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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:

This is a request for a conditional use to allow a Special Events Venue to hold barn weddings, family events, reunions, and other special events on a 7.2 acre lot south of Bartow. The surrounding rural area is the perfect place for a rural wedding or family event, and these types of venues are in high demand as a rural and picturesque location for special events. Barn weddings and events have become very popular over the past 15 years. According to The Knot Worldwide 2024 Global Wedding Report, 18% of U.S. couples who married in 2023 selected a barn as their venue. This is up from 2% back in 2009 and proof that this style is more than a passing trend.

The proposed 10,584 square foot barn structure will have an open floor plan, restrooms, and unpaved parking (with the exception of spaces required to meet ADA requirements). Only about half of the 7.2 acre site will be utilized for this event space conditional use, with the other half being left to open space along the western one-third of the site and an existing single-family home on the Reynolds Rd. Driveway access is proposed on Reynolds Road. The site plan has been designed to place the event space and parking in the center of the site, furthest away from surrounding properties, to ensure the level of activity is compatible with the surrounding uses in this area.

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

The site is located in a rural part of the County southeast of Bartow, designated A/RR in the RDA, and characterized by orange groves and a low-density of rural homesteads. The size of the site allows for sufficient separation between the proposed barn and the nearest home, which is approximately 500 feet between the venue's barn and the nearest adjacent residential property. The proposed use will have limited hours of operation, larger setbacks, buffering, and lighting

controls will help ensure compatibility between the proposed use and existing uses. In addition, the site has sufficient access to safely operate and is ideal for the proposed use because it is located on a rural minor collector road connecting ABC Cutoff Rd to CR 655A. In summary, the subject site has sufficient land area to mitigate impacts, excellent transportation access, and sufficient supporting infrastructure to accommodate the proposed use.

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

The proposed use is located on a property that is large enough to address any compatibility concerns. The site plan was designed to place the barn venue structure at the center of the site, approximately 500 feet away from the nearest offsite structure, and it will be buffered from surrounding residential uses. With the site design, buffering, and distancing from other uses, there are no incompatibilities or special efforts needed to minimize the differences in the proposed use with adjacent uses.

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

This use is not anticipated to substantially impact future development of the area. The barn structure will mimic the rural buildings found in A/RR and the venue will be intermittently used so that it will not impact existing or future 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 ITE Manual (11th ed) does not have Events Facility as a Land Use they evaluate. Since parking space requirements in Section 708 of the LDC are the same for event facilities and religious institutions (churches) and they have similar lower weekday impacts, the generation rates for churches are similar for this evaluation. However, the proposed events facility would likely have its peak usage on Saturdays instead of Sundays. The ITE Manual (11th ed) classifies Churches as Land Use Code 560 with 0.49 PM trips & 7.60 AADT/ 1,000sf. The proposed 10,584 sf building is estimated to generate 80 AADT and 5 PM Peak Trips.

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.

The site generates a low level of traffic and has sufficient access to support the intended use. The total square footage is not anticipated to generate the need for improvements to the roadway network beyond the proposed commercial driveways for access to the site.

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

Section 708 of the LDC indicates that event facilities require 1 space per 3 seats or 150 sq ft GFA whichever is greater. The proposed 10,584 sf building would need approximately 71 parking spaces, and the site plan shows 125 parking spaces. The site has sufficient room to allow for the required parking spaces.

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

The site has direct frontage on Reynolds Road, a paved rural minor collector roadway, that connects ABC Cutoff Rd to CR 655A, two collector roads. A pair of commercial driveways along Reynolds Rd is proposed to ensure safe access and traffic flow. No other modifications are anticipated.

*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*)

The proposed use is anticipated to have two bathrooms, similar to a religious institution. Using the County’s document “Estimating Maximum Feasible Buildout for Comprehensive Plan Amendment Evaluation”, INST uses generate 0.24GPD/sf, this 10,584sf building could generate around 2,540GPD water demand. Wastewater generation is 80% of water demand, so this use could generate 2,032GPD of wastewater.

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 use will not be connected to sewer but will use a septic system instead. The property has ample room to accommodate the septic system needed to support the proposed use.

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

N/A

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)

N/A

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

N/A

6. What is the anticipated date of connection?

N/A

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

N/A

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?

The site is in the RDA where on-site well and septic systems support development.

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

The proposed use is anticipated to have two bathrooms, similar to a religious institution. Using the County's document "Estimating Maximum Feasible Buildout for Comprehensive Plan Amendment Evaluation", INST uses generate 0.24GPD/sf, this 10,584sf building could generate around 2,540GPD water demand.

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

The nearest water line is more than a mile from the site.

4. Who is the service provider?

N/A

5. What is the anticipated date of connection?

N/A

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

N/A

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

Yes, there is an existing well on-site to provide water to the existing single-family residence.

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);

There are no flood plains or wetlands on the site. The site is generally flat with little elevation change.

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

An on-site drainage and retention system will be provided to account for the new impervious surfaces. The retention pond system will likely be located in the center of the site.

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.

There are no significant environmental features of the site, nor any special accommodations needed to protect the surrounding properties. The soils and land features do not pose any significant limitations for the proposed use. There are no flood plains or wetlands on the site. Therefore, there are no significant environmental limitations of this site.

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

There are no flood plains or wetlands on the site.

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

The nearest off-site wells are several hundred feet away, which is more than adequate separation required by the Health Department to issue a septic system permit for the propose use.

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

The proposed use will not impact any Airport Buffer Zones.

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

The development portion of site consists of Immokalee Sand, and although it is considered a poorly draining soil, the site has sufficient room to accommodate this use. The proposed site plan illustrates a well-designed drainage and retention system to allow for development of the proposed facility in compliance with the LDC standards.

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;

The proposed use will not impact any Parks or Recreation Areas.

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

The proposed use will not impact any Educational Facilities.

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

The nearest Hospital (Bartow Regional Medical Center hospital) is 10 miles away. The proposed use will not adversely impact any Emergency or Health Care Facilities.

4. Fire Protection;

The nearest Fire station (Polk County Fire Rescue Station #19) is located approximately 5.7 miles from the site. The proposed use is not anticipated to adversely impact operations or service levels.

5. Police Protection and Security;

The nearest Police station (Polk County Sheriff's Office SE station) is located approximately 14.6 miles from the site. The proposed use is not anticipated to adversely impact operations or service levels.

6. Emergency Medical Services (EMS);

The nearest EMS station (Polk County Fire Rescue Station #19) is located approximately 5.7 miles from the site. The proposed use is not anticipated to adversely impact operations or service levels.

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

The proposed accessory structure will not generate significant solid waste and therefore will not adversely impact solid waste collection.

8. How may this request contribute to neighborhood needs?

The proposed event facility will serve the surrounding region by providing a highly sought after type of gathering space in a genuinely rural location, distanced from existing residential uses on a main road connecting to the existing transportation network. Residents of the area will be able to hold events (weddings, family reunions, Quinceañeras, birthday parties etc) close to home and in a rural setting that matches their lifestyle.

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 8½" 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.*

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