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# IMPACT ASSESSMENT STATEMENT FORM

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

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 east side of the County has seen an expansion in the number of residential units that has been disproportionate to the expansion of commercial (retail and service) uses. This may be attributed to the wider distribution of residences and lack of population density in the past. However, changing shopping patterns and online purchasing has made remote and rural living more attractive and there is an increase in the need for convenience, gas/fueling stations, and other supporting uses to support the increased traffic along SR 60. As central Florida and Polk County have increasingly become major trucking routes for the distribution of goods from the Winter Haven ILC and explosion of warehouse development in the past several years, and as developments in outlying Lake Wales and as far as Indian Lake Estates, the SR 60 corridor has changed in character and traffic counts. These factors support the need for additional commercial space at key nodes and the subject site is an ideal location for this expansion.*

*This application for the RCC expansion includes an Activity Center Plan to visualize what the site could look like when developed as RCC utilizing the existing Table 2.1 use table. No special land uses, development criteria, dimensional regulations, or development restrictions are proposed. The attached Activity Center site development concept plan illustrates the traffic circulation, but there are no special transportation restrictions for this site. The frontage along SR 60 will allow for a driveway entrance meeting FDOT standards for safe separation from the intersection at Boy Scout Rd.*

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

*This site is adjacent to retail and vacant land, so there are no concerns about incompatibility or a need to minimize the proposed use with adjacent uses.*

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

*This map amendment will allow commercial uses that will better service and capture the existing traffic along SR 60 and also support the overall demand from existing homes and those currently under construction in the surrounding area. The requested 6.5 acres still leaves room for ample expansion on other corners of this intersection to serve future development demand in this area.*

### ***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 estimates that Polk County uses for traffic impacts for RCC uses from the CPA Concurrency Rates for Development manual use convenience market at 542.6/1,000sf AADT, 62.57 @ peak (34% new trips). It is anticipated that a typical store size of between 2,500-4,500 square feet along with gas pumps. Using a 4,500 sf gas station/convenience store and these trip generation rates, the estimated impact at this site is 2,442 AADT and 282 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 has access points available on both SR 60 and Boy Scout Rd to allow for safe ingress/egress. Depending upon the final development plan, driveway and turn-lane improvements may be needed.*

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

*Section 708 of the Land Development Code indicates that Gas Stations, with accessory retail sales, require 0.25 space per fuel dispensing nozzle, plus 1 space per 150 sq ft of floor area. Therefore, the estimated 12 pumps will require 3 spaces and the 4,500 sf convenience store will require 30 parking spaces for a total 33 estimated 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 multiple direct frontage on both SR 60 and Boy Scout Rd.*

*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 in the Rural Development Area where centralized sewer is not available so the proposed development will use an on-site septic system.*

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 proposed development will use an on-site septic system. The site is comprised of well-draining soil types that are suitable for on-site septic systems.*

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

*The proposed development will use an on-site septic system.*

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 site is located in the Rural Development Area where centralized sewer is not available.*

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.*)?

*None.*

**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 located in the Rural Development Area where centralized water is not available so the proposed development will use an on-site well to meet potable water demand.*

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

*N/A. The proposed development will use an on-site well to meet potable water demand.*

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

*N/A. The proposed development will use an on-site well to meet potable water demand.*

4. Who is the service provider?

*N/A. The proposed development will use an on-site well to meet potable water demand.*

5. What is the anticipated date of connection?

*N/A. The proposed development will use an on-site well to meet potable water demand.*

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

*N/A. The proposed development will use an on-site well to meet potable water demand.*

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

No What type? NA

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);

*The water drains from the north to south. There are no water features or flood hazards on the site.*

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

*The site will require the standard pre-/post- development match and for new impervious development stormwater design.*

### ***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 wetland or flood plain areas on the site. Approximately 2/3 of the site is wooded and has remained undeveloped. However, the first 100 feet of depth (approximately 1/3 of the site) was cleared for the installation of a gas pipeline system from 2015-2019.*

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 wetland or flood plain areas on the site.*

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

*There are no public well fields or potable water supplies. The off-site private water wells will not be impacted by the proposed land uses within RCC.*

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.

*A majority of the site (approximately 95%) consists of St. Lucie, Pomello, and Smyrna/Myakka Fine Sand, and the remaining 5% is Archibold Sand. These soil types are well drained and suitable for the proposed development.*

**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 site is in close proximity to hiking trails within the County parks such as SUMICA, one of the largest of Polk County's Environmental Lands used for hiking and bike riding. It offers a different ecosystem experience through palmetto flatwoods and is not as shaded as the subject site.*

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

*The proposed non-residential use within the requested RCC is not anticipated to impact schools in this part of the County.*

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

*The closest hospital is located approximately 7.5 miles to the west in Lake Wales (410 S 11th St, Lake Wales, FL 33853).*

4. Fire Protection;

*The closest fire protection is Polk County Fire Rescue Station 26 located approximately 6 miles west of the site.*

5. Police Protection and Security;

*The closest Sheriff office is the Polk County Sheriff's Office Southeast Substation located approximately 14 miles northwest of the site.*

6. Emergency Medical Services (EMS);

*The closest EMS Service is Polk County Fire Rescue Station 26 located approximately 6 miles west of the site.*

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

*The County will collect solid waste from this site. No significant increase is expected and this commercial node already receives services to the Dollar General and JB's restaurant immediately adjacent to the west of Boy Scout Rd.*

8. How may this request contribute to neighborhood needs?

*The east side of the County has seen an expansion in the number of residential units that has been disproportionate to the expansion of commercial (retail and service) uses. The proposed RCC expansion will support the growth in the outlying Rural and Suburban areas of eastern Polk 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.ds

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***<sup>2</sup> (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.*

<sup>2</sup> See *Site Plan Standards* checklist form (GM LDD 11).