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## **IMPACT ASSESSMENT STATEMENT Land Development Code Section 910**

Section 910 of the Land Development Code defines 8 parameters to be addressed for all Level 3 and Level 4 reviews. To facilitate the County's review of the application, each parameter is addressed in the following sub-sections.

### **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;**
- 2. Provide a site plan showing each type of existing and proposed land use;**
- 3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;**
- 4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped; and**
- 5. Describe each of the uses proposed in a Planned Development and identify the following:**
  - 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.**

The request to extend the expiration date of the existing Development Order for the South Fort Meade Mine does not require changes to the approved conceptual mine plan or biennial operating permits. No changes to the mining unit or reclamation area footprint or schedules are necessary or proposed to support the extension of the Development Order. Because no mining areas are impacted, and no changes are proposed to the footprint of the beneficiation plant, the proposal will not trigger an evaluation of setbacks for mining activities or variances or waivers from setbacks. Further, the application narrative demonstrates that the uses/operations are existing and shown to be compatible with the surrounding land uses and development pattern and the site remains suitable for the historic and existing mine uses.

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

3. **List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;**
4. **Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and**
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.**

No changes are proposed to the South Fort Meade Mine that will result in any changes to the existing, planned and programmed road system. This application proposes to extend the expiration of the Development Order to 2045. The current approval – (Resolution No. 18-007) expires November 4, 2025.

The South Fort Meade Mine has approximately 217 total employees. Shift work consists of two, twelve hour shifts. Shift One is from 6:00 am – 6:00 pm; and Shift Two is from 6:00 pm – 6:00 am. The Day Shift consists of approximately 40 employees, while the Night Shift has roughly 25 employees. Additionally, approximately 95 employees report to the Mine for a 7:00 am – 3:30 pm work day schedule on Monday thru Friday.

An updated traffic impact statement (TIS) prepared by Kimley Horn to document the results of its traffic impact study is included with this submittal. As set forth in the TIS, Kimley Horn determined:

- 1) the surrounding public roadway system operates at Level of Service (LOS) D or better during existing and future 2045 conditions; and
- 2) the surrounding roadways have adequate roadway capacity to accommodate current traffic and future 2045 traffic conditions.
- 3) No roadway or access improvements are necessary for access to the South Fort Meade Mine.

### **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;**
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;**
3. **Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems;**
4. **Identify the service provider; and**
5. **Indicate the current provider's capacity and anticipated date of connection.**

The primary source of potable water for the facility originates from a dedicated potable deep well within the facility. Water is drawn from the well, disinfected on site, stored under pressure, and distributed to multiple service connections on demand throughout the facility. Spent potable water

is ultimately plumbed to a three-stage septic tank/drain field system located south of the plant. Bottled drinking water is also available for employee use.

Non-potable water is drawn from two 14” plant production wells and five 6” sealing wells located within 1½ miles of the plant. These non-potable plant production wells are used periodically through the year as needed for the operation of the plant to process phosphate rock. Each of these production wells has the capacity to draw 7MGD. The five sealing wells are used to seal and lubricate bearings in matrix and tailings lift pumps. This water also ends up in the mine process water system, either back to the plant or out to a sand tailings disposal site. Each sealing well has the capacity to draw 0.3 MGD.

No changes are proposed to the South Fort Meade Mine that will result in any changes to sewage. This application proposes to extend the expiration of the Development Order to 2045. The current approval – (Resolution No. 18-007) expires November 4, 2025.

#### **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;**
- 2. Identify the service provider;**
- 3. Calculate the estimated volume of consumption in gallons per day (GPD); and**
- 4. Indicate the current provider’s capacity and anticipated date of connection.**

No changes are proposed to the South Fort Meade Mine that will result in any changes to water supply. This application proposes to extend the expiration of the Development Order to 2045. The current approval – (Resolution No. 18-007) expires November 4, 2025.

#### **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;**
- 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.**

No changes are proposed to the South Fort Meade Mine that will result in any changes to surface water management and drainage. This application proposes to extend the expiration of the

Development Order to 2045. The current approval – (Resolution No. 18-007) expires November 4, 2025.

#### **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;**
- 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;**
- 3. Indicate the expected demographic composition of the additional population (age/socio-economic factors); and**
- 4. Describe the proposed service area and the current population thereof.**

The South Fort Meade Mine has approximately 235 total employees. Shift work consists of two, twelve hour shifts. Shift One is from 6:00 am – 6:00 pm; and Shift Two is from 6:00 pm – 6:00 am. The Day Shift consists of approximately 40 employees, while the Night Shift has roughly 25 employees. Additionally, approximately 95 employees report to the Mine for a 7:00 am – 3:30 pm work day schedule on Monday thru Friday.

No changes are proposed to the South Fort Meade Mine that will result in any changes to the employment characteristics of the employees at the South Fort Meade Mine. This application proposes to extend the expiration of the Development Order to 2045. The current approval – (Resolution No. 18-007) expires November 4, 2025.

#### **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;**
  - b. Educational Facilities (preschool/elementary/middle school/high school);**
  - c. Health Care (emergency/hospital);**
  - d. Fire Protection;**
  - e. Police Protection and Security; and**
  - f. Electrical Power Supply**

No changes are proposed to the South Fort Meade Mine that will result in any changes to services provided by Polk County. This application proposes to extend the expiration of the Development Order to 2045. The current approval – (Resolution No. 18-007) expires November 4, 2025.

## **H. Maps**

- 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; 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.**

Map A and Map E (see the Traffic Impact Statement) are provided with this submittal. All other maps are not applicable to this request to extend the expiration of the Development Order to 2045.