

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 location is ideal to provide services along County Road 540A to the surrounding community.**
2. What, if any, are the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses? **The use of the property is consistent with uses in the vicinity of the property and complements the nearby uses.**
3. How will the request influence future development of the area? **The request will allow for flexibility of future uses of the property which will provide services to surrounding residents and those who travel on County Road 540A.**

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 property owner proposes to generally use the property for office, the specific use and layout have not been determined. As such, we cannot estimate the number of vehicle trips at this time. However, at such time that a specific use is intended for the property, vehicle trips and traffic impacts will be addressed during

the Site Plan Review process and in accordance with the Land Development Code.

2. What modifications to the present transportation system will be required as a result of the proposed development? **No transportation modifications are anticipated at this time as a result of the use of the property.**
3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

While the property owner proposes to generally use the property for office, the specific use and layout have not been determined. As such, we cannot estimate the number of parking spaces at this time. However, at such time that a specific use is determined for the property, parking will be addressed during the Site Plan Review process and in accordance with the Land Development Code.

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)? **The property will have direct access onto County Road 540A.**

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) Approx.*

While the property owner proposes to generally use the property for office, the specific use and layout have not been determined. As such, we cannot estimate the amount of sewage at this time. However, at such time that a specific use is determined for the property, sewage generation will be addressed during the Site Plan Review process and in accordance with the Land Development Code.

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? **On-site treatment of wastewater is not proposed for the property.**
3. If offsite treatment, who is the service provider? **City of Lakeland**
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) **Unknown at this time.**

5. What is the provider's general capacity at the time of application? **Unknown at this time.**
6. What is the anticipated date of connection? **The date of connection cannot be anticipated at this time as the final development details for the property have not yet been determined.**
7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)? **Any improvements necessary to support the proposed request will be addressed during the Site Plan Review process and in accordance with the Land Development Code.**

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

While the property owner proposes to generally use the property for office, the specific use and layout have not been determined. As such, we cannot estimate the amount of water consumption at this time. However, at such time that a specific use is determined for the property, water consumption will be addressed during the Site Plan Review process and in accordance with the Land Development Code.

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line? **Unknown at this time.**
4. Who is the service provider? **City of Lakeland.**
5. What is the anticipated date of connection? **The date of connection cannot be anticipated at this time as the final development details for the property have not yet been determined.**
6. What is the provider's general capacity at the time of application? **Unknown at this time.**
7. Is there an existing well on the property(ies)?

Yes ☐ What type? _____

Permit Capacity _____

No ☒ X

Location: _____

Water Use Permit #: _____

Constructed prior to Water Management District Permitting: Yes ☐ No ☐

Type of Use ☐ Ag ☐ Public ☐ Industrial or

Commercial ☐ Recreation or Aestheti ☐ Mining

Permitted Daily Capacity: _____

Average Peak Monthly Withdrawal Rate: _____

Location: _____

Casing Diameter _____

Mainline Diameter _____

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):
Stormwater management and drainage will be addressed on-site pursuant to a permit from Southwest Florida Water Management District.
2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project? **No alterations are proposed with respect to the use of the property.**

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. **No environmentally sensitive features have been identified on the site. If environmentally sensitive features are subsequently identified, they will be addressed during the permitting and Site Plan Review process.**
2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site. **No wetland or floodplain conditions have been identified on the site. If wetland or floodplain conditions are subsequently identified, they will be addressed during the permitting and Site Plan Review process.**
3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*). **Unknown at this time.**
4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*). **The property is not 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. **The soil type and percentage of coverage on the site is unknown at this time. Any effect that the soil composition will have on the development will be determined and addressed during the Site Plan Review and permitting process.**

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 use of the property is not anticipated to generate additional demand for recreational facilities.**
2. Educational Facilities (e.g., preschool, elementary, middle school, high school): **The use of the property is not anticipated to generate additional demand for educational facilities.**
3. Health Care (e.g., emergency, hospital): **The use of the property is not anticipated to generate additional demand for healthcare facilities. The closest emergency room is located 5.1 miles away (Lakeland Regional Health Freestanding Emergency Department 6150 Florida Ave S).**
4. Fire Protection: **The closest fire services facility is located 1.50 miles away at Polk County Fire Rescue Station 28 (4101 Clubhouse Rd).**
5. Police Protection and Security: **The closest police services facility is the Polk County Sheriff's Office Southwest Command located 4.0 miles away (4120 US-98).**

6. Emergency Medical Services (EMS): **The closest EMS facility is located 1.50 miles away at Polk County Fire Rescue Station 28 (4101 Clubhouse Rd).**
7. Solid Waste (collection and waste generation): **Solid waste services will be provided by Polk County.**
8. How may this request contribute to neighborhood needs? **The use of the property will allow for flexibility of future uses of the property in a manner consistent with surrounding uses which will benefit residents in this area of Polk County while reducing travel distance for some residents who seek office services.**

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: **Uploaded to portal.**
- Map B: Map depicting the site boundary (properties included in the request): **Uploaded to portal.**
- 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: **Site Plan is not required for Comprehensive Plan Amendment.**

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).