



www.polk-county.net

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:

This is a request for a Comprehensive Plan Amendment from Leisure/Recreation (L/R) to Linear Commercial Corridor (LCC) on a 1.32 acre site (including Parcel ID# 262727-490100-000503) near Lake Alfred. The site was developed with a hotel and was therefore designated L/R on the land use map, but economic and market conditions have changed over the decades and the existing hotel is no longer a viable use of the site. Notably, the hotel use is an allowable non-residential use in the LCC land use district. In addition, the site is adjacent to LCC designated properties to the east and west, a railroad along the northern boundary of the site, and the City of Lake Alfred is adjacent to the site at its northeast corner. 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 that has a long history of highway commercial development and various commercial developments have established along US 17/92 over the past 100 years. It is located within the Urban Growth Area (UGA) on an existing development site consisting of a former commercial use (hotel) that is allowable in the LCC land use district. Tremendous population growth and a change in its distribution over the past 5 years has necessitated growth in supporting retail and service uses, as well as other non-residential uses to support this growth. This site is considered infill per Policy 2.111 of the Comprehensive Plan and is the last remaining non-LCC parcel within an existing LCC. The site has frontage on, and access to, an arterial roadway and transit route, and is located adjacent to a railroad and the growing city limits of the City of Lake Alfred. 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 separated from residential development by a railroad, arterial roadway (US Highway 17/92), and the adjacent commercial lands. It will be buffered to ensure it is inobtrusive to the residential properties in the surrounding area and will be operated in a manner that is compatible to the surrounding area. The proposed use is located on a property that is large enough to address any compatibility concerns, consistent with Section 220 of the LCC (compatibility requirements) and has sufficient room for the required parking areas, driveways and circulation, and retention for typical LCC uses, ensuring safe entry and exiting of the property and stormwater retention. In general, the site is well-suited to accommodate an appropriate design which addresses the development standards of the LDC, including buffering, distancing, and separation to ensure the redevelopment of 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?

This use will provide needed commercial development land to support the residential growth of the surrounding area, additional employment to the surrounding residents once the new LCC land is developed, 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 commercial uses including retail, office, and service uses, a likely use at this location would be a mini-warehouse (self-storage) use. The 11th Edition of the Institute of Transportation Engineers (ITE) Land Use Code for mini-warehouse self-storage (Land Use Code 151) suggests either 1.68 trips per 100 storage units (per 1,000 sq. ft. GLA) or 0.15 trips per 1,000 sq. ft. of gross floor area. Given the total square footage of the site and an anticipated total buildout of approximately 20,125sf (using the County's 15,246sf/ac for LCC usage), this site could generate up to three (3) daily trips. However, the County uses a more general use of Commercial up to 49,999sf and a generation rate of 1,252 trips per acre and 113 peak hour trips per acre. Therefore, a maximum retail use of this 1.32 ac site could generate up to 1,653 AADT and 149 PM Peak hour 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.

Due to the moderate traffic generation of the proposed use of this site, the absorption of the previous commercial activity on the site into the County's traffic calculations for the roadway network, and because the site has sufficient access on the existing arterial roadway (Hwy 17/92) to support the intended use, the proposed use is not anticipated to generate the need for improvements to the roadway network beyond a 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, the property owner has discussed self-storage or possibly a non-specified retail use of the site. Section 708 of the LDC requires 1 space per 300 sq ft of GFA for the manager's office of the self-storage facility. The site will easily be able to accommodate the parking required by the LDC for any proposed commercial use.

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 and a paved arterial roadway, Highway 17/92. A new 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 UGA where services are planned for this area. While the County does not provide sewer service to this area, the City of Lake Alfred has services currently available on the south side of US 17/92. Due to the cost of bringing services under this 4-lane divided highway, future development is likely to continue to utilize a septic system. The proposed future use of the site will reflect this limitation and development is anticipated to generate less than the County's estimated 2,683 GPD per acre. For this reason, it is anticipated that the site will develop with self-storage or retail, both of which have very low sewer generation rates - on par or no more than the equivalent generation of 1-3 single-family homes or approximately 270-810 GPD for the proposed use of the site.

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?

While the site is located in the UGA, the physical location of the existing sewer and market location will likely lend the site to a use which utilizes a septic system.

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*)?

The City of Lake Alfred has a 12 inch sewer force main on the south side of US 17/92. Due to the cost and difficulty of bringing services under a 4-lane divided highway, future development is likely to continue to utilize a septic system. In addition, improvements such as a lift station and the limited space available due to narrow right-of-way and the adjacent floodplain, wetland, and lakes could realistically limit connection.

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

The City of Lake Alfred has not provided the available capacity of their plant.

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 across US 17/92.

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 City of Lake Alfred is the nearest utility provider and has a 10 inch water main on the south side of US 17/92. Depending on the level of development, the site may either use a well or connect to this water line for its water supply.

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

While it is possible to jack and bore under US 17/92, it is likely that this requirement for connection to the existing water line will be cost prohibitive. Due to the cost of bringing services under this 4-lane divided highway, future development is likely to continue to utilize a well system. As a result, the proposed future use of the site will reflect this limitation and development is anticipated to generate less than the County's average for sites in the LCC and UGA. It is anticipated that the site will develop with service restrooms for a retail use or self-storage facility and the manager's office of the anticipated self-storage or low-intensity retail are anticipated to generate less than the equivalent water need of 1-3 single-family homes or approximately less than 1,000 GPD.

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

The City of Lake Alfred is the nearest utility provider and the services are available on the south side of US 17/92.

4. Who is the service provider?

The City of Lake Alfred.

5. What is the anticipated date of connection?

December 2026.

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, the site has a residential potable well on-site.

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 is generally flat with little elevation change, sloping gradually north to south. 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 is generally flat with little elevation change. The drainage and retention system will be implemented to account for the new impervious surfaces and address any flood plain considerations.

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 minimal, if any, no flood plains and no 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 wetlands on the site and there is only a small area in the drainage ditch along US 17/92 that may be identified as a flood prone area of the site. A topographic survey will verify this during Level 2 Review. Regardless, flood plain issues are not anticipated to significantly impact the development of the site and will be addressed at Level 2 Review consistent with the LDC standards

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 Tavares Fine Sand which are excellent soils 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 (Winter Haven's BayCare Hospital) is seven (7) 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 #36) is located approximately one mile west 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 central command) is located approximately 12.5 miles southwest 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 #36) is located approximately one mile west 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 it will support the high level of residential development occurring in 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).