



**Growth Management Department
Land Development Division**

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IMPACT ASSESSMENT STATEMENT FORM

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AN IMPACT ASSESSMENT STATEMENT IS REQUIRED FOR ALL LEVEL 3 AND LEVEL 4 REVIEWS, WITH THE EXCEPTION OF TEXT AMENDMENT REQUESTS. 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 SUFFICIENT IMPACT ASSESSMENT STATEMENT MUST ADDRESS ALL OF THE FOLLOWING (**NOTE: N/A IS AN INSUFFICIENT COMMENT, IF N/A AN EXPLANATION MUST BE INCLUDED**):

LAND AND NEIGHBORHOOD CHARACTERISTICS

ASSESS THE COMPATIBILITY OF THE REQUESTED LAND USE WITH ADJACENT PROPERTIES AND EVALUATE THE SUITABILITY OF THE SITE FOR DEVELOPMENT. AT A MINIMUM, ADDRESS THE FOLLOWING SPECIFIC QUESTIONS IN YOUR RESPONSE:

1. HOW AND WHY IS THE LOCATION SUITABLE FOR THE PROPOSED USES? **THE SITE IS SURROUNDED BY DEVELOPED PROPERTIES WITH A MIXED USE. NORTH - COMMERCIAL ALONG NORTH SIDE OF SHEPHERD ROAD. EAST - PUBLIX SHOPPING CENTER. SOUTH - IMPERIAL LAKES PD. WEST - MULTI-FAMILY APARTMENTS.**
2. WHAT ARE, IF ANY, THE INCOMPATIBILITY AND SPECIAL EFFORTS NEEDED TO MINIMIZE THE DIFFERENCES IN THE PROPOSED USE WITH ADJACENT USES? **THIS SITE IS AN UNDEVELOPED ENCLAVE WITH MULTIPLE USES SURROUNDING IT. ALL PROPOSED USES WILL BE COMPATIBLE AND CONSISTENT WITH ADJACENT PROPERTIES.**
3. HOW WILL THE REQUEST INFLUENCE FUTURE DEVELOPMENT OF THE AREA? **ENCLAVE SITE - DEVELOPED AS INFILL**

ACCESS TO ROADS AND HIGHWAYS

ASSESS THE IMPACT OF THE PROPOSED DEVELOPMENT ON THE EXISTING, PLANNED AND PROGRAMMED ROAD SYSTEM. AT A MINIMUM, ADDRESS THE FOLLOWING SPECIFIC QUESTIONS IN YOUR RESPONSE:

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 DETAILED1/ METHODOLOGY AND CALCULATIONS. **VEHICLE TRIPS PER DAY WILL BE 5.8 X 168 = 975 T.P.D.. PEAK PM WILL BE 98.**

2. WHAT MODIFICATIONS TO THE PRESENT TRANSPORTATION SYSTEM WILL BE REQUIRED AS A RESULT OF THE PROPOSED DEVELOPMENT? **NONE ANTICIPATED OTHER THAN TURN LANES. MAJOR TRAFFIC STUDY WILL BE REQUIRED AT LEVEL 2.**

1A MINOR TRAFFIC STUDY WILL SUFFICE FOR A DETAILED METHODOLOGY AND CALCULATIONS FOR MOST APPLICATIONS.

3. WHAT IS THE TOTAL NUMBER OF PARKING SPACES REQUIRED PURSUANT TO SECTION 708 OF THE LAND DEVELOPMENT CODE? **336 REQUIRED, LEVEL 2 CONSTRUCTION PLANS WILL SHOW FINAL NUMBER.**

4. WHAT ARE THE PROPOSED METHODS OF ACCESS TO EXISTING PUBLIC ROADS (E.G., DIRECT FRONTAGE, INTERSECTING STREETS, AND FRONTAGE ROADS)? **ACCESS FROM SHEPHERD ROAD (4-LANE HIGHWAY) AND IMPERIAL LAKES BOULEVARD, A SPLIT BOULEVARD.**

NOTE: APPLICATIONS FOR PROJECTS ATTRIBUTING 50 OR FEWER AVERAGE ANNUAL DAILY TRIPS (AADT) ACCORDING TO THE LATEST INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) MANUAL MAY PROVIDE A WRITTEN EXPLANATION AND JUSTIFICATION OF WHY IMPACTS WILL NOT BE SIGNIFICANT IN LIEU OF THE REQUIRED INFORMATION FOR "INFRASTRUCTURE IMPACTS" ITEMS 3 THROUGH 9 ABOVE.

SEWAGE

DETERMINE THE IMPACT CAUSED BY SEWAGE GENERATED FROM THE PROPOSED DEVELOPMENT. AT A MINIMUM, ADDRESS THE FOLLOWING SPECIFIC QUESTIONS IN YOUR RESPONSE:

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) **168 UNITS X 180 GPD = 30,240 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? **CONNECTION TO POLK COUNTY SOUTHWEST TREATMENT FACILITY**

3. IF OFFSITE TREATMENT, WHO IS THE SERVICE PROVIDER? **POLK COUNTY UTILITIES.**

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) EXISTING **LIFT STATION ON-SITE.**

5. WHAT IS THE PROVIDER'S GENERAL CAPACITY AT THE TIME OF APPLICATION? **CAPACITY AVAILABLE.**

6. WHAT IS THE ANTICIPATED DATE OF CONNECTION? **JANUARY 2025.**

7. WHAT IMPROVEMENTS TO THE PROVIDERS SYSTEM ARE NECESSARY TO SUPPORT THE PROPOSED REQUEST (E.G., LIFT STATIONS, LINE EXTENSIONS/EXPANSIONS, INTERCONNECTS, ETC.)? **NONE ANTICIPATED.**

WATER SUPPLY

DETERMINE THE AMOUNT OF WATER TO BE USED, HOW IT WILL BE DISTRIBUTED, AND THE IMPACT ON THE SURROUNDING AREA. AT A MINIMUM, ADDRESS THE FOLLOWING SPECIFIC QUESTIONS IN YOUR RESPONSE:

1. WHAT IS THE PROPOSED SOURCE OF WATER SUPPLY AND/OR WHO IS THE SERVICE PROVIDER? **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*) **270 GPD X 168 = 45,360 GPD**
3. WHERE IS THE NEAREST POTABLE WATER CONNECTION AND RE-CLAIMED WATER CONNECTION, INCLUDING THE DISTANCE AND SIZE OF THE LINE? **NORTH SIDE ALONG SHEPHERD ROAD AND SOUTHEAST ALONG IMPERIAL LAKES BOULEVARD.**
4. WHO IS THE SERVICE PROVIDER? **POLK COUNTY UTILITIES.**
5. WHAT IS THE ANTICIPATED DATE OF CONNECTION? **JANUARY 2025.**
6. WHAT IS THE PROVIDER'S GENERAL CAPACITY AT THE TIME OF APPLICATION? **CAPACITY AVAILABLE.**
7. IS THERE AN EXISTING WELL ON THE PROPERTY(IES)? **NO WELLS ON SITE.**

YES	WHAT TYPE?	PERMIT CAPACITY
NO		LOCATION:

WATER USE PERMIT #:
 CONSTRUCTED PRIOR TO WATER MANAGEMENT DISTRICT PERMITTING: YES NO
 TYPE OF USE: AG PUBLIC INDUSTRIAL OR COMMERCIAL
 RECREATION OR AESTHETIC MINING
 PERMITTED DAILY CAPACITY:
 AVERAGE PEAK MONTHLY WITHDRAWAL RATE:
 LOCATION:
 CASING DIAMETER:
 MAINLINE DIAMETER:

SURFACE WATER MANAGEMENT AND DRAINAGE

DETERMINE THE IMPACT OF DRAINAGE ON THE GROUNDWATER AND SURFACE WATER QUALITY AND QUANTITY CAUSED BY THE PROPOSED DEVELOPMENT. AT A MINIMUM, ADDRESS THE FOLLOWING SPECIFIC QUESTIONS IN YOUR RESPONSE:

1. DISCUSS THE SURFACE WATER FEATURES, INCLUDING DRAINAGE PATTERNS, BASIN CHARACTERISTICS, AND FLOOD HAZARDS, (DESCRIBE THE DRAINAGE OF THE SITE AND ANY FLOODING ISSUES); **THE SITE HAS A DRAINAGE DITCH FLOWING FROM THE SOUTHEAST TO THE THE NORTHWEST. THE DRAINAGE IN THE AREA HAS HAD A HISTORY OF PROBLEMS WITHIN IMPERIAL LAKES PD. POLK COUNTY IS NOW WORKING ON IMPROVING THE RETENTION AND DETENTION IN THE AREA. WE WILL WORK CLOSELY WITH THE COUNTY IN IMPROVING THE DRAINAGE CHARACTERISTICS IN THE AREA**

2. WHAT ALTERATIONS TO THE SITE'S NATURAL DRAINAGE FEATURES, INCLUDING WETLANDS, WOULD BE NECESSARY TO DEVELOP THE PROJECT? **THE PROPOSED DEVELOPMENT WILL HAVE DRIVEWAYS CROSSING THE WETLAND AREA IN TWO PLACES. MITIGATION OF ANY IMPACTS WILL BE PERMITTED THROUGH THE APPROPRIATE AGENCIES.**

ENVIRONMENTAL ANALYSIS

PROVIDE AN ANALYSIS OF THE CHARACTER OF THE SUBJECT PROPERTY AND SURROUNDING PROPERTIES, AND FURTHER ASSESS THE SITE'S SUITABILITY FOR THE PROPOSED LAND USE CLASSIFICATION BASED ON SOILS, TOPOGRAPHY, AND THE PRESENCE OF WETLANDS, FLOODPLAIN, AQUIFER RECHARGE AREAS, SCRUB OR OTHER THREATENED HABITAT, AND HISTORIC RESOURCES, INCLUDING, BUT NOT LIMITED TO:

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. **THE SITE HAS A CROSS DITCH WHICH FLOWS WATER TO THE NORTHWEST UNDER SHEPHERD ROAD FROM IMPERIAL LAKES . NO CHANGES IN FLOW PATTERNS, RATE OR VOLUME OF FLOW.**
2. WHAT ARE THE WETLAND AND FLOODPLAIN CONDITIONS? DISCUSS THE CHANGES TO THESE FEATURES WHICH WOULD RESULT FROM DEVELOPMENT OF THE SITE. **ANTICIPATE TWO DRIVEWAY CROSSINGS OF WETLAND AREA (TO BE MITIGATED) AND 100 YEAR COMPENSATION IS REQUIRED IF ANY VOLUME IS MODIFIED.**
3. DISCUSS LOCATION OF POTABLE WATER SUPPLIES, PRIVATE WELLS, PUBLIC WELL FIELDS (*DISCUSS THE LOCATION, ADDRESS POTENTIAL IMPACTS*), AND; **NONE WITHIN THE SITE. POLK COUNTY UTILITIES HAS THE SOUTHWEST WATER PLANT APPROXIMATELY 3,800 FEET, MORE OR LESS, EAST OF OUR SOUTHEAST CORNER.**
4. DISCUSS THE LOCATION OF AIRPORT BUFFER ZONES (IF ANY) (*DISCUSS THE LOCATION AND ADDRESS, POTENTIAL IMPACTS*). **LAKELAND LINDER AIRPORT IS 3.5 MILES NORTHWEST OF THE SITE. A SMALL PRIVATE AIRSTRIP IS 3.0 MILES WEST OF THE SITE.**
5. PROVIDE AN ANALYSIS OF SOIL TYPES AND PERCENTAGE OF COVERAGE ON SITE AND WHAT EFFECT IT WILL HAVE ON DEVELOPMENT. **SEE SOIL MAP.**

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; **LOYCE SHARPE PARK - 1.75 MILES EAST; MULBERRY YMCA - 4.15 MILES SOUTH; IMPERIAL LAKES - 0.25 MILES SOUTH; EAGLEBROOK GOLF COURSE - 3.0 MILES EAST; CHRISTINA PARK - 2.25 MILES NORTH.**
2. EDUCATIONAL FACILITIES (E.G., PRESCHOOL, ELEMENTARY, MIDDLE SCHOOL, HIGH SCHOOL); **DAYCARE - 0.20 MILES WEST; ELEMENTARY SCHOOL - 0.50 MILES WEST; MIDDLE SCHOOL - 4.7 MILES SOUTH; HIGH SCHOOL - 4.8 MILES SOUTH.**
3. HEALTH CARE (E.G., EMERGENCY, HOSPITAL); **LAKELAND REGIONAL HOSPITAL - 10.0 MILES NORTH; BARTOW HOSPITAL - 11.0 MILES EAST; WATSON CLINIC 540A - 6.0 MILES EAST.**

4. FIRE PROTECTION; FIRE STATION ON CHERRY LANE - 3.5 MILES; FIRE STATION ON EWELL ROAD - 2.5 MILES.
5. POLICE PROTECTION AND SECURITY; POLK COUNTY SHERIFF DEPUTY PATROLS; SHERIFF'S OFFICE NEAR POLK STATE COLLEGE - 11.0 MILES; SHERIFF'S OFFICE IN MULBERRY - 4.0 MILES; SHERIFF'S OFFICE IN BARTOW - 12.0 MILES.
6. EMERGENCY MEDICAL SERVICES (EMS); EMS ON CHERRY LANE - 3.5 MILES; EMS ON EWELL ROAD - 2.5 MILES.
7. SOLID WASTE (COLLECTION AND WASTE GENERATION); AND COLLECTION FROM POLK COUNTY DESIGNATED COLLECTION PROVIDER.
8. HOW MAY THIS REQUEST CONTRIBUTE TO NEIGHBORHOOD NEEDS? ADDITIONAL RESIDENTIAL APARTMENT IN AND AROUND AN AREA OF SUPPORT SERVICES, SUCH AS; DAYCARE, SHOPPING, PERSONAL SERVICES AND RECREATION.

MAPS

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. MAPS SHALL BE OF SUFFICIENT TYPE, SIZE, AND SCALE TO FACILITATE COMPLETE UNDERSTANDING OF THE ELEMENTS OF THE PROPOSED DEVELOPMENT. SCALE 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 8 1/2" X 11"** AND ACCOMPANY IMPACT ASSESSMENT STATEMENTS:

MAP A: A LOCATION MAP (CENTER THE SITE ON THE MAP) SHOWING THE RELATIONSHIP OF THE DEVELOPMENT TO CITIES, HIGHWAYS, AND NATURAL FEATURES;

MAP B: MAP DEPICTING THE SITE BOUNDARY (PROPERTIES INCLUDED IN THE REQUEST)

MAP C: A SITE PLAN CONSISTENT WITH **SITE PLAN STANDARDS 2/** (MULTIPLE SHEETS MAY BE USED). IN ADDITION TO THE REQUIRED NUMBER OF COPIES PLEASE **INCLUDE AN 8 1/2" X 11" COPY**. APPLICATIONS FOR DISTRICT CHANGES ALONE ARE NOT REQUIRED BUT ARE ENCOURAGED TO SUBMIT A DEVELOPMENT PLAN; AND

NOTE: APPLICATIONS FOR TEXT AMENDMENTS ARE NOT REQUIRED TO SUBMIT A COMPLETE IMPACT ASSESSMENT STATEMENT, HOWEVER, ALL RELEVANT INFORMATION REQUESTED MUST BE ADDRESSED. USE THIS FORM AND THE "DEMONSTRATION OF NEED" FORM AS A GUIDE FOR ASSESSING THE IMPACT OF A TEXT AMENDMENT.