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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 5.8 acres from Agricultural/Residential-Rural (A/RR) to Linear Commercial Corridor (LCC) (see map exhibit). The request is consistent with the POLICY 2.111-A3: LOCATION CRITERIA because this will recognize a legitimate mapping error and because the depth of the proposed LCC corresponds to the typical depth of existing development within the general area of the existing LCC. Development within the LCC FLUM to the north extends to an even greater depth than what is on the subject site, complying with this policy.

This area of the County has long been one of industrial and service agglomeration, where businesses have existed prior to the adoption of the Comprehensive Plan in 1991, and even the Zoning ordinance when it was originally adopted in 1970. Public records show that the subject site has had commercial buildings and activity since 1963. For nearly 60 years there has been ongoing commercial activity on this site. Recognizing this original mapping error will enable the existing businesses to continue to invest in their economically viable businesses.

The property owners are requesting that the LCC designation be applied to the full extent of both parcels associated with this application request. Proof of the long-term and continuous commercial development of the site is illustrated on the Polk County GIS Data Viewer beginning with the 1968 aerial photography. As some of the first properties developed along this segment of US 27, the commercial development of these parcels predates the other LCC designated property and at a depth greater than those properties were developed with commercial (or other) usage. For these reasons, the property owners are requesting the LCC designation be applied to the entire site just as it was applied to the other LCC parcels to the north of the site containing wetland

areas. The wetland areas will remain undeveloped and protected by wetland protection policies of the LDC and Comprehensive Plan. Policy 2.111-A3 which allows for the depth of the existing LCC mapped corridor.

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

To the north is an existing non-residential use within an LCC land use. To the south is a commercial RV park within an existing Leisure/Recreation (L/R) land use, which is considered a commercial and non-residential use. The wetland area on the western portion of the site will provide a natural buffer to any residential use west of the site. New development along the western area of the site will comply with Section 220 of the LDC which provides for a 50 foot setback from any residential land use district or existing residential use.

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

With 24,840 daily trips passing the site along US 27, and with the commercial viability of the site demonstrated with 60 years of economic stability, agricultural usage on such a compact site is simply not viable. Commercial development along this major state roadway facility will continue to support the surrounding economic demands of this region and more efficiently utilize existing infrastructure.

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, Linear Commercial Corridor uses generate, on average, approximately 15,246 square footage of commercial building area per acre. This 5.8 acre site contains approximately 2.5 acres of wetlands leaving approximately 3.3 acres of buildable site area, which could therefore allow up to 50,312 square feet of total building area (including the existing structures). LCC generates approximately 1,251.99 AADT/acre & 113.1 trips @ PMpeak per acre. This 3.3 acres could generate up to 4,132 AADT and 373 PM Peak trips (including the existing structures).

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.

Future development of the site may require driveway improvements to ensure proper access and vehicle movement onto, and from, US 27. This will require a driveway permit from the FDOT. 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?

LCC allows a wide range of uses, so the total number of parking spaces will depend upon the use proposed at the time of development.

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 US 27. Northbound traffic uses the existing left-in for added safety and convenience.

*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, Linear Commercial Corridor uses generate, on average, approximately 2,683 gallons per day (GPD) per acre of commercial building area. This 5.8 acre site contains approximately 2.5 acres of wetlands leaving approximately 3.3 acres of buildable site area, which could therefore generate up to 8,854 GPD sewage for the total building area of the site (including the existing structures).

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 will continue to utilize the on-site septic systems.

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?

Connection to the centralized potable water supply is proposed. The City of Lake Wales now operates the Park Water Company 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, Linear Commercial Corridor uses generate, on average, approximately 3,354 gallons per day (GPD) per acre of commercial building area. This 5.8 acre site contains approximately 2.5 acres of wetlands leaving approximately 3.3 acres of buildable site area, which could therefore generate up to 11,068 GPD water demand for the total building area of the site (including the existing structures).

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 abutting the property line along the west side of the US 27 right-of-way; however, the City of Lake Wales was unable to provide specific line size information for this project site.

4. Who is the service provider?

The City of Lake Wales is the service provider in this area.

5. What is the anticipated date of connection?

The site is already connected to water service.

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

The City of Lake Wales was unable to provide specific plant capacity (GPD) information for this project.

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 drains slightly from east to west. As a result, any required retention will be provided in the western area of the site. The site has flood plain and wetland areas for approximately 40-50% of the site and are part of a much larger low-lying basin in this area. As a result, development will be prohibited from expanding into these areas.

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

A retention pond will likely be necessary in the western area of the site to treat stormwater and development will be prohibited from expanding into the wetland areas.

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.

With the exception of the wetland areas in the western half of the site, the property has been cleared of most of its native vegetation. All adjacent properties are developed with a variety of uses. Aside from the on-site wetland area, the site does not contain any 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.

The site has flood plain and wetland areas in the western half of the site that comprise approximately 40-50% of the site. These are part of a much larger low-lying basin in this area. As a result, development will be prohibited from expanding into these areas.

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 commercial development of this half acre 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 upland portion of the site (approximately 40-50% of the site) is comprised of Sparr Sand, and the remainder of the site within the wetland area of the site is comprised of Samsula Muck and Hontoon Muck. While the muck soil areas have greater limitations for development, Sparr Sand only has moderate limitations for urban development. The Soil Survey notes that fill dirt and pavement can be used to stabilize the site for improvements and that Sparr Sand is generally suitable for commercial 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 proposed LCC land usage will generate little to no impact on parks.

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

The proposed LCC land usage will generate no school children and have little direct impact on schools.

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

The nearest hospital is Lake Wales Hospital which is approximately five miles north of the site.

4. Fire Protection;

The nearest fire station is Lake Wales Fire Department 1, which is approximately 5 miles north of the site.

5. Police Protection and Security;

The nearest Polk County Sheriff station is the NW District Command office located 3.5 miles south of the site.

6. Emergency Medical Services (EMS);

The closest EMS is located 5 miles north of the site within Lake Wales Fire Department 1.

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 LCC land use designation will encourage investment in this area of the County and provide services and retail in this area of the County. New development built to current Code standards, along with the landscaping and infrastructure improvements, will 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).