



**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

**IMPACT ASSESSMENT  
 STATEMENT  
 FORM**

[www.polk-county.net](http://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?  
*uso de vivienda - Housing use*
2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?  
*Ninguno - none*
3. How will the request influence future development of the area?  
*MA'S CASAS MOBE HOME - more mobile homes*

***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<sup>1</sup> methodology and calculations. *3*
2. What modifications to the present transportation system will be required as a result of the proposed development? *ninguno - none*

<sup>1</sup>A minor traffic study will suffice for a detailed methodology and calculations for most applications.

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

Old Tampa Hwy

**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)  
normal de una Residencia - normal residential use
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?  
Septic
3. If offsite treatment, who is the service provider?  
no se - unknown
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)  
frente de la propiedad  
front of property
5. What is the provider's general capacity at the time of application?  
no se - unknown
6. What is the anticipated date of connection?  
nose - unknown
7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)?  
ninguna - none

**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?  
no se - unknown
2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC)  
normal de una Residencia  
normal residential use

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line? *frente de la propiedad - front of property*
4. Who is the service provider? *no se - unknown*
5. What is the anticipated date of connection? *cuando se aprueba el servicio - when services are approved.*
6. What is the provider's general capacity at the time of application? *no se - unknown*
7. Is there an existing well on the property(ies)?

Yes                      What type? \_\_\_\_\_

                                    Permit Capacity \_\_\_\_\_

No

Location: \_\_\_\_\_

Water Use Permit #: \_\_\_\_\_

Constructed prior to Water Management District Permitting: Yes \_\_\_\_\_ No \_\_\_\_\_

Type of Use:     Ag                       Public                       Industrial or Commercial  
                                      Recreation or Aesthetic                       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);

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

### ***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.
2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.
3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and;
4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).
5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on 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; *Westside park*
2. Educational Facilities (e.g., preschool, elementary, middle school, high school);  
*Crystal Lake Elementary*
3. Health Care (e.g., emergency, hospital);  
*Lakeland Regional Health*
4. Fire Protection;  
*Polk County Fire Rescue Station 39*
5. Police Protection and Security;  
*Lakeland Police Department*
6. Emergency Medical Services (EMS);  
*Lakeland Regional Health*
7. Solid Waste (collection and waste generation); and

8. How may this request contribute to neighborhood needs?

*Probeer una vivienda más Económica - To provide more affordable housing.*