



IMPACT ASSESSMENT STATEMENT FORM

www.polk-county.net

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? *Residential Neighborhood*
2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses? *NONE*
3. How will the request influence future development of the area?
This will still be a residential property

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 should only add 2-4 more trips a day.*
2. What modifications to the present transportation system will be required as a result of the proposed development? *Note - PAVED ROADWAY*

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
2 PARKING OFF STREET PARKING SPACES PROVIDED IN THE DRIVEWAY TO THE HOME.

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1 of 6

GM LDC 910
Revised 8/24/2010

Development Code?

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)? *HENRY STREET IS A DEADEND THAT COMES OUT TO NEW HOPE WHICH GOES INTO DERBY AVE.*

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) *PRIVATE SEPTIC SYSTEM*
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? *PRIVATE SEPTIC SYSTEM*
3. If offsite treatment, who is the service provider? *NONE - PRIVATE SEPTIC SYSTEM*
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)
5. What is the provider's general capacity at the time of application?
6. What is the anticipated date of connection?
7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)? *NONE - WILL USE SAME INSTALL.*

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 AUBURNDALE*
2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC) *246 gal / 3 people PER DAY*

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

4. Who is the service provider? City of Auburn

5. What is the anticipated date of connection? 2025

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

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); All drainage will be directed to the front and rear of the property.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project? *THERE ARE NO WETLANDS OR WATER BODIES ON THIS PROPERTY. THERE WILL BE NO ALTERATIONS EXCEPT FOR THE HOME INSTALLATION.*

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 IS A SAND AND SILICA COMPANY TO THE NORTH OF THE PROPERTY.*
2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site. *NO WETLANDS ON THIS PROPERTY.*
3. Discuss location of potable water supplies, private wells, public well fields (discuss the location, address potential impacts), and; *WATER TO BE SUPPLIED BY THE CITY OF AUBURNDALE. WATER METER AT FRONT EDGE OF PROPERTY.*
4. Discuss the location of Airport Buffer Zones (if any) (discuss the location and address, potential impacts). *NEAREST AIRPORT: 5.9 MILES*
5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development. *5% COVERAGE OVERALL*

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; *1.7 Miles*
2. Educational Facilities (e.g., preschool, elementary, middle school, high school); *1 mile from Auburndale Central Elementary*
3. Health Care (e.g., emergency, hospital); *4.9 Miles from Winter Haven Hospital*
4. Fire Protection; *1.9 Miles*
5. Police Protection and Security; *1.5 Miles*
6. Emergency Medical Services (EMS); *4.8 Miles via Havendale Blvd*
7. Solid Waste (collection and waste generation); and *1.5 Miles*

8. How may this request contribute to neighborhood needs?

It will Certainly be A MAJOR improvement.
And will bring so vitality to the neighborhood.

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 8 1/2" 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).

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Bartow, Florida 33831-9005



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FAX: 863-534-6407
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LAND DEVELOPMENT DIVISION

AUTHORIZATION FORM

LAND DEVELOPMENT PROJECTS LOCATED IN POLK COUNTY, FLORIDA

I, HELEN ALEXANDER, Jimmy Alexander (print owner's name), as the owner of the real property described as follows, 717 HENRY ST AUBURNDALE FL do hereby authorize to act as my/our agent HELEN ALEXANDER (print agent's name) to execute all applications, petitions and other documents necessary to affect the application approval requested and to appear on my/our behalf before all County boards and committees considering this application and to act in all respects as our agent in matters pertaining to the application.

Helen Alexander
Property Owner Signature

Helen Alexander
Property Owner Printed Name

08-23-2025
Date

Parcel Identification Numbers and Addresses (use additional sheet if needed):

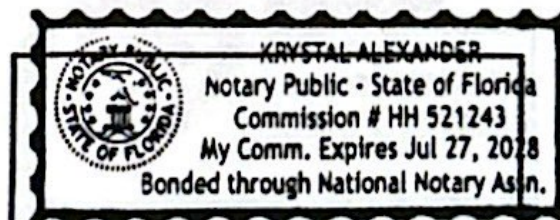
25-28-14-00000-013340 717 Henry St, Auburndale FL 33823

State of FLORIDA County of POLK

I certify that the forgoing instrument was acknowledged before me this 23rd day of August 2025 by Helen Alexander / Jimmie Alexander

Personally known ☒ Produced Identification ☐ Type of Identification produced and verified: _____

Krystal Alexander
Notary Public Signature



Notary Stamp

Krystal Alexander
Notary Public Printed Name

07/27/2028
My Commission Expires

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LAND DEVELOPMENT DIVISION

AUTHORIZATION FORM

LAND DEVELOPMENT PROJECTS LOCATED IN POLK COUNTY, FLORIDA

I, Joseph Alexander (print owner's name), as the owner of the real property described as follows, 717 Henry St. Auburndale FL 33823, do hereby authorize to act as my/our agent Helen Alexander (print agent's name) to execute all applications, petitions and other documents necessary to affect the application approval requested and to appear on my/our behalf before all County boards and committees considering this application and to act in all respects as our agent in matters pertaining to the application.

Joseph Alexander
Property Owner Signature

JOSEPH Alexander
Property Owner Printed Name

8-23-2025
Date

Parcel Identification Numbers and Addresses (use additional sheet if needed):

25-28-14-000000-013340 717 Henry St. Auburndale FL 33823

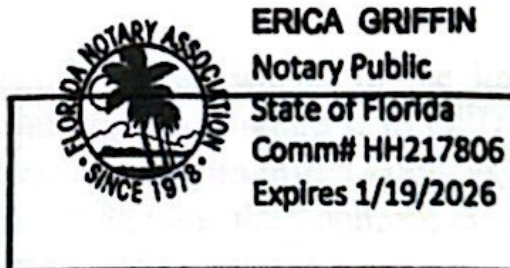
State of Florida County of POLK

I certify that the foregoing instrument was acknowledged before me this 23 day of Aug 2025 by Joseph Alexander

Personally known ☐ Produced Identification ☒ Type of Identification produced and verified: Florida Driver License

Erica Griffin
Notary Public Signature

Erica Griffin
Notary Public Printed Name



Notary Stamp

01-19-2026
My Commission Expires

Processing Time & Extension Procedures
Polk County
Office of Planning and Development

Contact Information:

Name of Applicant/Property Owner/Agent: HELEN ALEXANDER
Mailing Address: 79 Hibiscus Dr. Winter Haven, FL 33881
Phone: 863-595-7391 Email: Halexander109.ha@gmail.com
Location of Property: 717 Henry St Auburn Dale, FL 33823

Per F.S. 125.022(1), the County must process applications for development orders and development permits pursuant to timeframes set forth in the statute and as adopted by Land Development Code (LDC) Sections 905 through 908, as follows:

- The County shall notify applicants indicating the application is complete or specify deficiencies within 30 days after receipt of the application.
- If deficiencies are identified, applicants shall have 30 days to submit the required additional information or the application will be withdrawn. Both parties may agree to a reasonable request for an extension of time only in the event of a *force majeure* or other extraordinary circumstance.
- Within 120 days after a Level 2 Review (LDC Section 905) application is deemed complete, the County must approve, approve with conditions, or deny each application. These limits may be reasonably extended by mutual agreement of the applicant and the County for up to 120 days.
- Within 180 days after a Level 3-5 Review (LDC Sections 906-908) application is deemed complete, the County must approve, approve with conditions, or deny each application. These limits may be reasonably extended by mutual agreement of the applicant and the County for up to 90 days.
- Additionally, per F.S. 125.022(2), when reviewing an application for a development permit or development order that is certified by a professional listed in F.S. 403.0877, the County may not request additional information from the applicant more than three times unless the applicant waives the limitation in writing.

To request an extension of processing time and waiver of the limitation on requests for additional information, please fill out and sign this form and return it to OPD staff. Applicants may request an extension of processing time at the time of filing an initial application or at any time an application is pending before final action. Please be advised that the Applicant may incur additional advertising fees.

As the Applicant/Agent for Applicant for a development order or development permit from Polk County, I acknowledge the timeframes as listed above and hereby request (check all that apply):

- ☐ Decline the waiver and agree to comply with the timeframes set forth in F.S. 125.022(1) and the LDC.
- ☐ A waiver of the limitation on requests for additional information per F.S. 125.022(2).

☐ An extension of _____ days for the submittal of additional information necessary for a complete application. *(Granted in the event of extraordinary circumstances)*

☐ An extension of _____ days for the County to issue final action approving, approving with conditions, or denying an application for development permit or development order. *(Maximum 120 days for Level 2 Reviews; maximum 90 days for Level 3-5 Reviews)*

Heber Aliden
Signature of Applicant/Agent for Applicant

08/23/2025
Date

**Not applicable to Comprehensive Plan Amendments, LDC text amendments, or the Green Swamp Area of Critical State Concern*

For Official Use Only:

Date Received: _____

Meeting Date: _____

Project Number: _____

Approved/Denied: _____

Owners' authorization if not the owner (MUST be notarized) – IF not owner

Waiver Form

Binding site plan

-drawing

Additional parcels (if any)

Deed (s)

Legal description (s)

Impact Statement

Green Swamp Statement (if located within the Green Swamp)

- All documents must be in pdf format

Please see your e-mail for documents that need to be filled out and uploaded in Accela. I have sent this back to you in Accela so you can complete it.

ALL DOCUMENTS MUST BE UPLOADED BY **9/4/2025** TO REMAIN ON THE PLANNING COMMISSION HEARING FOR **12/3/2025**.

Thank you,