

BRADLEY JUNCTION FARMWORKER HOUSING
CONDITIONAL USE MODIFICATION
LDCU-2024-33

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 was approved in 2023 for use of the existing buildings and for 100 farmworkers. The facility has been successfully updated through the federal H2A requirements and meets the requirements to house an additional 20 workers.

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

The Site Plan approved with LDCU-2023-36 will remain; no modifications are requested with this application.

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

Vegetative buffering will be required to mitigate any incompatibilities.

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

The subject site is a re-use of a former rehabilitation center. The current request is to utilize the existing structures.

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.

Unique to the Agriculture Industry, a State requirement is to provide housing and transportation to workers. Vehicle trips will be limited to management-sponsored transportation.

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

Potentially upgrade to driveways per LDC standards.

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 Farm Worker Housing is 1.5 spaces per unit. LDC 303 Ord. 09-054 defines six workers = one dwelling unit.

The amount of workers is currently unknown, pending County, State, and Health Department approvals.

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

The subject site currently accesses Highway 37 S.

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)*

OSDS/SEPTIC SYSTEM

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?

OSDS/SEPTIC SYSTEM

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

OSDS/SEPTIC SYSTEM - PCHD

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)*

NOT AVAILABLE – refer to Utility Map

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

N/A

6. What is the anticipated date of connection?

N/A

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

N/A

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?

Site is on existing private well.

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

TO LATER BE DETERMINED BASED ON NUMBER OF WORKERS

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

Polk County has a 6" waterline on Forbes Road to the North of the site.

4. Who is the service provider?

Private well permitted by SWFWMD.

5. What is the anticipated date of connection?

Existing well.

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

Not applicable.

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

Please see attached WMIS Aerial; permit 10564.

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 sheefflows to the North and the Southwest.

According to the FEMA Map (Exhibit F), there is some floodplain on the Northwest portion of the site.

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

According to NWIS, there is a wetland on-site, refer to Map G. The wetland identified is actually a small body of water – see Aerial Exhibit E.

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.

Site has miniscule floodplain, and a small body of water; refer to Exhibits E & G.

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

The site is currently developed; the CU request is for change of use.

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

Please see attached WMIS Aerial; permit 10564.

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).

1. 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 **6980 Highway 37 South, Mulberry**

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;

Loyce E Harpe Park – 11 Miles – 17 Min.

Mulberry Park – 8.8 Miles – 13 Min.

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

Kingsford Elementary – 7.4 Miles – 10 Minutes

Mulberry Middle School – 7.1 Miles – 16 Minutes

Mulberry High School – 8.2 Miles - 14 Minutes

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

Bartow Regional Hospital – 17 miles – 24 Minutes

4. Fire Protection

Polk County Fire Rescue Station #720 – 7.9 Miles – 13 Minutes

5. Police Protection and Security

Mulberry Police Dept. – 7.2Miles – 10 Minutes

6. Emergency Medical Services (EMS)

7. **Polk County Fire Rescue Station #720 – 7.9 Miles – 13 Minutes**

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

Polk County Solid Waste

How may this proposed project contribute to the neighborhood needs?

The proposed Conditional Use is specific to the workforce of the County's agriculture industry.