

Section 910: Impact Assessment Statement

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;

There is an existing phosphogypsum (“gypsum”) stack system (“PSS”) on the Property. The Facility was still in operation upon the adoption of the County’s Comprehensive Plan (the “Plan”) in 1991. Upon adoption of the Plan, a ± 420.91-acre portion of the Property was the recipient of an incorrect FLU designation of A/RR, rather than a Phosphate Mining (“PM”) Future Land Use (“FLU”) designation. The area surrounding the Property largely consists of land with a PM FLU designation. The Property and surrounding land area are within the Rural Development Area (“RDA”). The PM FLU is consistent with the existing land use and consistent with numerous Plan Objectives and Policies.

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

The existing use, a PSS, mainly consists of the following: (1) gypsum stack with three cells (east, center, and west cells); (2) cooling pond; (3) process water leachate collection sump; and (4) lime treatment ponds. The narrative and accompanying maps provide a visual of the existing Facility. The Project is consistent with numerous Plan Objectives and Policies. A full analysis of these Objectives and Policies is located within the application narrative. The PM FLU is consistent with the existing land use.

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

The Facility is existing and land surrounding the Property has a PM FLU designation. The request is consistent with the existing land use pattern and surrounding land use designations.

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

The Property was the recipient of an incorrect FLU designation of A/RR, rather than PM. A majority of the surrounding properties have a PM FLU. The Nichols area is historically known for phosphate mining operations.

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.

Not applicable. The request is a land use change and not a Planned Development.

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;

No new vehicle trips are necessary for this request.

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

Modifications to the transportation system are not necessary.

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

Not applicable for this request. Any future development will adhere to Land Development Code (“LDC”) requirements.

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

The subject property has approximately ± 4,750 feet of frontage on Nichols Road. Any new development will comply with the LDC.

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.

There are no other modes of transportation in this area of the County.

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 request will not generate any sewage.

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;

Not applicable.

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

The Property is not within a utility service area and the request will not generate any sewage.

4. Identify the service provider; and

Not applicable.

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

Not applicable.

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;

Not applicable.

2. Identify the service provider;

Not applicable.

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

Not applicable.

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

Not applicable.

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;

All surface water will be collected on-site. Water meeting specific standards will exit the site through an existing National Pollutant Discharge Elimination System (“NPDES”) outfall. Water that does not meet specific standards will be contained in designated areas for storage on-site or transferred to the New Wales Facility through an existing pipeline.

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

No changes are necessary for this request. The existing drainage is shown in Map G and no wetlands will be impacted by this project.

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

The Facility is an existing use and unlikely to negatively impact any fish or wildlife resources.

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 impacts to local aquifer recharge or groundwater will occur as a result of this request.

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;

This request will not increase population.

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;

The Facility is existing and no new employees are necessary.

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

Not applicable. This request will not increase population.

4. Describe the proposed service area and the current population thereof.

The subject property is not within a service area.

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

Not applicable. This is an existing Facility.

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

a. Parks and Recreation;

Not applicable.

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

Not applicable.

c. Health Care (emergency/hospital);

This existing Facility will likely not generate additional healthcare needs. However, the nearest hospital is in the City of Bartow, approximately 13 miles to the east of the Facility. There are also several medical clinics and urgent care centers in south Lakeland and Mulberry.

d Fire Protection;

This existing Facility will likely not require additional fire protection. However, the nearest fire station is Polk County Fire Rescue Station #15 at 300 Kid Ellis Road in Mulberry (approximately 5 miles away from the Property).

e. Police Protection and Security; and

This existing Facility will likely not generate the need for additional police protection/security. However, the County Sheriff's Southwest Command Center at 4120 US Hwy 98 South is approximately 18 miles to the northeast of the Property.

f. Electrical Power Supply.

This existing Facility will likely not generate a need for additional electric services, but Tampa Electric Company is the local provider.

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 routes; and

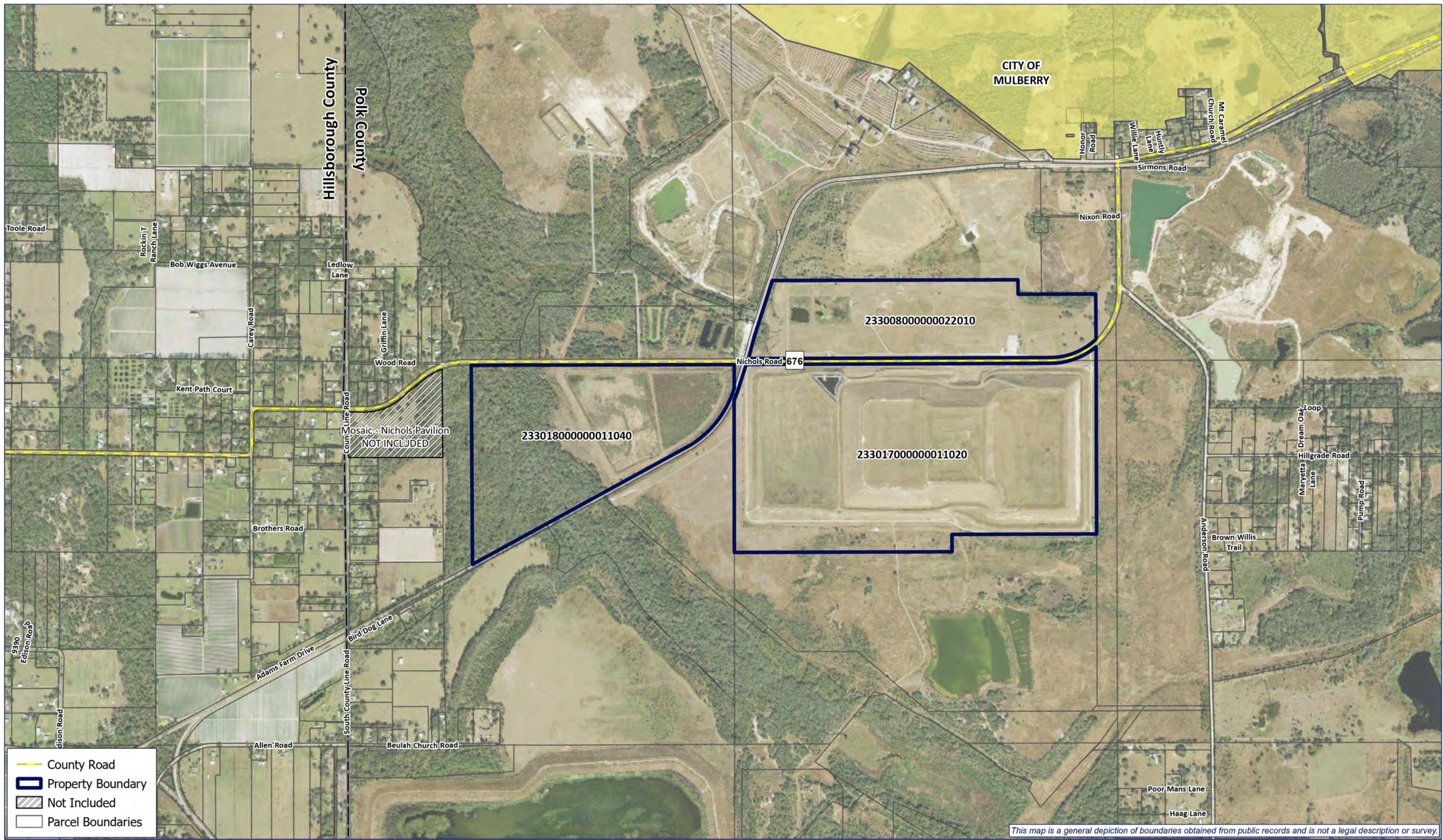
9. Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features.

Maps A-G are attached herein.



6/5/24

Brad E De Neve, PE
Engineer Senior – Mine Permitting
Mosaic Fertilizer, LLC
13830 Circa Crossing Drive
Lithia, FL 33547



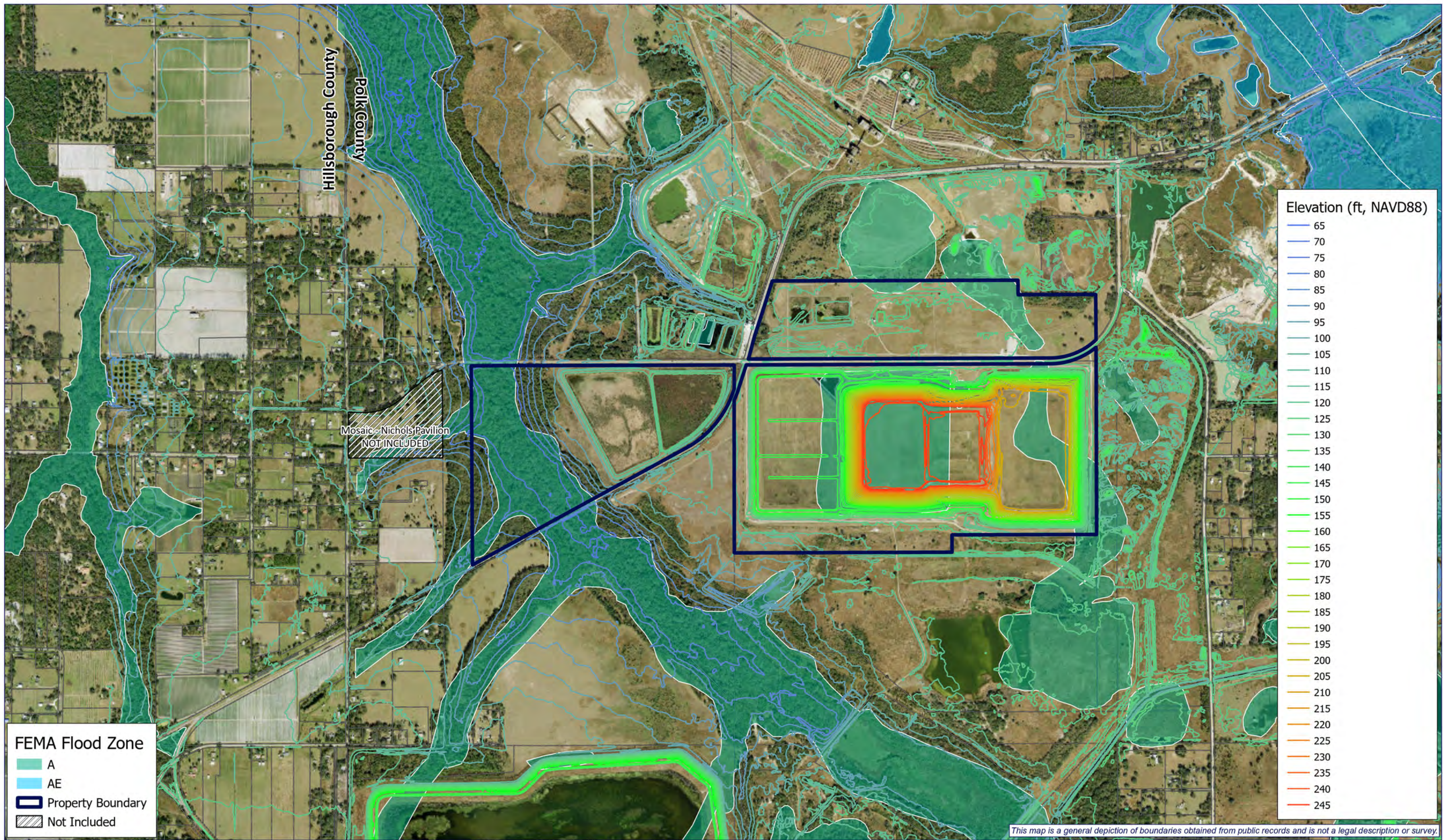
TITLE:
**Property Location Map
 (Map "A")**



PROJECT:
Mosaic
 Polk County, Florida

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 MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.



TITLE:
**Topography and Flood
(Map "B")**

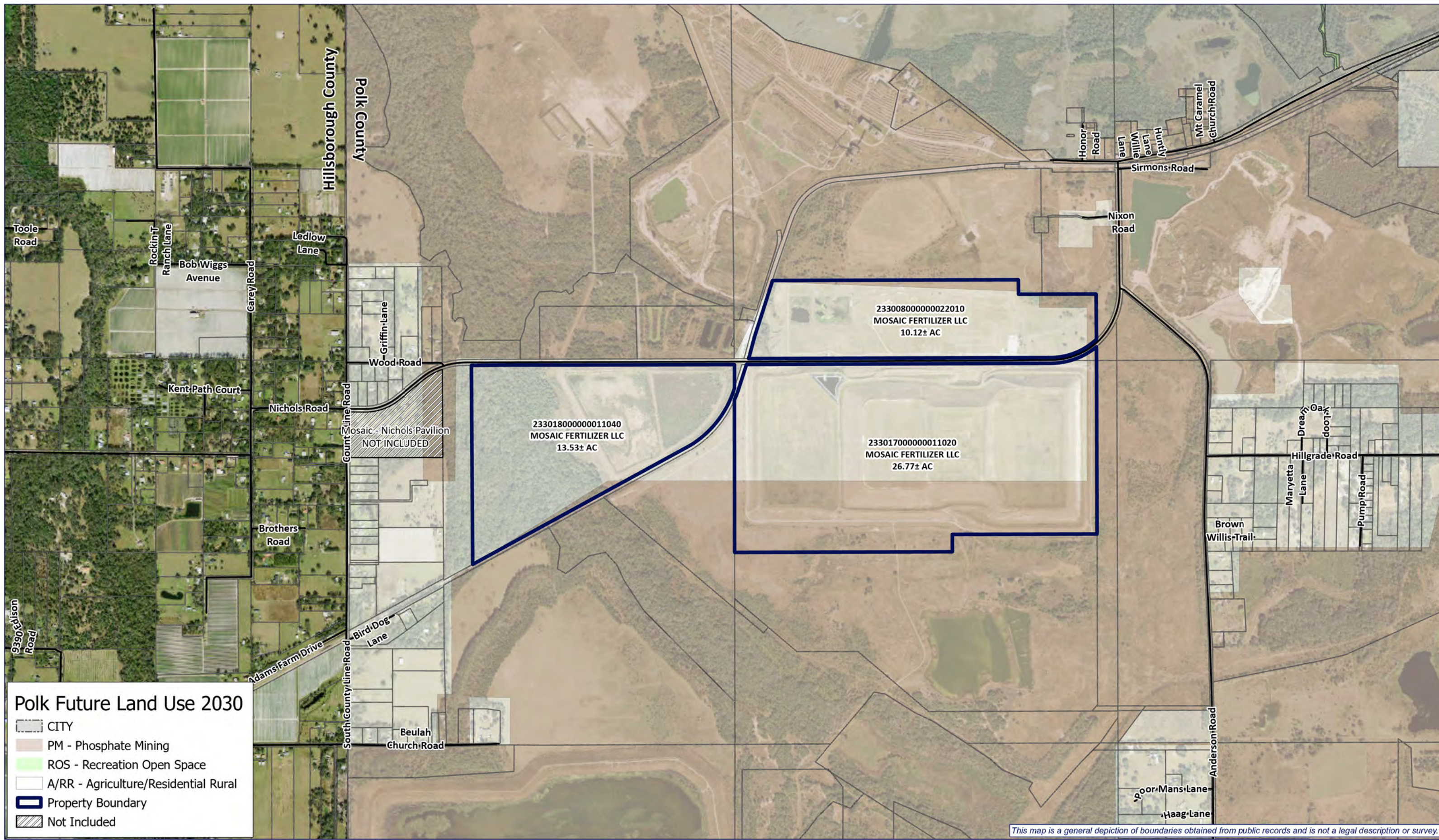


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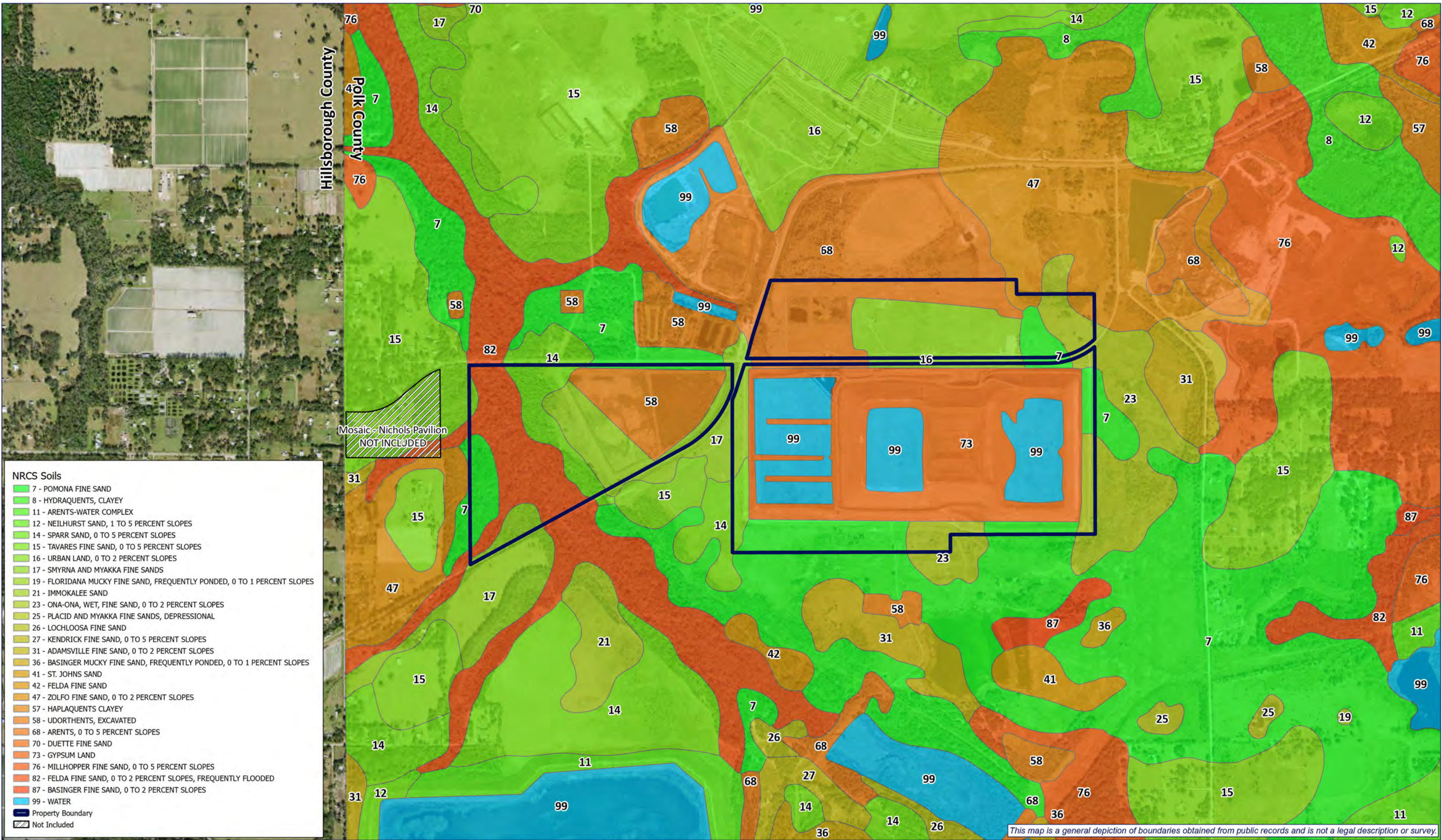
TITLE:
**Existing Future Land Use
 (Map "C")**



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- NRCS Soils**
- 7 - POMONA FINE SAND
 - 8 - HYDRAQUENTS, CLAYEY
 - 11 - ARENTS-WATER COMPLEX
 - 12 - NEILHURST SAND, 1 TO 5 PERCENT SLOPES
 - 14 - SPARR SAND, 0 TO 5 PERCENT SLOPES
 - 15 - TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
 - 16 - URBAN LAND, 0 TO 2 PERCENT SLOPES
 - 17 - SMYRNA AND MYAKKA FINE SANDS
 - 19 - FLORIDANA MUCKY FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES
 - 21 - IMMOKALEE SAND
 - 23 - ONA-ONA, WET, FINE SAND, 0 TO 2 PERCENT SLOPES
 - 25 - PLACID AND MYAKKA FINE SANDS, DEPRESSIONAL
 - 26 - LOCHLOOSA FINE SAND
 - 27 - KENDRICK FINE SAND, 0 TO 5 PERCENT SLOPES
 - 31 - ADAMSVILLE FINE SAND, 0 TO 2 PERCENT SLOPES
 - 36 - BASINGER MUCKY FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES
 - 41 - ST. JOHNS SAND
 - 42 - FELDA FINE SAND
 - 47 - ZOLFO FINE SAND, 0 TO 2 PERCENT SLOPES
 - 57 - HAPLAQUENTS CLAYEY
 - 58 - UDORTHENTS, EXCAVATED
 - 68 - ARENTS, 0 TO 5 PERCENT SLOPES
 - 70 - DUETTE FINE SAND
 - 73 - GYPSUM LAND
 - 76 - MILLHOPPER FINE SAND, 0 TO 5 PERCENT SLOPES
 - 82 - FELDA FINE SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
 - 87 - BASINGER FINE SAND, 0 TO 2 PERCENT SLOPES
 - 99 - WATER
- Property Boundary
 Not Included

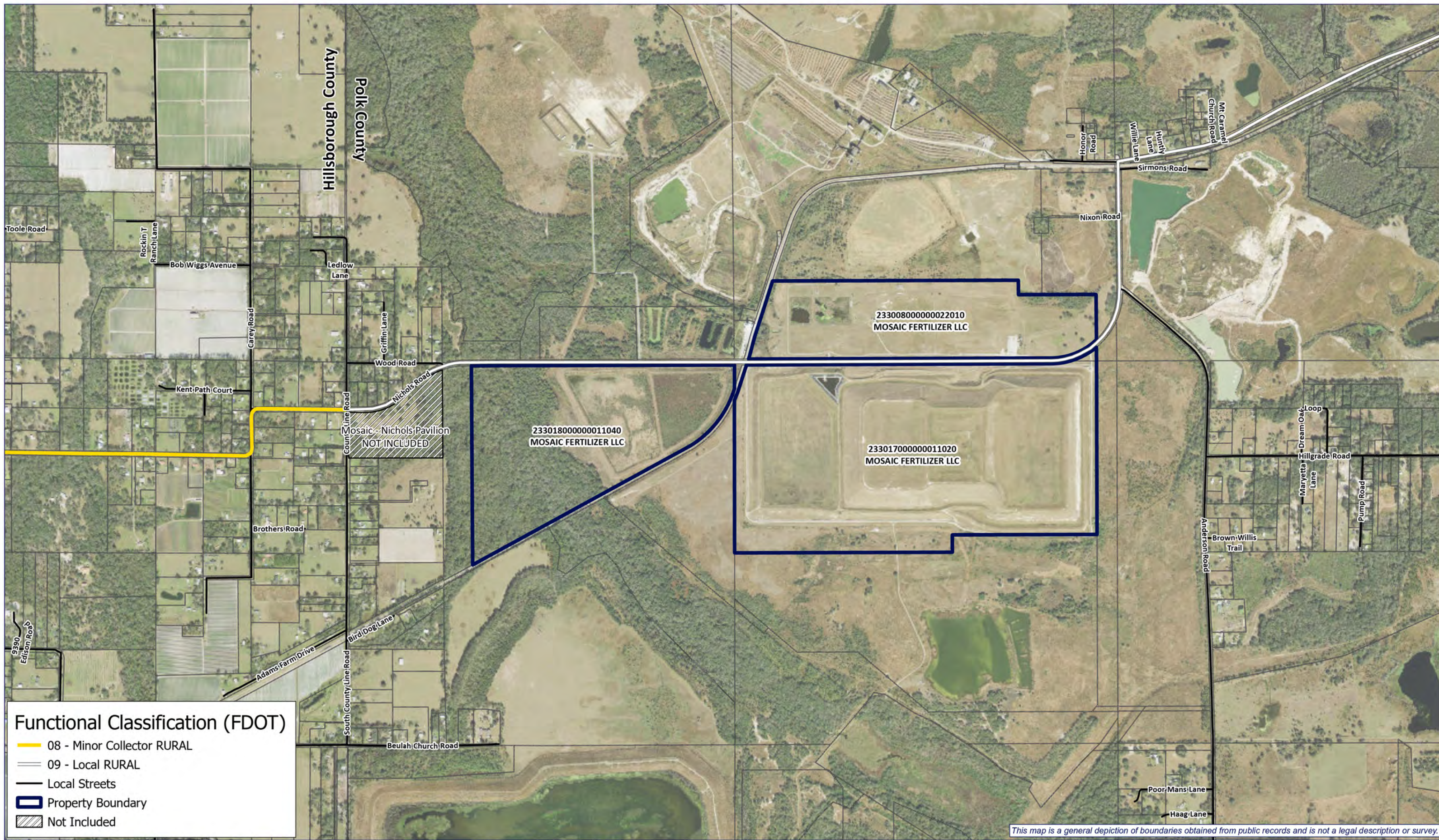
This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

TITLE:
NRCS Soils (Map "D")



PROJECT:
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 Polk County, Florida

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Functional Classification (FDOT)

- 08 - Minor Collector RURAL
- 09 - Local RURAL
- Local Streets
- Property Boundary
- Not Included

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TITLE:
**Traffic Circulation
 (Map "E")**

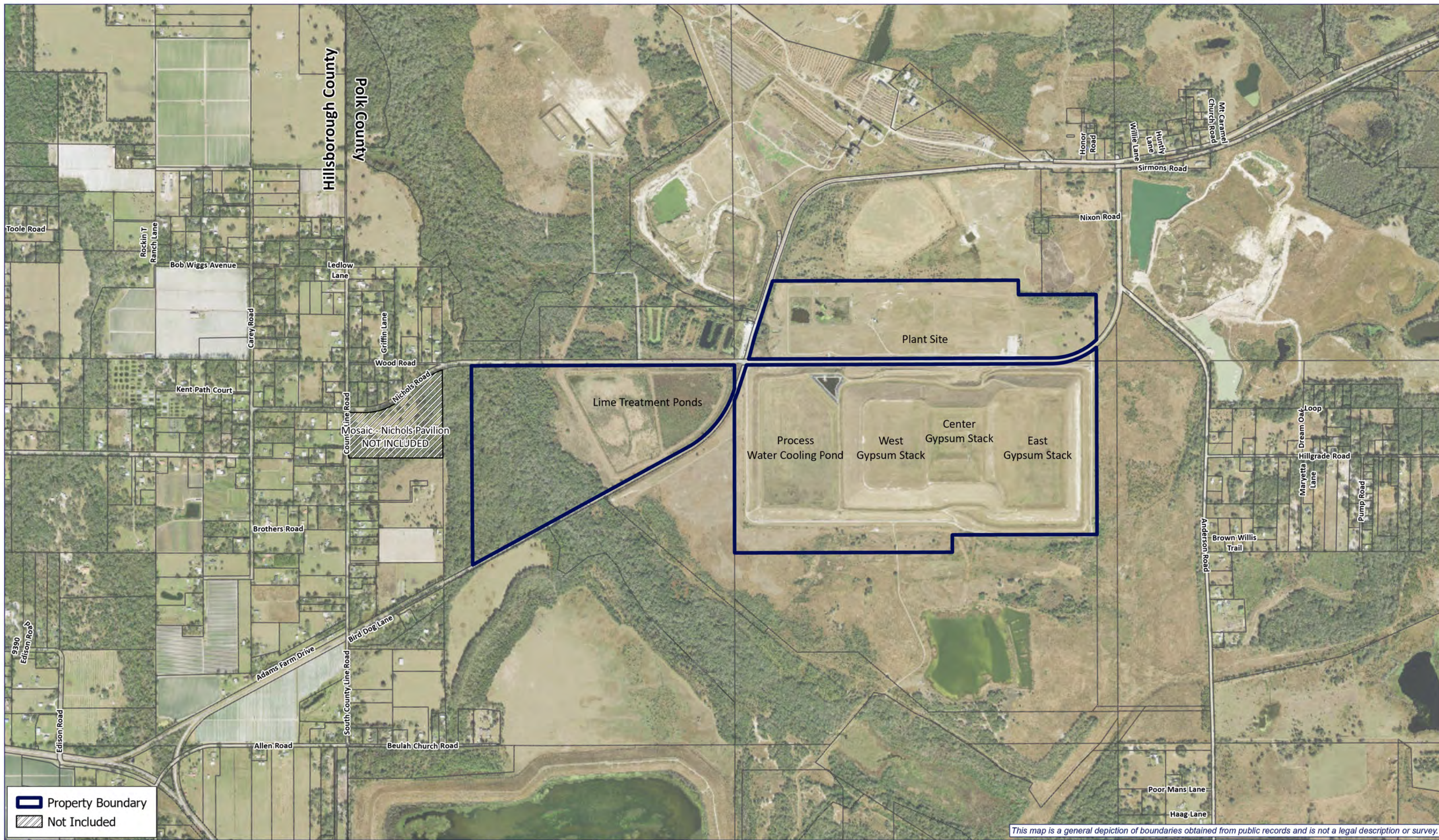


PROJECT:

 Polk County, Florida

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Property Boundary
 Not Included

This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

TITLE:

Overall Site Plan Layout (Map "F")

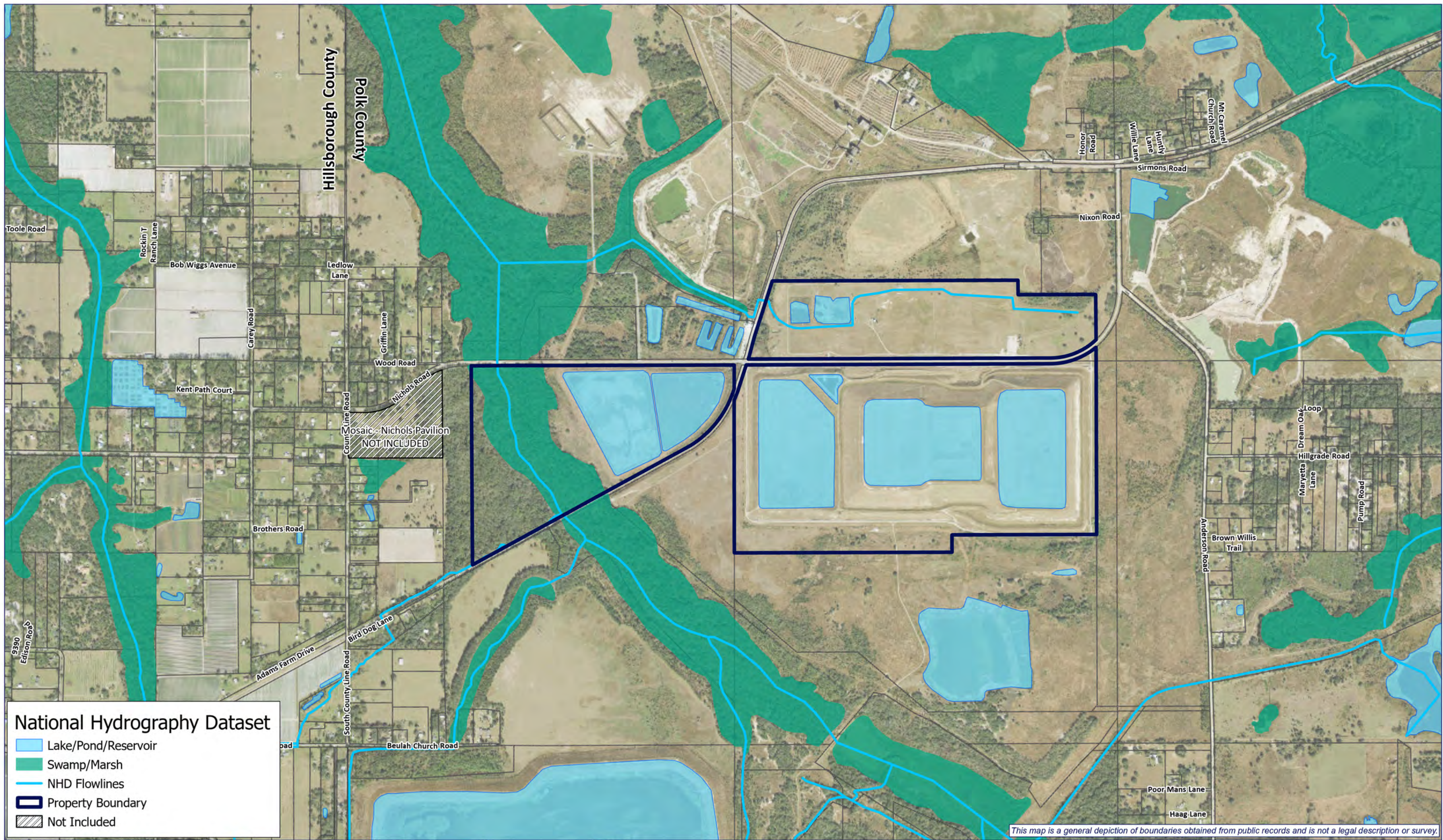


PROJECT:

Polk County, Florida

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This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

TITLE:
Drainage ("Map "G")



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