

IMPACT ASSESSMENT STATEMENT

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 property and surrounding area holds Institutional, Neighborhood Activity Center, Business Park Center and Residential land use as well as municipal water/sewer.

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

There are no incompatibilities or special efforts needed as the site is in a varied land use area and is well suited for development. All of the appropriate setbacks and landscape buffers may be observed as required by the land development code.

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

There do not appear to be similar large tracts that can mimic what is proposed so it is unlikely this development alone will influence development patterns.

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.

ITE Code	Use	Variable	Proposed	AADT Rate	AADT Total	Peak Rate	Maximum PEAK
591	Lodge	1 Unit	28	.29	8	.03	2
Total							<u>2</u>

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 proposed development will have direct access to Pipkin Road. Any improvements will be addressed at Level II Construction Plan Review.

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

There will be parking at each lodge area and at the clubhouse.

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

The project will directly access Pipkin Road West.

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*)

<u>Generator</u>	<u>Number of Units</u>	<u>Rate (GPD/Unit)</u>	<u>Flow GPD</u>
Lodge/Retreat	28	10gpd	280
		Total:	<u>280</u>

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?

No onsite treatment is proposed.

3. If offsite treatment, who is the service provider?

Polk County.

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 County's wastewater collection system is located approximately 1,600 south along Dorman Road.

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

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?

City of Lakeland will be the water provider.

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

<u>Generator</u>	<u>Number of Units</u>	<u>Rate (GPD/Unit)</u>	<u>Flow (GPD)</u>
Lodge/Retreat	28	10gpd	280
		Total:	<u>280</u>

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

This is in the City of Lakeland's jurisdiction.

4. Who is the service provider?

This is in the City of Lakeland's jurisdiction.

5. What is the anticipated date of connection?

N/A

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)?

There are no known permitted potable 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 is well drained and suitable for development. Drainage is to the Northeast.

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

There will not be any alterations necessary to the site's natural drainage features, other than constructing the required stormwater-management system. Post-development run-off will not exceed pre-development runoff.

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 is currently undeveloped. Adjacent properties are used for institutional and residential purposes. There are no known wetland or floodplain conditions on-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 known wetland or floodplain conditions on-site.

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

There will be no public or private water supplies on site. The potable water will come from the City of Lakeland.

4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

There are no County airport facilities close enough to be affected by this development.

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

Please 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;

Polk County has an adequate amount of park facilities to meet the needs of this site. The closest park is Christina Park on 540 A, approximately 2.4 miles away.

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

N/A

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

The closest hospital is Lakeland Regional Health. There are numerous medical clinics in the area that would be expected to meet the health care needs of the residents. Lakeland Regional is approximately 7.2 miles away.

4. Fire Protection;

Fire protection will be supplied by The City of Lakeland Fire Station 7 on Drane Field Road. This station is 4.1 miles away and response time is estimated to be 9 minutes.

5. Police Protection and Security;

Police protection will be supplied by the Lakeland Police Department on N Massachusetts Ave. The distance is approximately 6 miles, and the response time will depend on the type of call.

6. Emergency Medical Services (EMS);

EMS Services will be supplied by The City of Lakeland Fire Station 7 on Drane Field Road. This station is 4.1 miles away and response time is estimated to be 9 minutes.

7. Solid Waste (collection and waste generation);

The expected solid waste volume of 100 pounds per day will be stored in residential cans and picked up at the curb in the residential areas by the contract hauler for proper disposal. The solid waste disposal site is the Polk County Northeast Landfill.

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).

Please see attached exhibits for all the necessary maps.