



**Growth Management Department
Land Development Division**

330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
FAX (863) 534-6407

**IMPACT ASSESSMENT
STATEMENT
FORM**

www.polk-county.net

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 property is zoned RS (Residential Suburban), which allows for Communication Towers with a CUP.

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

The Site is designed with a 5ft Landscape Screening buffer at the base of the tower to minimize visual impact to surrounding property owners.

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

The tower is designed as monopole is minimally invasive.

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.

After construction 1 vehicle per month at the most.

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

No modifications will be needed to the transportation system.

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?

1 Parking space is required as shown on attached site plan.

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

Proposed access road with new apron from Black Rd St. to site. Please see attached drawings.

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

No Sewer hookup is required.

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*)
- 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?
- 3. If offsite treatment, who is the service provider?
- 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*)
- 5. What is the provider's general capacity at the time of application?
- 6. What is the anticipated date of connection?
- 7. What improvements to the providers system are necessary to support the proposed request (*e.g., lift stations, line extensions/expansions, interconnects, etc.*)?

Water Supply

No Water hookup is required.

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

Polk County

0 GPD / Tower Site

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

4. Who is the service provider?

5. What is the anticipated date of connection?

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

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

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);

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

None

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.
2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.
Existing Residential Suburban
3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and; The proposed site is not located in wetland or flood hazard area.
4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*). No impact
5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development. A Determination of No Hazard is included
Soil is dirt and sand

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; 3.5 miles Poinciana Park 5109 Allegheny Rd, Poinciana, FL 34759
2. Educational Facilities (e.g., preschool, elementary, middle school, high school): 2 miles Sandhill Elementary School, 3 miles Mclaughlin Middle
3. Health Care (e.g., emergency, hospital); 11.2 miles 325 Cypress Pkwy, Kissimmee, FL 34759
4. Fire Protection; 1.42 miles Fire and Rescue Station 13 7800 Watkins Rd, Haines City, FL 33844Haines
5. Police Protection and Security; 5.3 miles Polk County Sheriff 4011 Sgt Mary Campbell Way, Lake Wales, FL 33859
6. Emergency Medical Services (EMS); 1.42 miles Fire and Rescue Station 13 7800 Watkins Rd, Haines City, FL 3844
7. Solid Waste (collection and waste generation); and Polk County

8. How may this request contribute to neighborhood needs?

The Tower will enhance the ability of the providers of personal wireless services, public safety is also enhanced as facilities provide wireless communications services to the citizens of Polk County. Wireless emergency enhanced 911 service calls are routed to police, firefighter, EMS technicians, disaster relief workers, and other who respond to the emergency needs of the County.

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; A Location Map is shown on the site plan.
- Map B: Map depicting the site boundary (properties included in the request) A Signed Sealed Survey was submitted with the CUP Application.
- 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 Site Plan was submitted with the CUP Application.

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.

² See *Site Plan Standards* checklist form (GM LDD 11).



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LEVEL 3 & 4 DEVELOPMENT REVIEW APPLICATION

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(863)534-6792
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TYPE OF APPLICATION

Level 3 Level 4

Conditional Use

Planned Development

Suburban Planned Development

Sign Plan

Major Modification - Case Number _____

	Owner	Applicant	Contact Person
Name	Mathew & Donna Underwood	C4 Towers. LLC	Gary Brundage
Work Number	407 750-3682	407 435-0432	727 504-3520
Fax Number	N/A	N/A	N/A
Mailing Address	6869 Black Rd Lake Wales, FL 33898	1123 Solana Ave Winter Park, FL 32789	1750 Belleair Forest Drive A-19 Belleair, FL 33756
Email		toshaugnessy@comsoeast.com	gtb1st@gmail.com

Description of Proposed Activity or Use

Please provide a detailed description of the project, quantifying intensity (such as number of units, employees, seats, beds, rooms, children, holes of golf, pumps, vehicle repair bays, etc.), specify phasing, and estimated period for completion.

Proposing to construct a 160ft communication tower with a 25ft wide non-exclusive easement for ingress, egress and utilities. The tower is designed to accomadate 4 carriers. The tower will enhance safety communications as well as provide carriers the necessary coverage to meet their customers needs in Polk County.

	Range - Township - Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	R 28 <input type="checkbox"/> T 28 <input type="checkbox"/> S 31 <input type="checkbox"/>	000000	-	022050
	<i>(Include others on a separate attachment)</i>			
	R	T	S	-
	R	T	S	-
	R	T	S	-

Address and Location of Property:

6869 Black Rd, Lake Wales, FL 33898

Directions to Property from Bartow

Take Hwy 60 east to SR 653, go north on SR 653 to 17-A , go east on SR 17-A to 27-A, go north on 27-A to Tindel Camp Rd, go east on Tindel Camp Rd to Lake Mabel Loop Rd, go north on Lake Mabel Loop Rd to Canal Rd, go east on Canal Rd to Black Rd, turn north on Black Rd to site.

Property Description

Future Land Use (and Subdistrict if applicable): RS Residential Suburban

Property Size: 9.7953 Acres Development Area: 4,900 Sq Ft .11 Acres

Water Provider Name and Phone Number: N/A

Sewer Provider Name and Phone Number: N/A

Development of Regional Impact: N/A
(Name and Phase of DRI)

Selected Area Plan: N/A
(Name of SAP)

Green Swamp Area of Critical State Concern: Is not a protected area
(Name of Special Protection Area)

Joint Planning Area/Interlocal Agreement N/A

Have Development Rights been transferred to or from the subject property? ___ Yes No

