrounding area, and ample infrastructure is available for this proposed development.

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

***Response:** The development pattern of the surrounding area is residential and consists of a mix of conventional and mobile/manufactured homes. To alleviate the differences in residential intensities between adjacent residential properties and the proposed development, landscaping buffers meeting or*

exceeding 25 feet in width are incorporated into site design. These buffers will be fenced and planted with Type "C" landscaping to provide a transition from neighboring developments along the South and West perimeters of the property. The north quadrant of the property will be left as open space, completely buffering against neighbors to the northwest and north. This substantial change in design and density equates to a loss of 150-homesites in overall project unit count. Furthermore, to be more responsive to neighbor feedback, larger lots run the perimeter of the project to improve transition from adjacent neighborhoods, and greater side setback distances are offered than what was previously proposed to enhance scaling of interior homesites.

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

Response: The biggest influence of future development is that this project will set a new gold standard to the way residential development should be done in the Kathleen area. The project incorporates public input, recent code changes adopted by the County Commission, provides enhanced preservation to wetlands and natural areas, and provides engineered and controlled systems that will improve stormwater control for the area. Furthermore, the project will bring public utilities to the area that surrounding properties can tie into, lessening aquifer dependence and reducing reliance on septic systems.

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.

Response: See the attached Traffic Report. The proposed SPD is approximately 50% of the units that could be permitted onsite through the LDC and Comprehensive Plan. An updated traffic study will be conducted prior to the Level 2 review of this project.

The proposed development is for 150 single-family dwelling units on +/- 97.3 upland acres. Single Family Detached Housing generates 7.81 Average Annual Trips (AADT) and 1.01 PM Peak Hours Trips per unit (ITE Code 210). The proposed 150-lot development will likely generate 1,953 Average Annual Daily Trips and 253 PM Peak Hours Trips. Table 1 (Est. Traffic Impact Analysis) provides generalized estimates of the AADT, and Peak Hour demands based on different levels of approval. The table shows the maximum number of trips that would be generated by-right and through the SPD process on property with the equivalent upland acreage.

Table 1: Estimated Traffic Impact Analysis

Subject Property	Estimated Impact Analysis		
97.3 +/- Upland Acres 21.5 +/- Wetlands RS	Demand as Permitted RS (1 DU/5 Acres)	Max. Allowed (3 DU/AC & Wetland 1 DU/5 AC)	Proposed Plan RS (1.54 DU/Upland Acre)
Permitted Intensity	19 Single-Family Dwelling Units	296 Single-Family Dwelling Units	150 Single-Family Dwelling Units
Average Annual Daily Trips (AADT)	148 AADT	2,312 AADT	1,172 AADT
PM Peak Hour Trips	19 PM PH	299 PM PH	152 PM PH

There is currently capacity to serve the proposed development. The subject property has direct frontage along Deeson Road. Table 2 (Current Traffic LOS) displays generalized capacity on the affected transportation links. Deeson Road and Kathleen Road have the capacity to assimilate all 150 PM PH units and not fall below the Level of Service standard set by the Board of County Commissioners.

Table 2: Current Traffic Level of Service

Link #	Road Name	Current LOS	Available PM PH Capacity	5-Year LOS
8084E	Deeson Road - Hillsborough County Line to Kathleen Road	C	602	C
8084W	Deeson Road - Kathleen Road to Hillsborough County Line	C	609	C
4167N	CR-35A (Kathleen Road) CR-542A to Duff Road	C	1,178	C
4167S	CR-35A (Kathleen Road) Duff Road to CR-542A	C	1,153	C

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

Response: *Deeson Road (Road No. 733008) is an Urban Collector roadway tracked for concurrency by Polk County's Transportation Organization (TPO)(Links 8084E/W). It is paved 20-feet with approximately 65 feet of right-of-way along the subject property which is below the 80-foot minimum required by the LDC. The project will include a 15-foot right-of-way dedication to make up the shortfall on our side of the road. Sidewalks on both sides of internal streets and along Deeson Road will be required. Further improvements will be detailed in the Major Traffic Study during the Level 2 Review.*

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

Response: *Two parking spaces per residential unit; parking for recreation areas will be determined at site development as outlined in Code Section 708.*

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

Response: *As reflected in the attached site plan, there will be direct access from the subdivision onto Deeson Road.*

Sewage

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development?

Response: *The proposed development is for 150 single-family dwelling units. The estimated demand per unit is 270 GPD for wastewater. These services will be provided by Polk County Utilities. Table 3, Estimated Wastewater Impact Analysis, provides generalized wastewater demands based on different levels of approval. The proposed SPD is approximately 50% of the units that could be permitted onsite through the LDC and Comprehensive Plan. Without wastewater availability, lot sizes will increase to 10,890 SF and mounded septic systems or those with higher levels of treatment capability would be necessary. Ground water contamination is a known hazard in the Kathleen area and other areas with a high concentration of homes with septic tanks and complicated floodplain networks. Overall, septic*

systems in such an environment and close to a major floodway are undesirable for the applicant and Polk County.

Table 3, Estimated Wastewater Impacts Analysis

Subject Property	Estimated Impact Analysis		
97.3 +/- Upland Acres 21.5 +/- Wetlands RS	Demand as Permitted RS (1 DU/5 Acres)	Max. Allowed (3 DU/AC & Wetland 1 DU/5 AC)	Proposed Plan RS (1.54 DU/Upland Acre)
Permitted Intensity	19 Single-Family Dwelling Units	296 Single-Family Dwelling Units	150 Single-Family Dwelling Units
Wastewater Generation (GPD)	5,130 GPD	79,920 GPD	40,500 GPD

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

Response: On-site treatment is not proposed for the proposed development. Lift Station 215 is approximately 0.6 miles to the east. A 12-inch wastewater force main is found here in the northern right-of-way of Deeson Road. Polk County Utilities will extend this line west past the site along Deeson Road to the Briarwood Mobile Home Park (Project No. 6843022). The proposed development will connect to the County force main and will coordinate with Polk County Utilities during Level 2 Review of the project.

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

Response: Polk County Utilities.

4. Where is the nearest sewer line (in feet) to the proposed development?

Response: Approximately 3,168 feet at the intersection of Deeson Road and Lewellyn Road.

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

Response: 0.327 MGD

6. What is the anticipated date of connection?

Response: Utility connections are anticipated in late 2025 – early 2026.

7. What improvements to the providers system are necessary to support the proposed request (lift stations, line extensions/expansions/interconnections)

Response: The offsite force main will be extended from its current location at the intersection of Deeson Road and Lewellyn Road to service this project and other developments further west. Polk County Utilities Project No. 6843022 is funded, design work is nearly complete, and is expected to commence construction later in 2023.

Water Supply

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

Response: Centralized water to be provided by Polk County Utilities.

2. What is the estimated volume of consumption in gallons per day (703 of LDC)

Response: The proposed development is for 150 single-family dwelling units. The estimated demand per unit is 360 gallons per day (GPD) for potable water. These services will be provided by Polk County Utilities. Table 4, Estimated Potable Water Impact Analysis, provides generalized wastewater demands based on different levels of approval. The proposed SPD is approximately 50% of the units that could be permitted onsite through the LDC and Comprehensive Plan. Potable water connection is mandated by the LDC and Comprehensive Plan in the SDA. A 12-inch water main is located at the intersection of Deeson Road and Lewellyn Road. The applicant will extend this utility line which will provide benefit to the surrounding neighbors with fire protection and an opportunity to transition off well water.

Table 4, Estimated Potable Water Impact Analysis

Subject Property	Estimated Impact Analysis		
97.3 +/- Upland Acres 21.5 +/- Wetlands RS	Demand as Permitted RS (1 DU/5 Acres)	Max. Allowed (3 DU/AC & Wetland 1 DU/5 AC)	Proposed Plan RS (1.54 DU/Upland Acre)
Permitted Intensity	19 Single-Family Dwelling Units	296 Single-Family Dwelling Units	150 Single-Family Dwelling Units
Potable Water Consumption (GPD)	6,840 GPD	106,560 GPD	54,000 GPD

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

Response: A 12-inch water main is located on the south side of Deeson Road and within the right of way that turns south down Lewellyn Rd. Utility maps and digital data indicate there is no reclaimed water facilities in the general area.

4. Who is the service provider?

Response: Polk County Utilities.

5. What is the anticipated connection date?

Response: Anticipated utility connection is sometime between late 2025 – early 2026.

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

Response: 1.688 MGD.

7. Is there an existing well on the property? If yes, where is it, what type and permit capacity?

Response: There is no well existing on 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 flooding issues).

Response: *The Blackwater Creek tributary is an established floodway that runs north to south through the western boundary of the eastern parcel. There are three nodes on the site which all have 100-year flood stages.*

In accordance with SWFWMD's regulation, all the depressions, wetland areas, and ditches will be modeled to determine the 100-year floodplain elevations existing on site and those which extend off-site. Additionally, and as required by the Water Management District, the limits of jurisdictional wetlands and surface waters have been studied and certified with agencies of jurisdiction. Finally, the construction plans will include the acreage of the wetlands as they relate to the project limits. However, it should be noted that roadside ditches or other water conveyances, including permitted and constructed water conveyance features, can be claimed as surface waters per Chapter 62-340 FAC. Appropriate mitigation will be done using UMAM for impacts, where applicable.

The applicant will illustrate the development's peaks causing adverse impact for a 25-year, 24-hour storm event and demonstrate that the site will not impede conveyance of contributing off-site flows and show the project will not increase flood stages up or down stream of the project; and provide equivalent compensating storage for all 100-year, 24-hour riverine floodplain, if applicable.

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

Response: *No alterations to the wetlands or other drainage features are expected. The proposed development condition will match existing natural drainage features. Additional drainage to support development will be designed within the buildable area. Impacts to wetlands will be avoided as much as possible.*

Environmental Analysis

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

Response: *The site is relatively flat, but a large portion of the site is located within FEMA flood zones AE and A. Additionally, wetlands are scattered throughout the site. According to the National Wetlands Inventory, wetlands are also seen throughout the site. The wetlands have been reviewed and delineated by SWFWMD and FDEP. The elevation of the land is being modeled and the wetlands are being assessed and classified to determine the level of impact these features will have on development.*

2. What are the wetland and floodplain conditions? Discuss the changes to these features?

Response: *A significant area of the land appears to be wet, however, analysis has determined a portion of the wetland is exempt from protection according to SWFWMD and FDEP. The exempted areas are excavated ditches traversing the property that are actively used to support current agricultural uses of the property. The flood zone associated with the Blackwater Creek is designated as AE and A by FEMA, and the remaining area is designated as flood zone A, X5 and X.*

3. Discuss location of potable water supplies, private wells, public well fields (location and potential impacts).

Response: The area to the west is located within the Rural Service Area and it is reasonable to assume the abutting and nearby properties utilize well and septic systems. There are no public well fields in the general area. The impacts to existing private wells and septic systems is anticipated to be minimal as the proposed development seeks to connect to centralized services.

4. Discuss the location of Airport Buffer Zones and potential impacts.

Response: The site is not located within an Airport Buffer Zone.

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

Response: According to the Soil Survey of Polk County Florida, there are 7 soil types found within the project boundaries: Pomona Fine Sand, Samsula Muck, Sparr Fine Sand, Tavares Fine Sand, Placid and Myakka Fine Sands, Kaliga Much, Hontoon Muck. All except Sparr and Tavares are considered hydric soils by the Florida Association of Environmental Soil Scientists. The result is that most of the project area is underlaid with hydric soils outside of the proposed developable area. Pomona fine sand covers the majority of the site and is considered a poorly drained soil. Under natural conditions, Pomona soils are used for water quality and wildlife habitat, or can be used for crops and pasture. The soils are not of such that would limit compliance with applicable LDC regulations for the proposed use. The applicant plans to work with the existing conditions of the site, including soils, through a sound grading plan and best management practices for erosion control.

Infrastructure Impact Information:

1. Parks and Recreation:

Response: Hunt Fountain Sports Complex is located 2.85-miles to the east of the subject site. The Applicant would like to donate the 27-acre parcel that could be used as a local neighborhood park for residents in the area.

2. Educational Facilities:

Response: According to the Polk County School District, the property falls into the attendance boundaries for the schools listed below. A 5-Year future work plan, dated 2017, was found on the school board's website and indicates capacity would exist to serve the project.

Kathleen Elementary School (Less than 2-Miles)

Roberts Elementary School (About 4-Miles)

Kathleen Middle School (About 1-Mile)

Kathleen High School (About 5-Miles)

Table 5: Assigned Schools

School	Address	Distance from Site	Capacity
Kathleen Elementary School	3515 Sheretz Road Lakeland FL 33810	Less than 2 miles	67% Committed, Available Capacity
Roberts Elementary School (adjacent)	6600 Green Rd, Lakeland, FL 33810	Approximately 4 Miles	86% Committed, Available Capacity
Kathleen Middle School	3627 Kathleen Pines Road Lakeland FL 33810	Approximately 1 mile	60% Committed, Available Capacity
Kathleen High School	1100 Red Devil Way Lakeland FL 33810	Approximately 5 miles	73% Committed, Available Capacity

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

Response: Lakeland Regional Medical Center is located approximately 7.3 miles from the site. This hospital has 864 beds and employs more than 550 personnel and offers a range of specialties including pediatric care and gerontology. MedExpress Urgent Care Clinic is located about 5-miles from the site on 3700 US Highway 98 and offers standard emergency services associated with injuries and illness.

Lakeland Regional Health (LRH) is actively constructing an ambulatory care center on 20-acres at I-4 and Kathleen Road with plans to open the facility in 2023. The new location will help Lakeland Regional Health meet local health needs through the expansion of comprehensive healthcare services. In a recent press release, LRH CEO Danielle Drummond cited US Census data and said, “Polk County is one of the fastest-growing areas in the nation” and “expanding comprehensive healthcare services to meet the local health needs of our area is one of our community objectives”.

Table 6: Medical Centers

Medical Center	Address	Distance
Lakeland Regional Medical Center	1324 Lakeland Hills Blvd	7.4 miles/15 minutes
Med Express Urgent Care	3700 US Highway 98	5.2 miles/6 minutes
Lakeland Regional Health Ambulatory Care Center (Under Construction)	0 Kathleen Road	4.2 miles / 5 minutes

4. Fire protection and EMS:

Response: Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas. Fire and EMS responses to this project are from the new Polk County Fire Rescue Station 23, located at 6750 Kathleen Road, Lakeland 33810. The travel distance is approximately 1.8 miles to the entrance subject site and response times could average three (3) minutes or more depending on the type of call.

5. Police Protection:

Response: The Polk County Sheriff's Office is a full-service law enforcement agency serving Polk County, it employs law enforcement officers, detention deputies, and civilians working across all five districts. The nearest Sheriff's substation is Polk County Northwest District Command, located at 1045 Wedgewood Estates Boulevard, Lakeland, 33809. Current response times are 10 minutes and 16 seconds for a Priority 1 Call and 24 minutes and 06 seconds for a Priority 2 Call based upon times from April 2022.

6. Solid Waste.

Response: The site is located in Polk County's NW Regional Utility Service Area for wastewater services. Polk County has ample water capacity to service the site according to Polk County Utilities. The current working permit for the service area is 4.640 million gallons per day (MGD). The current average flow is 2.832 MGD. There is 1.648 MGD in uncommitted capacity. The system's growth rate is approximately 79 gallons per day. At this rate, there will be capacity in the system beyond the next 20 years.

The County's NW Wastewater Service Area sends its flows to the NW Regional Wastewater Treatment Facility. The current working wastewater permit is for 3,000,000 GPD. There is 1,800,000 GPD in uncommitted capacity. The system's growth rate is 36 gallons per day. At this rate, there will be capacity in the system beyond the next 20 years.

The subject site is also located near a Utility Community Investment Project scheduled in the Comprehensive Investment Program, Fiscal Years 2022-2026 (Project No. 6483022). The project will extend wastewater (Solid Waste) services to the Briarwood Mobile Home Park, located about 1 mile west of the subject site. According to the CIP Summary, the Briarwood MHP Collection System and Wastewater Treatment Facility is struggling to maintain regulatory compliance due to operational failures. The extension and connection to the County's wastewater system will correct the conditions of Briarwood's Treatment Facility and provide the opportunity for this project to connect to the County's Utility System.

7. How may this request contribute to neighborhood needs?

Response: The proposed development will have a modest impact on the availability of services, however, as outlined above the services reviewed have capacity to serve the project as proposed. Below are additional ways that this project will contribute to neighborhood needs.

- Support continued agricultural activities by utilizing compatibility techniques to limit land use conflicts. This project retains 1/3 of agricultural activities, and utilizes buffer techniques recently established by the Board of County Commissioners.
- Protects and preserves open space, agricultural and environmentally sensitive lands by implementing clustering and other conservation development strategies as established in Section 2.1251.
- Incorporates design features that promote healthy communities, conservation development principles, and other initiatives consistent with Section 2.1251 – Community Design.
- Provides access to civic space, parks, green areas, and open space and other amenities.

- *The Project is supported by public safety with faster response times than other more urban areas in the County.*
- *Encourages connectivity between uses within and outside the community.*
- *Extension of a potable water utility line that provides an opportunity for nearby residents to transition off of well water.*
- *The project provides critical stormwater management and flood control to an area that has experienced flooding.*
- *The project will provide an external sidewalk on Deeson Road, and pedestrian scaled lighting, which is non-existent in the area. The existing conditions have led to pedestrian deaths nearby with similar non-sidewalk and lighting conditions.*
- *There is really no direct access to a regional park (Hunt Fountain Regional Park) from Deeson Road due to no sidewalks. The developer is proposing a land donation of 27 acres to the County to serve as a neighborhood park.*