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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:

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 two (2) acres from Residential Suburban (RS) to approximately 0.8 acres of Linear Commercial Corridor (LCC) and 1.2 acres of Office Center (OC) (see map exhibit). This request is consistent with commercial depth as stated in the infill provisions of the LCC policy criteria and consistent with POLICY 2.111-A3: LOCATION CRITERIA because the requested LCC "depth which corresponds to the typical depth of existing development within the general area of the infill development". Development within the LCC FLUM along the northwest site boundary extends to the same depth as this request as well as the existing commercial development within the parcel adjacent to the site boundary to southeast (currently under consideration and staff recommendation of approval for Commercial Enclave (CE) to be adopted by the BoCC on July 16, 2024).

This portion of SR 60 has historically attracted commercial and businesses have existed prior to the adoption of the Comprehensive Plan in 1991, when the Zoning ordinance was in force. Over the past couple decades, the County Commission has recognized this commercial activity with future land use amendments to change the land use from residential to commercial.

This site is the last remaining land between existing commercial uses, surrounded by commercial and along a busy highway. As the last remaining plot of land between commercial sites, its residential designation fails to encourage an attractive and functional mixture of land uses. Leaving this parcel designation as RS adversely affects the adjoining LCC land's ability to develop commercially due to the Compatibility provisions of Section 220 of the Land Development Code which require a 50 foot setback for commercial uses from residentially designated property. If this

parcel remains designated as RS, it will prevent the commercial use within 50 of its borders and have an adverse economic impact on those surrounding parcels. Changing the Future Land Use designation to LCC and OC creates a more attractive and functional mixture of land uses.

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

The site is bordered to the north and south by LCC and CE and both of these adjacent properties contain existing and long-term non-residential uses.

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

With 22,000 daily trips passing the site along SR 60 and the commercial viability of the site demonstrated with decades of commercial use on adjoining properties, residential usage on the subject site is neither viable or desirable. Commercial and office 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.

This 2 acre site is proposed to have 0.8 acres of LCC and 1.2 acres of OC. According to the County's Concurrency Generation Rates manual, Linear Commercial Corridor uses generate, on average, approximately 1,251.99 AADT/acre & 113.1 trips @ PM peak per acre, and Office Center generate 237 AADT, 32.22PM peak.

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, SR 60. 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. Staff has indicated that sufficient capacity exists to serve commercial development at this location.

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. OC allows medical and business office uses and some personal services (barber/beauty salons, etc) so the number will depend upon the use proposed.

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 SR 60.

*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*)

This 2 acre site is proposed to have 0.8 acres of LCC and 1.2 acres of OC. 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, and Office Centers generate 3,136 GPD.

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 site is within Polk County's Southwest Utilities Service Area.

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

This 2 acre site is proposed to have 0.8 acres of LCC and 1.2 acres of OC. 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 and Office Center generate 2,509 gallons per day (GPD).

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

Polk County Utilities states that there is an 8" water main line along the frontage of the property within the right-of-way for SR 60 available for connection.

4. Who is the service provider?

Polk County Utilities is the service provider in this area.

5. What is the anticipated date of connection?

2025.

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

Polk County Utilities 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 west to east.

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

A retention pond will be necessary to treat stormwater from the proposed development.

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.

There are no known environmentally sensitive aspects 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 wetland or floodplains on the site.

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 development of this 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 site is entirely comprised of Sparr Sand which 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 and OC land usage will generate little to no impact on parks. The nearest park is Fuller Heights Park, approximately 2 miles east of the site or Loyce Harpe Park, approximately 3 miles east of the site.

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

The proposed LCC and OC 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 Bartow Hospital which is approximately 12 miles east of the site.

4. Fire Protection;

The nearest fire station is Fire Department 8, which is less than one mile from 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 less than one mile from the site within Fire Department 8.

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 and OC 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).