

# **IMPACT ASSESSMENT STATEMENT FORM LAND USE CHANGE RM TO BPC-1**

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 site is an infill site with BPC-2 type uses to the North, wetlands along the South, undeveloped residential to the East and West. It has a major electrical transmission line bisecting the property on the Northerly 1/3 of the property and its only access is from the North by 2 dead end roads which serve the existing BPC uses.**

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

**The South side has wetlands as a natural buffer to the existing residential subdivision. the East and West sides we propose a natural landscaped buffer 20 feet width to protect from the vacant undeveloped residential land use.**

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

**This should not have any bearing on how the surrounding land to the East and West is developed. Proposed buffering from the BPC land use will be adequate.**

### ***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.\

**Max number employees = 80 X 3.7 TPD = 296 Maximum trips per day.**

2. What modifications to the present transportation system will be required as a result of the proposed development?

**The 2 dead end streets will be extended into the site with turn arounds for emergency vehicles.**

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

**Section 708 - Warehousing 1 space per employee plus 1 space for business vehicles. (Estimate 10 spaces per site) 8 sites X 10 = 80 spaces. Level 2 site plan review will be needed.**

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

**Direct frontage via access drive into parking lots.**

*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*)

**8 sites (max 10 employees = 80 employees max) 270 GPD per site**

**8 Lots X 270 GPD = 2160 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?

**Sanitary sewer**

3. If offsite treatment, who is the service provider?

**Service Provider – Polk County Utilities**

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*)

**None within 1 mile**

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

**Available capacity**

6. What is the anticipated date of connection?

**Feb. 2025**

7. What improvements to the providers system are necessary to support the proposed request (*e.g., lift stations, line extensions/expansions, interconnects, etc.*)?

**Force main if required with lift station.**

### ***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?

**Polk county Utilities**

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

**320 GPD X 8 = 2560 GPD**

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

**Northeast corner of site Brannon Road existing fire hydrant.**

4. Who is the service provider?

**Polk County Utilities**

5. What is the anticipated date of connection?

**Feb. 2025**

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

**They have available capacity.**

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                      \_\_Mini



### ***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);

**None on site. The South 1.25 Ac. wetlands has 100 years.**

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

**On-site Storm retention with no-impact to the south wetlands.**

### ***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.

**Wetlands to the South of the existing site, the North 8 +/- Ac. is Neilhurst sand.**

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.

**Wetlands South of site, 100 year plan South of site. Zone A on FEMA map detailed flood study may be required.**

3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*)

**Development to the North BPC uses have individual wells and septic tanks.**

4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

**Not in airport buffer zone. Proposed maximum height 35 feet.**

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

**Soils are mostly Neilhurst sand, no adverse effect to development are anticipated.**

### ***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;

**Christina Park within 1.5 Miles**

**Loyce Harpe Park within 2.5 miles**

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

**This development will have no impact on schools.**

3. Health Care (e.g., emergency, hospital);

**Several walk-in clinics within 2 miles, Watson Clinic South side 3.5 miles**

4. Fire Protection;

**Lunn Road Fire Station 3 miles – 5 minutes**

5. Police Protection and Security;

**Polk County Sheriff Office – Roving Patrols – 5 minutes**

6. Emergency Medical Services (EMS);

**Lunn Road EMS – 3 miles – 5 minutes**

7. Solid Waste (collection and waste generation);

**Garbage collection will be on County pickup route or each business if have dumpster pickup.**

8. How may this request contribute to neighborhood needs?

**Additional jobs for South Lakeland and Polk County along with added tax base to the County.**

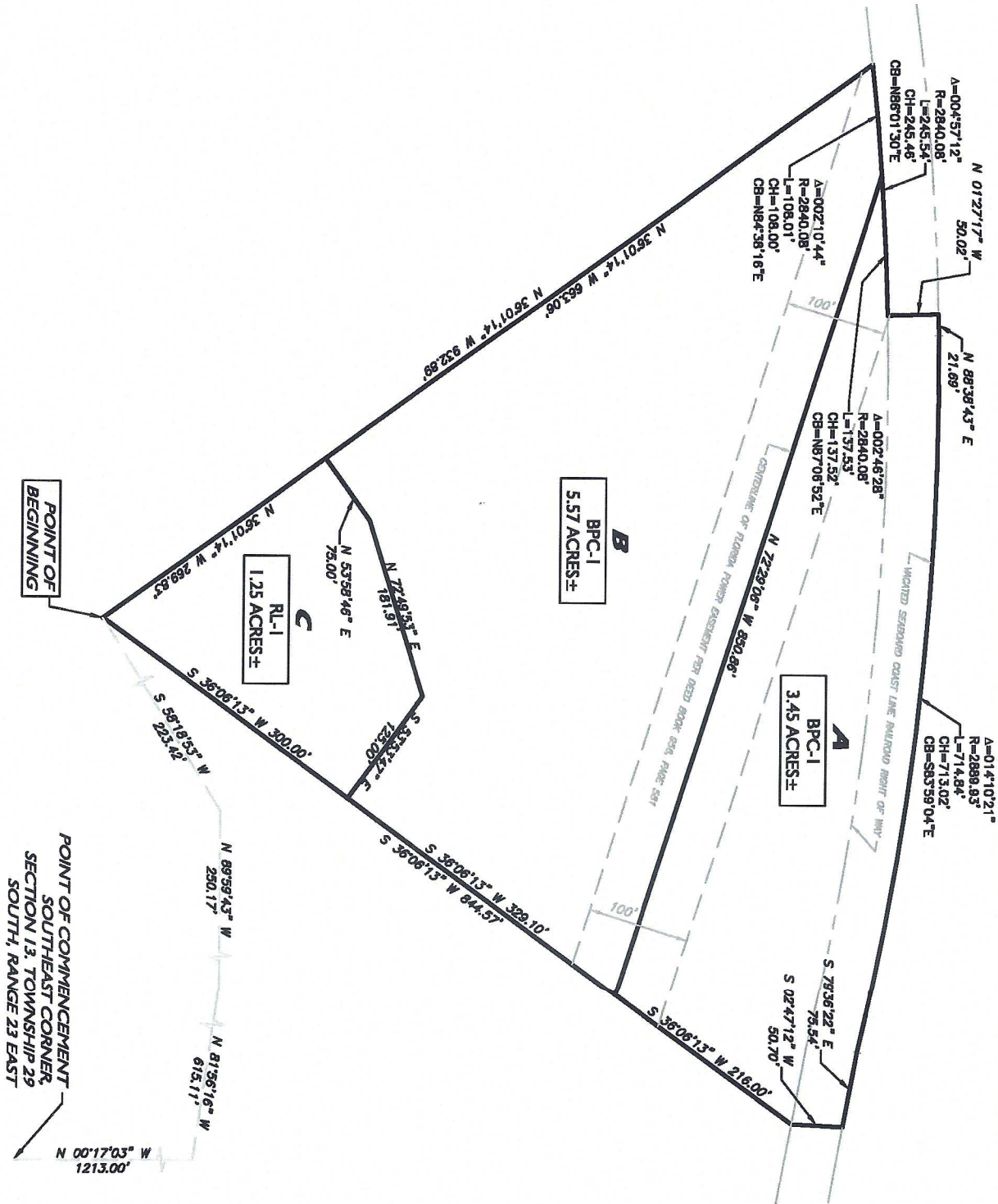
## *Maps*

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*<sup>2</sup> (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.*

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**LAND USE**  
**LDCPAS-2023-3**



ENGINEERS/SURVEYORS/PLANNERS:  
 6700 South Florida Avenue,  
 Suite 4, Lakeland, Florida 33813  
 (863)686-0544 • Fax: (863) 680-1434

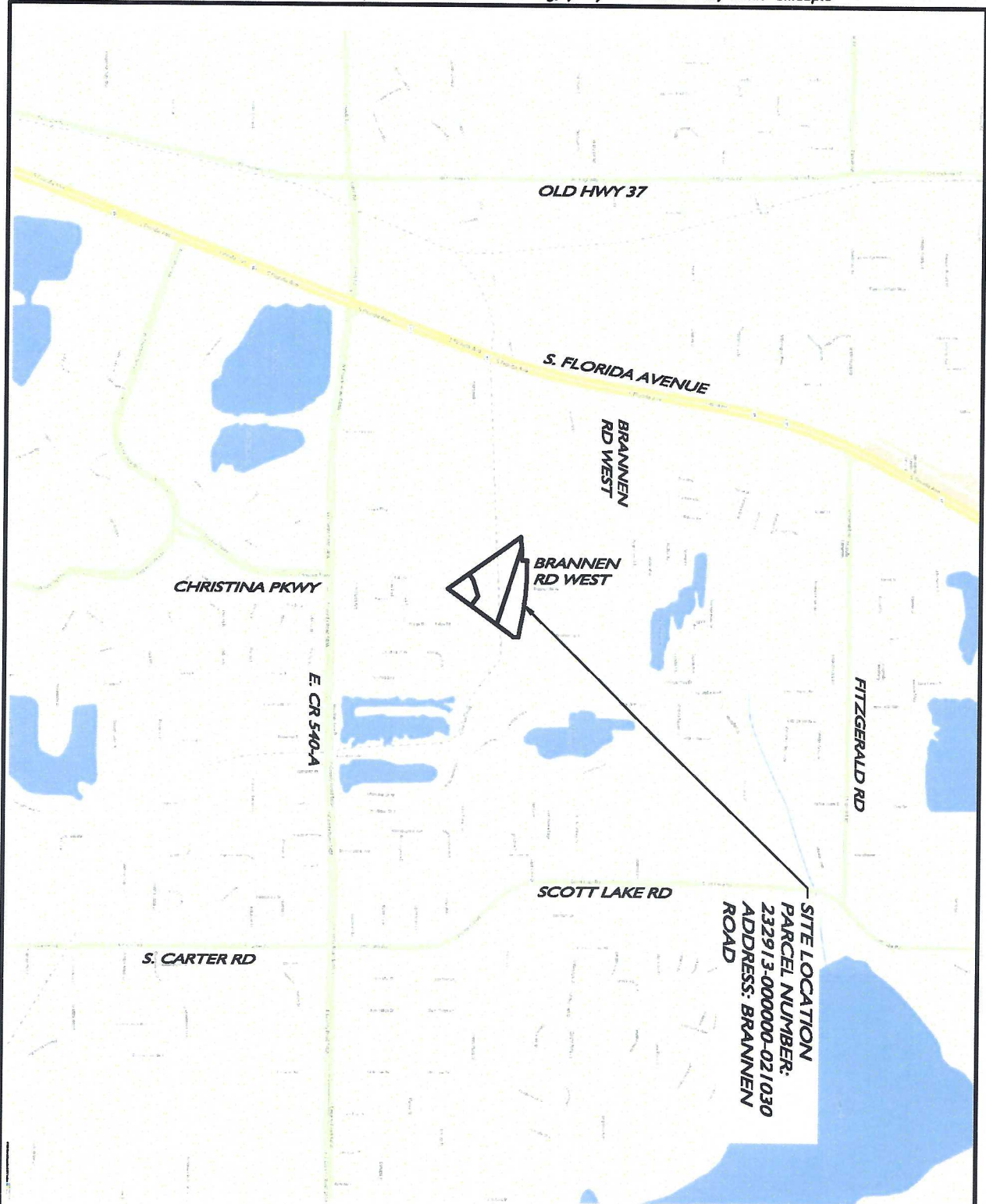
• SURVEYING AND MAPPING BUSINESS - LB 7454  
 • PROFESSIONAL ENGINEERING SERVICES - CA#26683

**LEGAL DESCRIPTION SKETCH**  
**POLK COUNTY, FL**



**ENGINEERS • SURVEYORS • PLANNERS •**  
**6700 South Florida Avenue,**  
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**LAND USE**  
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**EXHIBIT A**  
**LOCATION MAP**  
**POLK COUNTY, FL**





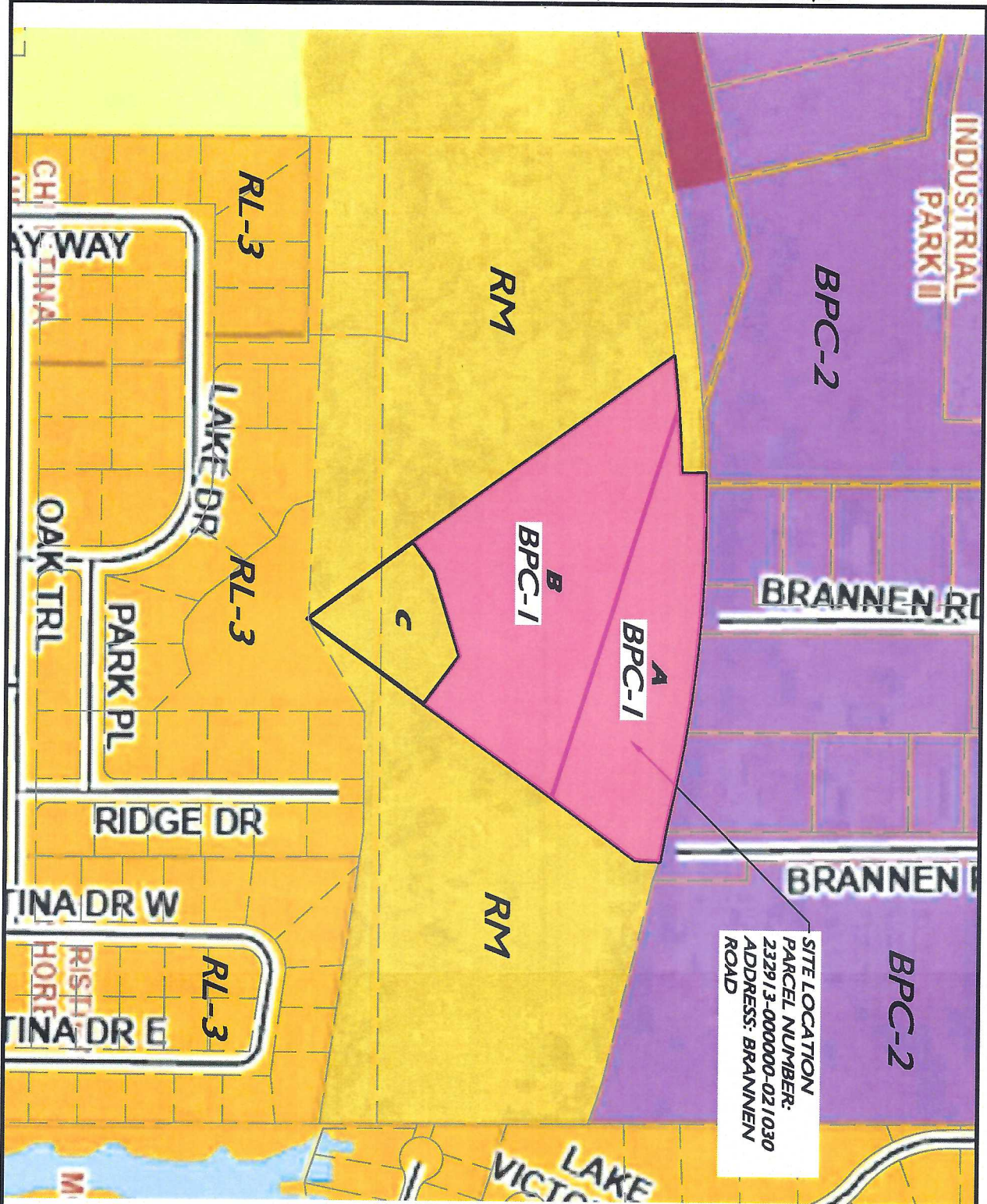
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**EXHIBIT B**  
**TOPOGRAPHICAL MAP**  
**POLK COUNTY, FL**





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**EXHIBIT C  
LAND USE MAP  
POLK COUNTY, FL**

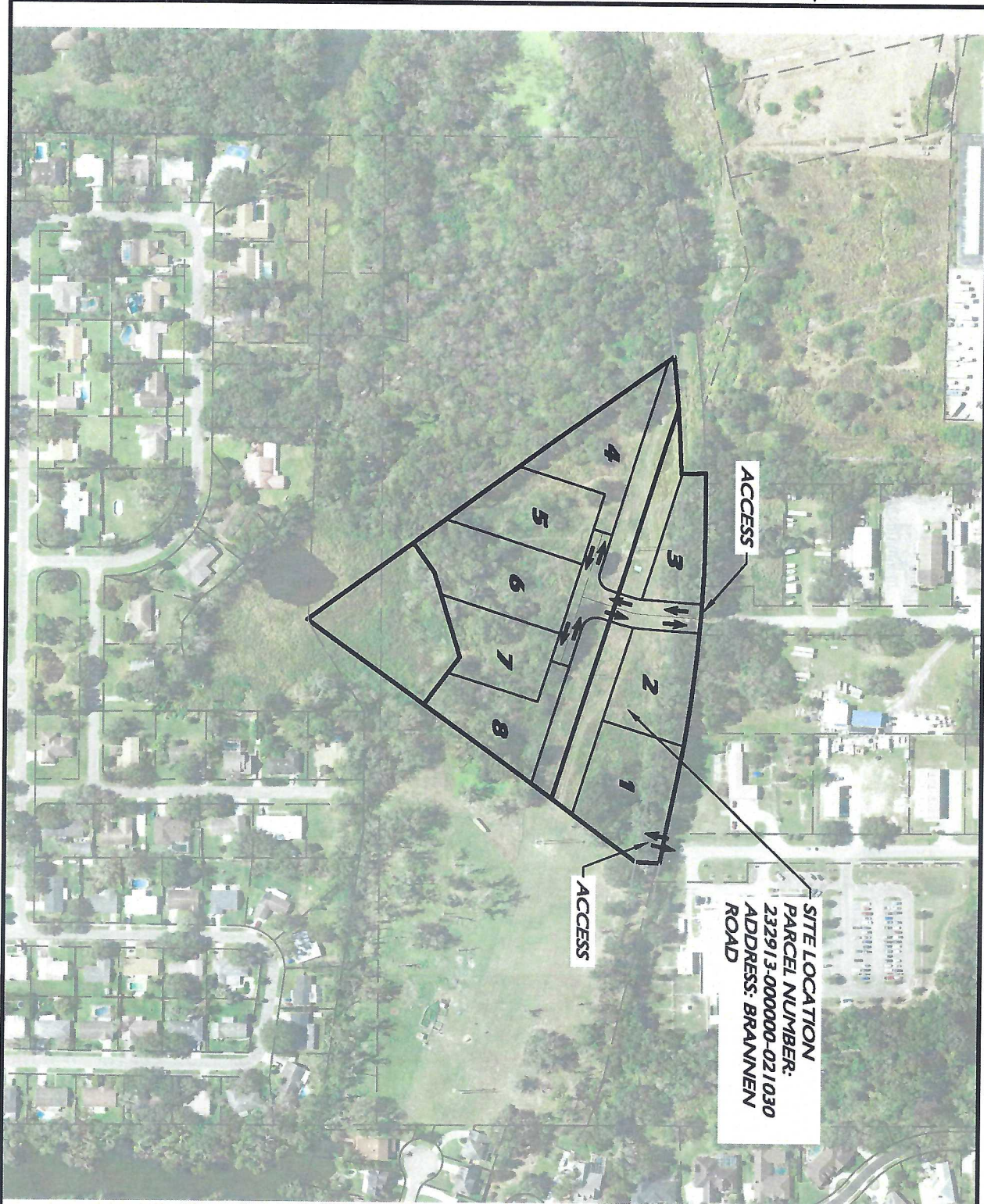


1" = 200'

<b><i>SOIL LEGEND</i></b>	
<b>MAP NO.</b>	<b>SOIL TYPE</b>
8	HYDRAQUENTS, CLAYEY
12	NEFLHURST SAND
16	URBAN LAND
31	ADAMSVILLE FINE SAND
66	FT. MEADE URBAN LAND COMPLEX
99	WATER / WETLANDS

**EXHIBIT D**  
**SOILS MAP**  
**POLK COUNTY, FL**





**LAND USE  
LDCPAS-2023-3**

**EXHIBIT E  
TRAFFIC CIRCULATION  
MAP  
POLK COUNTY, FL**

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**EXHIBIT F**  
**SITE PLAN**  
**POLK COUNTY, FL**





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**EXHIBIT G**  
**DRAINAGE MAP**  
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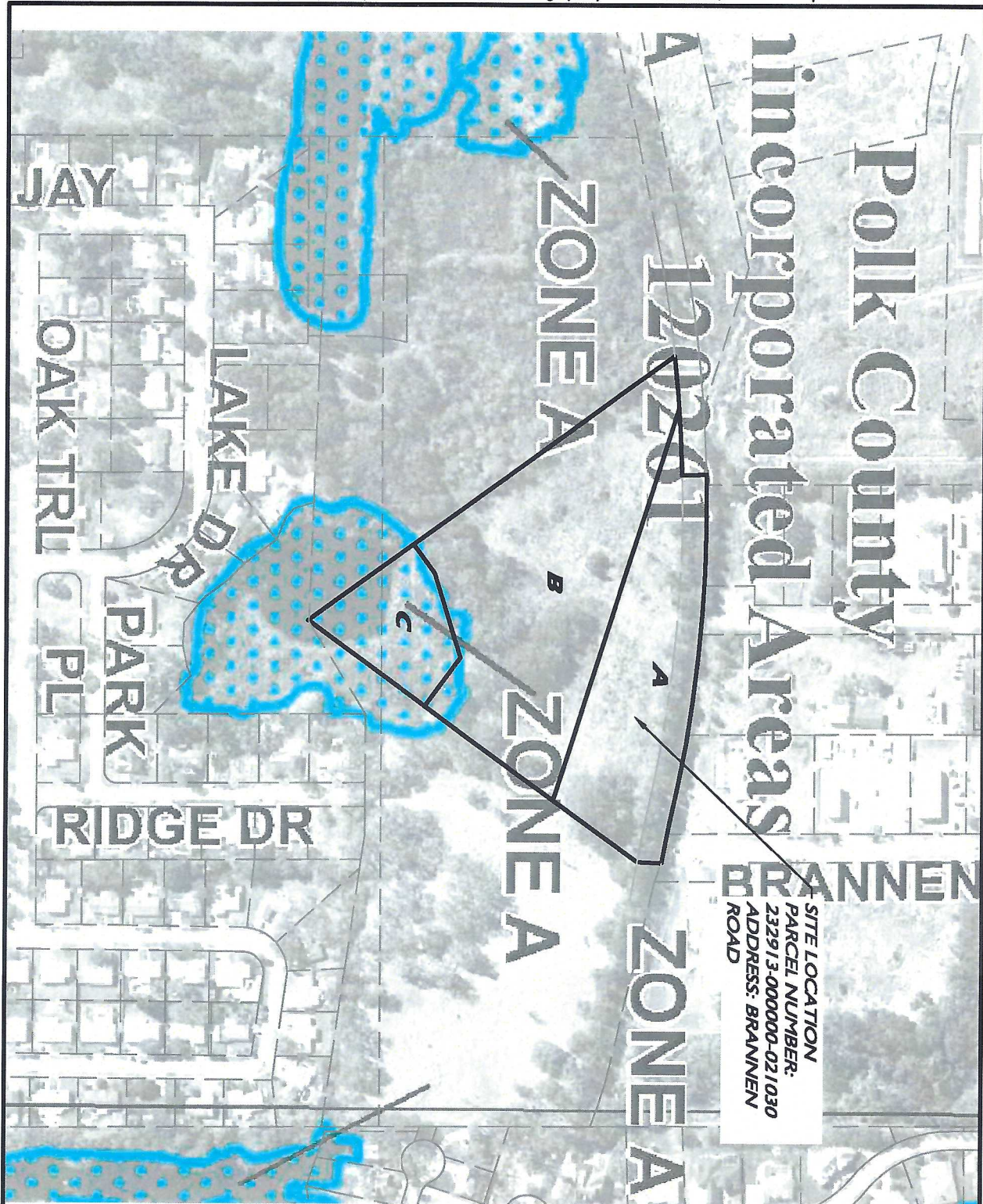
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**EXHIBIT H**  
**AERIAL MAP**  
**POLK COUNTY, FL**





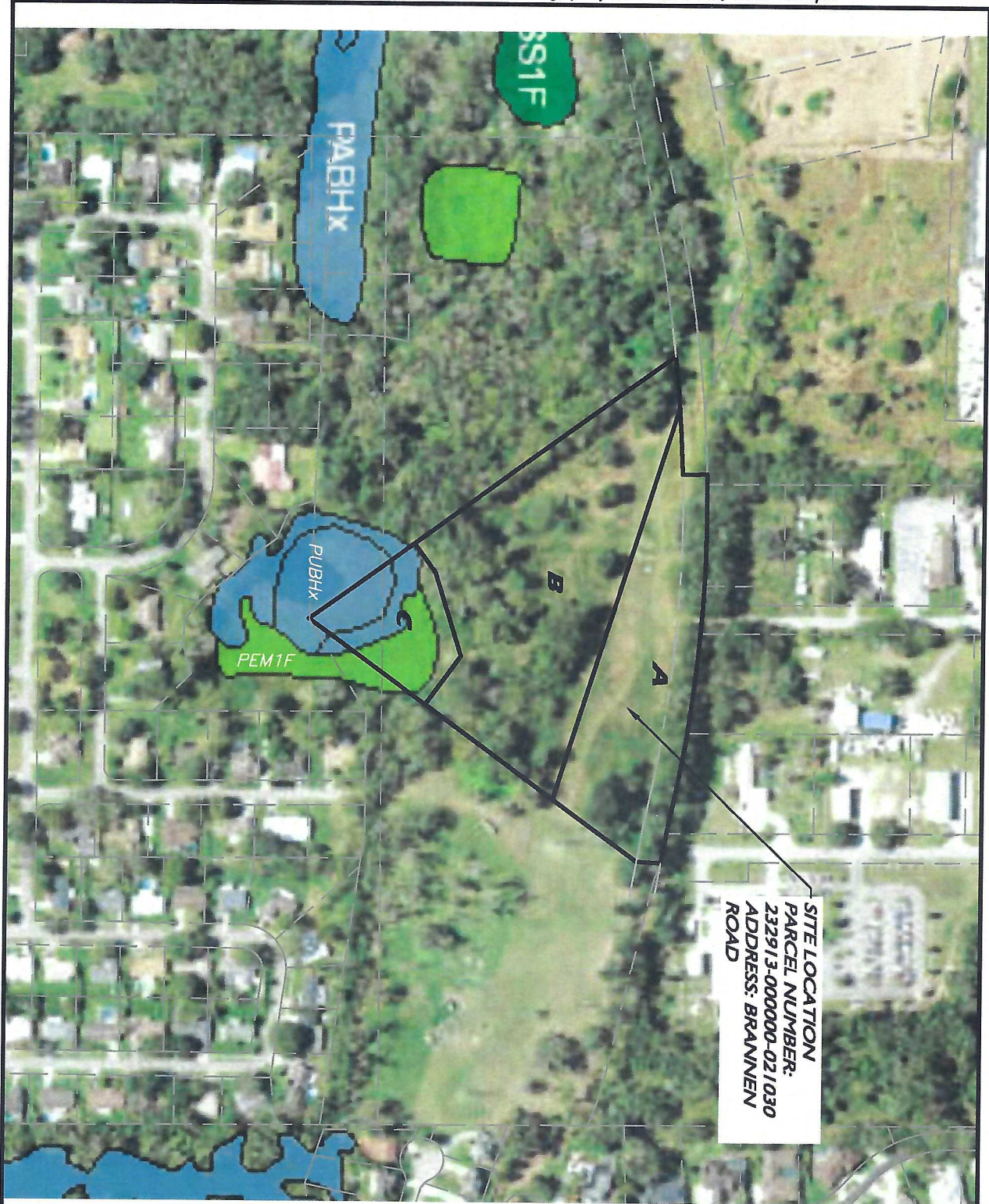
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**EXHIBIT I**  
**F.E.M.A. MAP**  
**POLK COUNTY, FL**





**LAND USE**  
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**EXHIBIT J**  
**WETLANDS MAP**  
**POLK COUNTY, FL**