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IMPACT ASSESSMENT STATEMENT FORM

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 Project location currently operates an early childhood development and care center for children up to 5 years of age. With vacant area on the site available for the new buildings, the proposed use of a new elementary and middle charter school is suitable for the current use.

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

The adjacent land uses are a mix of Residential Suburban (same use as the subject Project site) and Agricultural/Rural Residential. These uses are complimentary to the proposed charter schools.

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

In our opinion the request will not influence future development of the area. Most of the surrounding area is already built out with single-family homes. There is a large solar farm west of the Project site that could be redeveloped in the future.

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[1] methodology and calculations.

739 average daily trips / 88 PM peak-hour trips. Based on traffic study performed in late 2018 for the Project

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

A right-turn lane into the property from SR-60 was required based on the previously mentioned 2018 traffic study. This turn lane was constructed/finished in early 2023.

[1]A 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?

18 classrooms * (2) + 18 administrative staff = 54 parking spaces required. 54 parking spaces provided

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

Existing right-in/right-out driveway on SR-60. Newly built right-turn lane and driveway to accommodate the proposed project

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*)

4,320 gpd. 288 students x 15 gpd/student

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?

On-site sewage will be collected into an on-site septic/distributed wastewater treatment system currently in operation and owned by Polk County Utilities. effluent disposal is via a 24,000 square foot drip irrigation field

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?

The existing on-site system is permitted for 3,500 gpd to serve the existing site facilities. An expansion to the system will be required and is planned for with the Project

6. What is the anticipated date of connection?

TBD

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

Gravity sewer laterals will be extended from the existing on-site septic/treatment system to serve the two new school buildings. An expansion to the existing septic/treatment system is required to support the Project demands

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 water main. In an easement running through the middle of the site.

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

5,760 gpd. 288 students

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

The existing potable water main is approximately 1,000 LF away from the proposed buildings

4. Who is the service provider?

Polk County Utilities

5. What is the anticipated date of connection?

TBD

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

TBD

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);

No flood hazard. Project area is undisturbed and generally drains to the west where there is a ditch that flows south into a branch of the Alafia River approx. 1 mile from the site.

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

None. There is an existing retention pond on-site that will be expanded to collect runoff of the new development area.

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 and surrounding area doesn't have any particular environmental concerns. The project area is an undisturbed section of the overall property that doesn't see much use at the moment. Good overall soils and drainage pattern throughout the 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 wetlands or floodplains within or immediately adjacent to the Project area. There is a small Zone A flood zone at the front of the property, but this is approximately 800 feet from the Project area and in a different drainage basin

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

No wells or well fields on the site. The existing PCU water main running through the site will not be impacted by the Project

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

N/A

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

80% of the Project area is type A/D Pomona Fine Sand, with the other 20% being type A Tavares fine sand, 0-5% slopes

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;

   Springhead Park - 5.0 miles
2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

   N/A. proposed project is an educational facility
3. Health Care (e.g., emergency, hospital);

   Central Florida Health Care - Mulberry - 4.3 miles
4. Fire Protection;

   Polk Station #8 - 1.1 miles
5. Police Protection and Security;

   Mulberry Police Department - 4.9 miles
6. Emergency Medical Services (EMS);

   Lakeland Regional Health - 8.5 miles
7. Solid Waste (collection and waste generation); and

8. How may this request contribute to neighborhood needs?

This project will provide additional education options to the surrounding community

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).