



JONES PROPERTY – FT. MEADE
COMPREHENSIVE PLAN AMENDMENT
LDCPAS-2024-11
IMPACT ASSESSMENT STATEMENT

A. 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 use?

The subject site is PM (Phosphate Mining) Land Use and has not been developed. The surrounding areas are either vacant or developed into separate single-family estate lots – North of Highway 98 E. The subject designation of PM was most likely within the County’s purview anticipating extension of physical land activities within the SW section of the County. The request for A/RR (Agriculture/Residential Rural) is consistent with the following Policies as stated in the *Polk County Comprehensive Plan – Section 2.121-A:*

POLICY 2.121-A2: DEVELOPMENT CRITERIA - Development within designated A/RR areas shall conform to:

- a. Residential density of one dwelling unit per five acres (1 DU/5 AC). Density may be adjusted based on the actual size of the section.

Further, the request is consistent with *Polk County Comprehensive Plan – Section 2.114-A2-b:*

POLICY 2.114-A2: DESIGNATION AND MAPPING - Phosphate Mining areas shall be designated and mapped on the Future Land Use Map Series as "Phosphate Mining" (PM), and shall include:

- b. any non-reclaimed inactive mining areas for which foreseeable development is unlikely, as of the adoption date of the Comprehensive Plan.

Property not meeting the criteria under Policy 2.114-A2 (Designation and Mapping of Phosphate Mining Land) but designated as Phosphate Mining on the Polk County Future Land Use Map Series, may be developed residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use.

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

A Site Plan is not required when requesting a straight Land Use Amendment. The request for A/RR Land Use will limit development potential of the subject site. The intent is to build single-family residences, and the A/RR designation will restrict lot sizes to a minimum of five (5) acres.

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

The subject parcel is surrounded by vacant lands, and larger SF lots on the North side of US 98E. The requested use is compatible.

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

The surrounding subject area is comprised of vacant land and individual Single-Family estate lots (not created through a Subdivision of land.) As stated above through the *Comprehensive Plan* policies, the request for A/RR is appropriate for lands not likely to develop as a mining area.

B. 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 PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.

Note: The subject parcel is 40 +/- acres. Under the requested A/RR Land Use designation, the minimum lot size is Five (5) Acres therefore, the maximum lots developed for this specific parcel is eight (8.)

ITE Code 210 – Single-Family– 7.81 AADT p/unit & 1.01 PM Peak Hour

8 x 7.81 = 62.48 AAADT

PM Peak Hour Trips = 8 x 1.01 = 8 PM Peak Hour Trips

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

No modifications anticipated.

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

According to Table 7.10 in the Land Development Code, Minimum Off-Street Parking Requirements for Single-Family Homes is two (2) spaces per unit.

8 x 2 = 16 off-street parking spaces required.

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

The subject site will access US 98 E

C. 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 of the LDC*)

270 GPD P/DU

270 X 8 = 2,160 GPD ESTIMATED

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 proposed large estate lots will be served by OSDS.

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

Polk County Health Department will review and issue individual septic tank permits for each lot developed within the requested Land Use.

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?

TBD

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

The proposed large estate lots will be served by OSDS.

D. 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?

N/A

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

Water = 360 GPD p/DU

360 x 8 = 2,880 GPD ESTIMATED

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

N/A

4. Who is the service provider?

Private Septic systems proposed when each lot is built out.

5. What is the anticipated date of connection?

N/A

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

The proposed large estate lots will be served by OSDs.

7. Is there an existing well on the property(ies)?

A search through SWFWMD permit files, WUP viewer showed no well permits on site.

E. 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 subject land sheetflows to the West and Southeast.

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

There are wetlands on-site, refer to Map G. When developed into large residential tracts, all efforts will be made to avoid impacts to existing environmental features.

F. 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 wetlands and Floodplain on site; see Exhibits F & G.

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

There are wetlands and Floodplain on site; see Exhibits F & G. Due to the nature of the request to develop the property into 5-acre (minimum) residential tracts, impacts to the existing environmental conditions will be minimal.

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

There are no known wells on site. The lots will be served by private well and septic.

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

The subject site is not within an Airport Impact District (AID).

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

Please refer to Exhibit D – Soil Map.

G. 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;

Ft. Meade Outdoor Recreation Area – 0.1 miles – 1 min.

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

Lewis Elementary – 1.5 Miles – 5 Minutes

Ft. Meade Middle/Senior High School – 1.4 Miles – 3 Minutes

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

Bartow Regional Medical Center – 14.2 miles – 20 Minutes

4. Fire Protection

Polk County Fire Rescue Station #10 – 1.4 Miles – 4 Minutes

5. Police Protection and Security

Ft. Meade Police Department – 1.8 Miles – 4 Minutes

6. Emergency Medical Services (EMS)

Polk County Fire Rescue Station #10 – 1.4 Miles – 4 Minutes

7. Solid Waste (collection and waste generation); and

Polk County Solid Waste – 23.8 Miles – 36 Minutes

How may this proposed project contribute to the neighborhood needs?

The proposed A/RR property will allow additional opportunity for rural estate lots.