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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 is a map Comprehensive Plan Amendment to change the land use designation on approximately 0.22 acres from Residential-Low (RL-4) to Residential High (RH) (see map exhibit). Comprehensive Plan Location Criteria for RH is found in Policy 2.120-E2 and Policy 2.119-A2 and is used to determine the appropriateness of a location for RH uses. Consistent with Policy 2.119-A2, the site has access to County-maintained roads, has proximity to Activity Centers, adequate water and sewer exist to support the proposed use, emergency services have sufficient response times to the site, recreation facilities are adequate in this area, there are other similar uses in close proximity, and there are no major development limitations for the proposed use at this site location. These factors will all contribute to supporting the proposed increase in density.

In addition, the site is located within an area of the County identified by the Comprehensive Plan as a Redevelopment District. The Florence Villa community, along with over 30 other communities in Polk County, was designated as a Redevelopment District due to the low to moderate income levels of its residents and its blighted physical/economic condition. Policy 2.124F (Redevelopment Districts) seeks to promote an enhanced living environment for the community, and a higher quality of life for community residents. The proposed amendment will allow for high quality new construction housing options built to the current code and is consistent with the Redevelopment District purpose outlined in Policy 2.124-F.

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

The Florence Villa community is a historic community with a variety of residential, non-residential, and institutional uses. There is also a variety of residential structure types and densities. The site is located at the corner of an intersection, with a single-family home adjacent to the west and duplex and quadplexes to the north/northwest. The remaining surrounding land is vacant, so given the limited size of the subject site and the established dimensional regulations for height and setbacks, future development of the property will be compatible with the surrounding uses.

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

Florence Villa has a large number of empty lots that were formerly developed with homes and have since been demolished. The County Redevelopment Districts were established to encourage the future development and redevelopment of these communities, and the hope is that the new construction that will occur at this site will inspire others to commit to develop the other lots in the Florence Villa community.

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.

According to the County's Concurrency Generation Rates manual, Residential High uses generate, on average, approximately 99.45 AADT, 8.7 @ peak trips per acre. This 0.22 acre site could therefore allow up to a total of 22 AADT and 2 PM peak trips. It is important to consider that the subject site was formerly developed with single family home and some of the impacts have been absorbed into the transportation plan model.

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.

No modifications beyond driveway improvements are anticipated. The level of traffic produced by the site is considered minor by County standards, as it will not require a major traffic study.

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

Section 708 requires two (2) spaces per unit. This site could allow up to a maximum of 4 units for a total of 8 spaces.

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 Avenue Y or Cedic Street.

*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, Residential High uses generate, on average, approximately 2,700 gallons per day (GPD) per acre. This 0.22 acre site could therefore generate up to 594 GPD. The subject site was formerly developed with single family homes and the utility lines are present and ready for connection.

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?

Winter Haven 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 existing sewer line is adjacent to the site.

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

Winter Haven Utilities has capacity to serve the site.

6. What is the anticipated date of connection?

2024.

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

No improvements beyond the typical line extensions from the right of way to the on-site structure.

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. Winter Haven 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, Residential High uses generate, on average, approximately 2,970 gallons per day (GPD) per acre. This 0.22 acre site could therefore generate up to 653 GPD. The subject site was formerly developed with single family homes and the utility lines are present and ready for connection.

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 abuts the property line.

4. Who is the service provider?

Winter Haven Utilities.

5. What is the anticipated date of connection?

2024.

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

Winter Haven Utilities was unable to provide specific plant capacity (GPD) information.

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

There are no known wells on the property.

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 there are no flood plain or wetland areas 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 to be needed 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. All adjacent properties are developed with a variety of uses and does not contain any known environmentally sensitive aspects that would restrict development.

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 plain or wetland areas on-site.

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

There are no wells, well fields, or other potable water supplies that will be affected by the development of this site.

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 Adamsville Urban Land Complex and is 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 has numerous parks within a quarter mile distance (10-15 minute walk) such as the Diamondplex ballfields, Lake Maude Nature Park and Recreation area, and Inman Park.

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

According to the County's Concurrency Generation Rates manual, Residential High generate 1.98 Elementary, 1.065 Middle, and 1.11 High School students per acre. Therefore, this 0.22 acres site will likely generate less than one elementary, middle, and high school student and will not adversely affect the capacity of the area schools.

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

The nearest hospital is Winter Haven Hospital, approximately 2 miles south of the site. The area surrounding the Winter Haven Hospital also contains numerous other health clinics and dental offices.

4. Fire Protection;

The nearest fire station is Polk County Fire Rescue Station 29, which is approximately 2 miles south of the site.

5. Police Protection and Security;

The nearest Police Protection is located one mile south of the site at the Winter Haven Police Department.

6. Emergency Medical Services (EMS);

The closest EMS is located 2 miles south of the site within Polk County Fire Rescue Station 29.

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 RH land use designation will encourage investment in this area of the County and provide needed residential dwellings 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 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).