**N. 640 INDUSTRIAL PARK**

**IMPACT ASSESSMENT STATEMENT FORM**

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.

## 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 request is to change the Future Land Use from Phosphate Mining (PM) to Industrial (Ind).**

**The site is in close proximity to the intersection of CR 640 and US Highway 37, allowing easy access to the existing state roadway network.**

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

**There are no incompatibilities, as much of the surrounding land is vacant, or is used for mining/processing.**

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

**The general vicinity currently has a number of industrial/manufacturing sites, albeit mostly associated with the phosphate industry. As such, It is not anticipated that there will be any change on future development of the area outside of this project.**

## 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 detailed1 methodology and calculations.

**The initial abbreviated overall site trip generation below is based upon the proposed maximum build-out. Actual construction will likely result in smaller trip numbers. A traffic study by Lassiter will be provided shortly.**

**IND --The ITE Trip Generation Manual, lists 1.5 ADT/0.68 PHT per 1,000 SF of manufacturing. Using the maximum FAR of 0.50 for the 22 acres gives an ADT of 12,000 and PHT of 5,400.**

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

**Impacts will not be significant enough to warrant any modifications to the existing transportation system, aside from entrance and turn lane improvements provided by the developer.**

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

**Additional parking may be provided as required or needed by the owner during Level 2 permitting.**

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

**There will be an entrance on the south side of the area to CR 640, and then access to SR 37.**

## 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?

**The sewerage generation will vary depending on the uses developed on the property.**

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 developer is proposing a private Waste Water Treatment Plant (WWTP) on nearby property.**

3. If offsite treatment, who is the service provider? **By private proposed WWTP**

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).

**The project resides in a rural area removed from existing centralized utilities. The nearsest county lines are about 6 miles north of the site.**

5. What is the provider's general capacity at the time of application? **Capacity to be provided as needed.**

6. What is the anticipated date of connection? **Immediately after Level 2 approval**

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

**Owner is not requesting connection to county sewer services.**

## 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?

**The project will be served by private Water Treatment Plant (WTP).**

2. What is the estimated volume of consumption in gallons per day (GPD)?

**The water demand will vary depending on the uses developed on the property.**

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

**The project resides in a rural area removed from existing centralized utilities. The nearest county lines of any size or capacity are some 6 miles north. A smaller county system is to the east about 5 miles, but has limited capacity.**

4. Who is the service provider? **Private WTP.**

5. What is the anticipated date of connection? **Immediately after Level 2 approval**

6. What is the provider's general capacity at the time of application? **Capacity to be provided as needed. Industrial sites normally have a small water/sewer needs, in comparison to other users.**

7. Is there an existing well on the property(ies)? **No**

Yes What type? **N/A**

Permit Capacity: **N/A**

Water Use Permit #: **N/A**

Constructed prior to Water Management District Permitting: Yes __**X**_____ No__ _ __

Type of Use: ____Public __Industrial or Commercial_Recreation or Aesthetic __Mining

Permitted Daily Capacity:

Average Peak Monthly Withdrawal Rate:

**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 project will provide onsite drainage facilities which will retain the required volume and rate of flow per county and SWFWMD regulations**

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

**To be determined at Level 2. However, few of the wetlands on site are pristine, most developed from the reclamation work in depressional areas. Thirtymile Creek runs diagonally northwest to southeast along the northern edge of the site. The developer indicates that that system has been impacted by mining and he intends to recreate free flow of that system.**

**The developer does have significant credits available from previous wetland creation work, should those be needed.**

## 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.

**The site was previously mined and has limited pristine environmental features.**

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

**Except for the Thirtymile Creek system mentioned above, there are limited wetland and floodplain features on site.**

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

**Potable water is to be provided by private WTP. There are no anticipated impacts to wells from this project.**

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

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

**The site was previously mined. The most noticeable effect is that the stormwater ponds will likely all be wet ponds.**

## 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;

**This is an industrial project and does not generate a demand for parks and recreation.**

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

**This is an industrial project and does not generate a demand for public education facilities.**

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

**The closest hospital is Bartow Regional Medical Center and is located 15 miles from subject property with an estimated travel time of 18 minutes at regular speed.**

4. Fire Protection;

**Polk County Fire Rescue Station 721 located 5 miles from the subject property with an estimated travel time of 7 minutes at regular speed.**

5. Police Protection and Security;

**Mulberry Police Department is located in Mulberry, 6 miles from subject property with an estimated travel time of 7 minutes at regular speed.**

6. Emergency Medical Services (EMS);

**Polk County Fire Rescue Station 721 located 5 miles from the subject property with an estimated travel time of 7 minutes at regular speed.**

7. Solid Waste (collection and waste generation);

**Contract with Republic Services. Pick-up on regular schedule for dumpster.**

8. How may this request contribute to neighborhood needs?

**This facility provides manufacturing jobs to the local community. In addition, the finished products are often needed by local business and agricultural operations.**

**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; **See attached Vicinity Map**

Map B: Map depicting the site boundary (properties included in the request) **See attached site boundary map.**

Map C: A site plan consistent with **Site Plan Standards** 2 (multiple sheets may be used). In

addition to the required number of copies please **include an 8½" x 11" copy. N/A to map amendments**