Section 910 Impact Assessment Statements

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. ***Land and Neighborhood Characteristics***

To assess the compatibility of the requested land use district with the adjacent property and to evaluate the suitability of the site for development, the applicant shall:

1. Show how and why is the site suitable for the proposed uses;

The County has already purchased the subject site to add an additional station to support growth. Polk County Public Safety looked along Old Polk City Road for a site. There are limited options on Old Polk City Road. The County had an agreement with the Seminole Tribe to locate a Fire Station on their property along Moore Road. But an agreement was unsuccessful. Therefore, the subject site was chosen for a variety of reasons that fit the Fire Department needs and was cost effective.

2. Provide a site plan showing each type of existing and proposed land use;

A site plan is not required for a Comprehensive Plan amendment. The site has not been fully engineered yet. Therefore, a site plan is premature.

3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;

Directly north and south of the site is undeveloped property part of Scandinavia. Northeast and north west is residential as well as northwest and northeast.

4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped; and

Fire stations have not historically encouraged the local area to see a population growth like the location of new schools. Fire stations are more of a response to growth trends.

5. Describe each of the uses proposed in a Planned Development and identify the following: **Not applicable as the request is not for a Planned Development**

   a. The density and types of residential dwelling units;

   b. The type of commercial and industrial uses;

   c. The approximate customer service area for commercial uses; and

d. The total area proposed for each type of use, including open space and recreation.

B. ***Access to Roads and Highways***

To assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:

1. Calculate the number of vehicle trips to be generated daily and at PM peak hour based on the latest ITE or provide a detailed methodology and calculations;

The total acreage of the site is 4 +/- acres and Table 2.2 provides for a 70% Floor Area Ratio (FAR) in the Urban Growth Area (UGA) that generates 121,968 square feet. The more intense uses can be generated in Institutional (INST) such as offices or universities or even solid waste management facilities. The ITE code for offices (710) generates 8.83 Average Annual Daily trips (AADT) per 1,000 square foot of office with a PM Peak Hour rate of 1.49 trips per 1,000 square feet of offices. Therefore, the formula is as follows:
(121,968/1,000)*8.83 = 1,077 AADT (121,968/1,000)*1.49 = 182 PM Peak Hour

2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;

The subject property will not generate enough traffic for roadway improvements other than the appropriate driveway. However, a paved driveway apron will be required at time of construction. A preliminary site plan is attached.

4. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;

The number of parking spaces is one (1) per 260 square feet.

5. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and

The access will be a driveway off of Moore Road.

5. Indicate the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modes.

Alternative modes of transportation other than vehicle is not required.

C. ***Sewage***

To determine the impact caused by sewage generated from the proposed development, the applicant shall:

1. Calculate the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development;

The GPD per square foot of offices is 0.24 GPD for public water and 80% of the water rate for sewer. Therefore, the maximum water required and sewer generated is as follows:
70% FAR of 4 acres = 121,968 square feet * 0.24 = 29,272.32 GPD for water
70% FAR of 5 acres = (121,968 square feet * 0.24) * 80% = 23,417.856 GPD for wastewater

2. Describe the proposed method and level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on-site treatment is proposed; - See answer to 5 below.

3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems; - See answer to 5 below.

4. Identify the service provider; and - See answer to 5 below.

5. Indicate the current provider's capacity and anticipated date of connection.

The property is within the County Northwest Utility Service Area for public water and in the City of Lakeland's Service area for wastewater. There is a 12 inch water line adjacent to the subject site maintained by Polk County and a water line maintained by the City of Lakeland. The date of connection is anticipated to be within the next year or two. Staff will be reaching out to the City of Lakeland's Utilities staff to determine capacity.

D. ***Water Supply***

To determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area, the applicant shall:

1. Indicate the proposed source of water supply and, the type of treatment;

The property is within the County Northwest Utility Service Area for public water and in the City of Lakeland's Service area for wastewater. There is a 12 inch water line adjacent to the subject site maintained by Polk County and a water line maintained by the City of Lakeland. The date of connection is anticipated to be within the next year or two. Staff will be reaching out to the City of Lakeland's Utilities staff to determine capacity.

2. Identify the service provider; - See answer to 1 above

3. Calculate the estimated volume of consumption in gallons per day (GPD); and

The GPD per square foot of offices is 0.24 GPD for public water and 80% of the water rate for sewer. Therefore, the maximum water required, and sewer generated is as follows:
70% FAR of 4 acres = 121,968 square feet * 0.24 = 29,272.32 GPD for water
70% FAR of 5 acres = (121,968 square feet * 0.24) * 80% = 23,417.856 GPD for wastewater

4. Indicate the current provider's capacity and anticipated date of connection.

Summary:

- 61% of permit limit used today
- 159,000 gallons per day of Firm Commitments
- 1,648,000 gallons per day of Uncommitted Capacity
- It will be > 20 years before permitted flow capacity is exceeded, at the current growth rate

E. ***Surface Water Management and Drainage***

To determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development, the applicant shall:

1. Discuss the impact the proposed development will have on surface water quality;

The County's Fire services has hired Kimley Horn to complete the Level 2 Review. Staff is waiting on the response to this surface water section and hopes to have a final answer by the DRC of this application.

2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project;

3. Describe the impact of such alterations on the fish and wildlife resources of the site; and

4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.

F. ***Population***

To determine the impact of the proposed developments additional population, the applicant shall:

1. Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses;

The population will only be the fire fighter staff in the building.

2. Describe, for commercial and industrial projects, the employment characteristics including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift;

Fire station will be staff for a 24 hour 7 day a week shift schedule.

3. Indicate the expected demographic composition of the additional population (age/socio-economic factors); and N/A

4. Describe the proposed service area and the current population thereof. Staff is seeking a response to the area this fire station will serve.

G. ***General Information***

To determine if any special needs or problems will be created by the proposed development, the applicant shall:

1. List and discuss special features of the proposed development that promote desirability and contribute to neighborhood needs; and

2. Discuss the demand on the provision for the following services:

   a. Parks and Recreation; The nearest park is the Hunt Fountain park, a district park, at Duff and Green Road that provides football and baseball fields, press boxes, Soccer and concessions. Hours of operation are 5am-10pm

   b. Educational Facilities (preschool/elementary/middle school/high school);

   c. Health Care (emergency/hospital); The nearest hospital is the Lakeland Regional Hospital

   d Fire Protection; The subject site is served by the a fire station at 8936 Highway 98 North.

   e. Police Protection and Security; and This are is served by the Polk County Sheriff's office.

   f. Electrical Power Supply – Staff does not know the power company at this time.

H. ***Maps – All maps are attached as necessary***

1. 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.

2. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scales 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 accompany all Impact Assessment Statements:

3. Map A: A location map showing the relationship of the development to cities, highways, and natural features;

4. Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries,

and a delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County;

5. Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density;

6. Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable;

7. Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right-of-way widths.

8. Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each use and unit type, and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and

9. Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features.