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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:

*This is a request for a conditional use to allow a religious institution (Church) on an acre site at the corner of Hardin Combee Road and Woodland Avenue, east of the City of Lakeland. Phase I of the church will utilize the existing single-family home and attached garage (approximately 2,444 square feet) and add approximately 1,580sf to the rear of the home. The total 4,024 square footage of Phase I will house the sanctuary, classrooms, and daycare. Use of Phase I structures will allow the church to be established and build up reserve capital for a new sanctuary building in Phase II. The new sanctuary in Phase II will contain approximately 2,400 square feet and continue to use the former sanctuary buildings in Phase I as administrative offices, classrooms, day care, and activity rooms. A large grass parking lot and central entrance driveway is proposed to the east of the Phase I buildings, between Phase I and Phase II, and will serve both Phase I and the future Phase II Sanctuary.*

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

*The site is located within the Combee Community on an (1) acre corner lot within the Residential Low (RL) Future Land Use District and Transit Supportive Development Area (TSDA). Situated just 0.25 miles east of the commercial corridor of Combee Road, the site is connected via sidewalk to the Citrus Connection Orange Line that runs along Combee Rd. The site has sufficient access to safely operate and is ideal for the proposed use because it is located on a collector road. 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?

*The proposed use is located on a property that is large enough to address any compatibility concerns. The site plan was designed to place the new sanctuary at the NE corner of the site at Hardin Combee and Woodland and the parking has been designed to fit between this new sanctuary and the existing single-family home so it will be buffered from surrounding residential uses. With the site design and buffering, fencing, and distancing from other uses, there are 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 serve the existing Combee community with religious services, community gatherings, and day care services.*

#### ***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 ITE Manual (11<sup>th</sup> ed) classifies Churches as Land Use Code 560 with 0.49 PM trips & 7.60 AADT/ 1,000sf. Phase I is a 4,024sf church and Phase II will build a 2,400sf new sanctuary. Therefore, the proposed full development of this site is 6,424sf of church buildings resulting in 49 AADT and 3 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 generates a low level of traffic and has sufficient access to support the intended use. The total square footage is not anticipated to generate the need for improvements to the roadway network beyond a commercial driveway at the center of the site.*

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

*Section 708 of the LDC requires 1 space per 3 seats in the principal room of worship. The proposed church is not anticipated to exceed 100 seats at full buildout, or 33 parking spaces. The site has sufficient room to allow for the number of parking spaces as Phase II develops and the site is redesigned to accommodate the required 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 direct frontage and a paved urban collector roadway, Hardin Combee Rd. In addition, the site has access to Woodland Ave should a secondary driveway become necessary. A new commercial driveway apron along the Hardin Combee Rd is proposed 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 currently on a septic system and will not impact any sewer systems.*

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 site is currently on a septic system and does not anticipate any changes to the system during Phase I (utilizing the existing single-family home). Phase II may require relocation of the septic system, at which time it may be necessary to permit a new 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*)

*N/A*

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.)?

*N/A*

***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 served by the City of Lakeland.*

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

*Phase I will utilize the existing single-family home and likely generate very similar needs to the existing use of 360 GPD. Phase II will likely have two additional bathrooms in the new sanctuary and therefore increase the amount to around 720 GPD.*

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

*The site is connected to the existing water line.*

4. Who is the service provider?

*City of Lakeland.*

5. What is the anticipated date of connection?

*December 2025.*

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

*The City could not be reached to determine the available capacity. However, the additional demand is negligible and not anticipated to generate capacity issues with the City's potable water service.*

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);

*There are no flood plains or wetlands on the site. The site is generally flat with little elevation change.*

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

*A drainage and retention system will be implemented during Phase II to account for the new impervious surfaces. The retention pond system will likely be located at the southern boundary of the site to capture the naturally southward flowing drainage 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 will be developed in a way that is inobtrusive to the neighboring properties and will be operated in a manner that is compatible to the surrounding properties. 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 site is already connected and served by the City of Lakeland Water Utilities.*

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 development portion of site consists of Smyrna and Myakka Fine Sands which are poorly draining. The proposed site plan illustrates a well-designed drainage and retention system to allow for development of the proposed church 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 (Lakeland Regional Health Medical Center hospital) is 4 miles away. 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 #32) is located approximately 3 miles 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 SW District station) is located approximately 6 miles south 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 #32) is located approximately 3 miles 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 church will serve the existing surrounding Combee community with religious services and other community services to support the population. The site is handicap accessible and connected via transit, roadways, and sidewalks, resulting in a highly accessible community facility.*

### ***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***<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).