



330 W. Church St

Growth Management
Department Land
Development
Division

IMPACT ASSESSMENT STATEMENT FORM

P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005

www.polk-county.net

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 location is directly adjacent to the S Florida Avenue with several town homes currently in use.

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

None anticipated.

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

This proposed development will follow the existing growth trend in the area.

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.

82 x 7.51 TPO = 615.82 Peak PM

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

The proposed development will require a minor traffic study. The project is not expected to generate high traffic demands.

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

Each residence will have a min. of 2 parking space per unit.

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

Access off West Pipkin Road

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.

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?

82 Units, $82 \times 240 = 19,680$ 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?

Onsite lift station, which will be served by the Polk County

3. If offsite treatment, who is the service provider? **Polk County**
4. Where is the nearest sewer line (in feet) to the proposed development?

Within 500 feet of the project.

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

We confirmed the provider has the capacity to service the project.

6. What is the anticipated date of connection?

September 2023

7. What improvements to the providers system are necessary to support the proposed request?

No anticipated improvements expected.

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?

City of Lakeland.

2. What is the estimated volume of consumption in gallons per day (GPD)?

360 GPD x 42 = 15,120 GPD.

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

City of Lakeland

4. Who is the service provider?

City of Lakeland

6. What is the anticipated date of connection?

September 2023

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

We confirm the provider has the capacity to service the project.

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

No Wells onsite.

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.

100 Year Closed Basin

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project? None anticipated.

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. An environmental inspection will be done prior to final construction plans. Wetlands border the east and south boundaries along the existing ditch and canal.

Minimal impacts proposed. This will be handled during the SWFWMD permitting. Environmentalist will do the assessment and provide their recommendations.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site. Wetland buffers will be established to protect adjacent canals and ditches.

Submitted at Level 2.

3. Discuss location of potable water supplies, private wells, public well fields;

Private well to be utilized for irrigation. City of Lakeland.

4. Discuss the location of Airport Buffer Zones.

N/A.

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

See attached Soils Map.

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;

Medulla Resource center and Park – 0.4 miles – 2 min.

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

Medulla Elementary 0.4 miles – 3 min., Lakeland Highland Middle School 1.3 miles 5 min.

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

Lakeland Regional Health 2 miles – 8 min.

4. Fire Protection;

Polk County Fire Rescue Station 34 – 2.4 miles – 8 min.

5. Police Protection and Security;

Polk County Sheriff Central Substation – 6.2 miles – 14 min.

6. Emergency Medical Services (EMS);

Polk County Fire Rescue Station 34 – 2.4 miles – 8 min.

7. Solid Waste –

City of Lakeland Solid Waste 7 miles – 18 min.

8. How may this request contribute to neighborhood needs?

The approval of this request will provide homes for a growing region and shorter commuting times to local jobs.

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;

See attached.

Map B: Map depicting the site boundary (properties included in the request)

See attached.

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 8 1/2" x 11" copy**. Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

See attached.

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).

