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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?

This request to amend the Comprehensive Plan map land use designation on approximately 12.91 acres from Residential Suburban (RS) to Business Park Center (BPC-2) (see map exhibit) is supported by Comprehensive Plan POLICY 2.113-B3: LOCATION CRITERIA for Business Park Centers as well as the associated SECTION 2.404-ECONOMIC DEVELOPMENT INTEGRATED WITH PLANNING because the proposed BPC land are located on lands close to arterial roadways, with access to appropriate utilities (water, sewer, electricity, gas, telephone), is planned to have access to mass transit in the future, and minimizes impacts to the natural environment and adjacent land uses. It is also directly across Recker Highway from Light Industrial zoning within the City of Auburndale and adjacent to BPC-2 lands within Polk County directly to the west of the site. These factors will all contribute to supporting the proposed land use amendment.

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 located on Recker Highway, an Urban Minor Arterial roadway, with Light Industrial zoning located directly across Recker Highway (electric power plant and substation) within the City of Auburndale, BPC-2 lands adjacent within Polk County directly to the west of the site, and a concrete plant adjacent to the east. The site is buffered from uses to the south by a substantial wetland area that separates the existing use on-site from the nearest residential by over a quarter mile. In addition, this section of Recker Highway includes a wide assortment of uses including welding, self-storage, truck parking, wastewater treatment facilities, lawn mower repair, a cemetery, a bottling company, and an auto body repairs shop. Due to the level, type, and intensity

of existing development, no special efforts will be needed to accommodate the proposed land use designation on this section of Recker Highway.

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

The proposed Comprehensive Plan amendment will allow for redevelopment and additional economic development of the subject site. It will not adversely impact future development of the area. In fact, due to the existing number of business park and industrial uses along this corridor, this section of Recker Highway would be an appropriate area for the County to consider a County-initiated land use amendment for the entire corridor to recognize the existing non-residential uses and encourage the redevelopment of this corridor to facilitate its future economic development.

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 detailed methodology and calculations.

The site fronts Recker Highway, also known as Link 7102N/S: SR 655 (Recker Hwy) - from CR 542 (Avenue G NW) to US 92, is an Urban Minor Arterial Roadway with an existing LOS of C (projected LOS in 5 yrs is C). This link is transitioning to a multi-modal standard. According to the County's Concurrency Generation Rates manual, BPC uses (i.e. warehousing) in urban areas generate, on average, approximately 162 AADT and 24.18 PM peak trips per acre. This 12.91 acre site has approximately 4.7 acres of wetland and could therefore only allow approximately 8.21 acres of development, or up to a total of 1,330 AADT and 199 PM peak trips. It is important to consider that the subject site is already developed and any calculation of transportation impact would have to credit the impact from the existing business as currently absorbed into the roadway network.

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

A minor traffic study will suffice for a detailed methodology and calculations for most applications.

Because the site is currently developed and utilizes driveways to Recker Highway, no additional modifications are anticipated unless a new development changes the use and increases the intensity of the site in a manner that requires driveway improvements or turn lanes.

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

The site is currently developed and does not necessitate additional parking. If the site redevelops, there is ample room to provide the parking required by Section 708 of the LDC.

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

The proposed method of access is direct onto Recker Highway.

*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)

According to the County’s Concurrency Generation Rates manual, BPC uses generate, on average, approximately 6,273 gallons per day (GPD) per acre of sewage. This 12.91 acre site has approximately 4.7 acres of wetland and could therefore only allow approximately 8.21 acres of development, generating up to a total of 51,501 GPD. However, when considering the impact to the existing wastewater management infrastructure it is important to consider that the subject site is already developed and any calculation of water or sewer demand should be adjusted to recognize or credit the impact from the existing business, so this FLUM change will have less than the estimated sewage generation indicated above.

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?

The existing use utilizes a septic system.

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

The City of Auburndale is the service provider in this area.

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)

There is an existing 10" sewer main on the north side of Recker Highway across from the site.

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

The City of Auburndale has stated that they have plant capacity to serve the site but did not provide a specific capacity in GPD.

6. What is the anticipated date of connection?

This will be assessed by any future user of the site during redevelopment.

7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)?

Connection and service would require the City to complete its ongoing capital improvement projects that have just begun implementation. At a minimum, the Southern force main re-route which has been split into two phases has a timeline of 180 days for substantial completion, 210 days for final. The City is currently acquiring an easement through State FWC property for design completion of phase II.

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?

Connection to the centralized potable water supply is proposed. Polk County Utilities 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)

According to the County's Concurrency Generation Rates manual, BPC uses generate, on average, approximately 6,795 gallons per day (GPD) per acre of water demand. This 12.91 acre site has approximately 4.7 acres of wetland and could therefore only allow approximately 8.21 acres of development, demanding up to a total of 55,787 GPD. However, when considering the impact to the existing wastewater management infrastructure it is important to consider that the subject site is already developed and any calculation of water or sewer demand should be adjusted to recognize or credit the impact from the existing business, so this FLUM change will have less than the estimated sewage generation indicated above.

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

There is an existing 12" potable water main on the north side of Recker Highway across from the site.

4. Who is the service provider?

The City of Auburndale is the service provider.

5. What is the anticipated date of connection?

This will be assessed by any future user of the site during redevelopment.

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

The City of Auburndale has stated that they have plant capacity to serve the site but did not provide a specific capacity in GPD.

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

There is a potable well on-site to serve the existing use.

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 relatively flat and drains slightly from north to south. There are no flood plains on site.

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

No alterations are expected beyond on-site retention to accommodate the proposed development.

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 property has been cleared of most of its native vegetation outside of the natural wetland areas.. Adjacent properties are developed with a variety of uses and do not contain any known environmentally sensitive aspects that would restrict development beyond the limitations imposed by conservation and buffering to existing wetlands on-site and in the area.

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

While there is no flood plain on-site, the southern half of the site is part of a large regional wetland system. LDC regulations will prevent impacts to this wetland system.

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

The existing well is located in an area of the site that is not anticipated to be adversely affected by development, especially given the current development limitations in proximity to potable wells mandated by the LDC.

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

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.

According to the Soil Survey of Polk County, the site is comprised of Tavares Fine Sand (5% of the site), Pomona Sands (90% of the site), and Samsula Muck (5% of the site). The primary soil type for the site (Pomona Sands) has a high water table which can require greater retention area and increases the cost of building construction due to the need to provide additional structural strength, resulting in increased costs for foundations and structures.

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;

BPC uses do not generate significant impacts or usage for park systems.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

BPC uses do not generate significant impacts or usage for school facilities.

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

The nearest hospital is Winter Haven Hospital which is approximately 6.5 miles east of the site.

4. Fire Protection;

The nearest fire station is Polk County Fire Rescue Station 32, which is approximately 8.7 miles west of the site.

5. Police Protection and Security;

The nearest Polk County Sheriff station is the Polk County Sheriff Central Substation office located 3.2 miles southeast of the site.

6. Emergency Medical Services (EMS);

The closest EMS is located 8.7 miles west of the site within Polk County Fire Rescue Station 32.

7. Solid Waste (collection and waste generation); and

Polk County provides waste collection services to this site.

8. How may this request contribute to neighborhood needs?

The requested BPC land use designation will encourage investment in this area of the County, allow for redevelopment of the site, and enable additional economic development in this area of the County. New development built to current Code standards, along with the landscaping and infrastructure improvements, will also provide jobs, and improve the visual aesthetic of the site.

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.*