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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 Comprehensive Plan Amendment from Leisure/Recreation-X (L/RX) to Institutional-X (INSTX) on a 1.01 acre site (Parcel ID# 272617-000000-044010) near Davenport. The site is adjacent to US 27 and the Deer Creek RV Golf Resort and the property owner is looking to permit a doctor's office and surgical center. Originally proposed in the pre-Application as a request to Employment Center-X (ECX), County planning staff recommended INSTX due to an access parcel designated as L/RX separating the site from the existing ECX to the south.

While the site is currently undeveloped, it is served by water and sewer and has excellent access to US 27 including an existing deceleration lane and driveway entrance from the retail plaza to the north. In addition, there is an existing Citrus Connection transit stop and shelter located in front of the existing retail plaza. As a result, the site has excellent accessibility and is compatible with the adjacent development.

The proposed INSTX allows for the types of uses that are both necessary and compatible with the surrounding uses. The infrastructure needed to support the proposed change in use is available, the site is without any significant development limitations such as wetland or floodplain restrictions, and economic and market conditions support INSTX as a viable use of the site. Therefore, the requested land use map amendment is consistent with adjacent properties and the surrounding land use plan for this area.

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

The site is located in an area of the County along US 27 that has a long history of non-residential, office, institutional and commercial development. It is located within the Transit Supportive

Development Area (TSDA) in an area where tremendous population growth and change have occurred over the past 30 years. These changes to the community require supportive institutional uses, supporting retail and service uses, and other non-residential uses to support this growth. This site is consistent with Policy 2.116 (Institutional) of the Comprehensive Plan because the site meets the Characteristics, Designation & Mapping, and Location Criteria spelled out in the Comprehensive Plan for Institutional uses. The site is appropriate for the proposed use because it is accessible to regional transportation systems including US 27 for automobile access and the Citrus Connection for transit access; the proposed use of the site is compatible with the adjacent retail, office, residential, recreation, and even governmental (tax collector) in the immediate vicinity; the site is one of two last remaining undeveloped sites on the east side of US 27 in this area adjacent to non-residential retail, office, and government services, so the site is compatible; and, the site has public services and utilities available, is near populated areas, is not on environmentally sensitive land (the land has long-since been cleared of its native vegetation) and will not create sprawl. In summary, the subject site has sufficient land area, access, and 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?

This development site is the proposed use of the site is compatible with the adjacent retail, office, residential, recreation, and nearby governmental use (tax collector) in the immediate vicinity. It is one of two last remaining undeveloped sites on the east side of US 27 in this area so the site will not require any special efforts to be compatible with the existing development in this area. In general, the site is well-suited to accommodate proposed use and the site will be compatible with nearby uses and ensure there will be 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?

Since medical uses tend to follow residential growth, the proposed medical facility is in high-demand. L/RX uses in this area are saturated and no longer viable on a one acres site because the 10% retail allowed has already been consumed and this last remaining one acre site is better suited for INSTX uses. The proposed INSTX will influence future development by providing supporting INSTX uses to the immediate area to support the residential growth of the surrounding area, additional employment to the surrounding residents once the new INSTX uses are completed, and provide construction jobs while the site is developed.

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.

While the site could be developed with a wide variety of institutional uses, some more traffic intensive than others, it is likely that this location will attract an office use. The Institute of

Transportation Engineers (ITE) Land Use Code for office (Land Use Code 720) indicates 3.46 trips per 1,000 square feet of GLA. Given the one acre size of the site and an anticipated total buildout of approximately 15,246sf (using the County's 0.35FAR for INSTX), this site could generate up to 53 daily trips.

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

1A minor traffic study will suffice for a detailed methodology and calculations for most applications.

Due to the moderate traffic generation of the proposed use of this site, the site will be able to utilize and modify the existing deceleration lane and driveway entrance along the northern boundary of the site. The proposed use is not anticipated to generate the need for other major improvements to the roadway network beyond this modified commercial driveway for access to the site.

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

While no specific use is proposed or can be conditioned at this time (this is a Comprehensive Plan Amendment), the property owner has discussed medical offices for the use of the site. Section 708 of the LDC requires 1 space per 200 sq ft of GFA for Clinics & Medical Offices. The site will easily be able to accommodate the parking required by the LDC for this and other INSTX uses.

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 a paved arterial roadway, US Highway 27. A modified commercial driveway apron to replace the older access point onto this roadway will be necessary to ensure safe access. 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 site is located within the TSDA where services are currently provided by Polk County Utilities. The County's Concurrency Manual indicates that INSTX uses (offices) will generate 0.24GPD/sf for water and sewer is 80% of that amount. Therefore, the estimated 15,246sf of office is anticipated to generate 3,659 GPD of water and sewer is 2,927 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?

N/A

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*)?

The County has a 6-inch sewer force main on the east side of US 27.

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

The County has capacity for the proposed use.

6. What is the anticipated date of connection?

December 2026.

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

Connection could require a lift station and line extensions to connect to the existing line on US 27.

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 is the nearest utility provider.

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

The site is located within the TSDA where services are currently provided by Polk County Utilities. The County's Concurrency Manual indicates that INSTX uses (offices) will generate 0.24GPD/sf for water. Therefore, the estimated 15,246sf of office is anticipated to generate 3,659 GPD of water.

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

Polk County Utilities has a 24-inch water main on the east side of US 27 adjacent to the site.

4. Who is the service provider?

Polk County Utilities is the nearest utility provider.

5. What is the anticipated date of connection?

December 2026.

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

Polk County Utilities has capacity to serve this site.

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

No.

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 gently slopes gradually west to east. US 27 has it's own drainage system along the centerline of the highway. There are no significant flood plain limitations to the site that will impact the development of the site. All development proposals will identify and address any issues at Level 2 Review consistent with the LDC standards.

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

There are no wetlands on the site and the site slopes to the east. The drainage and retention system will be implemented to account for the new impervious surfaces and address any flood plain considerations, most likely locating a retention pond on the eastern boundary of the site (the lowest point 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.

The site was long ago cleared of its native vegetation and is suitable for the proposed use. In addition, the soils and land features do not pose 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 proposed development is not anticipated to adversely impact any potable water supplies or wells.

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 site consists entirely of Candler Fine Sand which is a well-draining and excellent soil for the proposed land usage. The final site plan will provide a drainage and retention system to allow for development of the proposed use 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 (Advent Health Heart of Florida Hospital) is 2.8 miles south of the site. 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 #38) is located approximately 1.8 miles south of 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 Northeast Substation) is located approximately 2.6 miles north of 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 #38) is located approximately 1.8 miles south of 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 commercial land use will serve the surrounding communities with employment opportunities, both during construction and throughout the duration of the commercial use, and its uses will support the high level of residential and commercial development occurring in northeast Polk County and throughout Central Florida.

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).