

PINECREST MINE EXPANSION
REQUEST FOR CU APPROVAL
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 uses?

The property is currently listed as Phosphate Mining (PM), but, if approved, will soon have a FLU of Industrial. The area is largely rural and undeveloped, mostly surrounded by other mines, industrial uses, or vacant land. Large portions of the site have previously been mined for phosphate, with sand tailings present. The site has 2 existing warehouses and a phosphate processing structure still onsite. In addition, there is an existing Phosphate Gypsum stack located adjacent to the property. The surrounding road system has been used for decades by trucks carrying phosphate to the Mosaic plant located south of the site on CR 640.

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

The rural nature of the surrounding properties, phosphate mining and processing, and nearby borrow pit (the BB Mine to the northeast), minimize incompatibility. The site has had intensive use for over 100-years.

- 3) How will the requested district (if the request is a district change) influence future development patterns if the proposed change occurs?

Not a district change.

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 are 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.

See attached Minor Traffic Review

- 2) What modifications to the present transportation system will be required because of the proposed development?

Two entrances onto CR 640, Pinecrest Road, are proposed, the western most was approved on the mine plan for CU# 2019-9, the proposed eastern entrance is at the location of the existing entrance to the old mine processing plant. No other modifications are planned.

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

No structures on site. No required paved parking.

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

Access will be directly onto CR 640, Pinecrest Road, which per the Polk County Road Inventory data is a paved county Minor Arterial, 24 feet in width. Trucks would then proceed either east to SR 37 or west to Hillsborough County locations.

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 or the Impact Fee Ordinance)

No additional sewage generated if the proposed CU is granted.

- 2) What is the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on-site treatment is proposed?

N/A

- 3) What is the relationship of the proposed sewage system to the service provider's plans and policies for sewage treatment systems (e.g., will it be integrated into a larger system)?

N/A

- 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) Who is the service provider?

N/A

- 6) What is the current provider's capacity?

N/A

- 7) What is the anticipated date of connection?

No connection anticipated.

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?

No additional water consumption if the CU is granted.

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

No additional.

- 3) Where is the nearest potable water connection and gray water connection, including the distance and size of the line?

N/A

- 4) Who is the service provider?

N/A

- 5) What is the current provider's capacity?

N/A

- 6) What is the anticipated date of connection?

No connection anticipated.

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

NA

E. Surface Water Management and Drainage

Determine the impact of drainage on the ground water 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 site has been mined, so the county topo maps are questionable in this area. However, review of the USGS Topo maps show that the center of the site is fairly flat. CR 640 appears to block flow to the south, the balance of the site drains northeasterly to Thirtymile Creek.

There are surface water features onsite which consist of the Thirtymile Creek floodplain, which drains the site. There are also several wetland features on the north along the creek.

We should point out that because much of the site was mined, the flood maps may not represent current conditions and therefore may not be accurate in all areas.

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

Much of the site not used for Industrial will be excavated for the borrow pit. The smaller wetland areas on the north may be impacted; wetland mitigation is planned either onsite, or by using wetland credits that the developer has available.

The floodplain areas may be excavated. Flood storage on the site will be greatly increased post development because of the pit areas created.

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 by identifying any significant features of the site and the surrounding properties.

The site is located in a general area that has seen significant phosphate mining operations. In fact, the site itself has been mined previously under the Nichols mine operation. It is unlikely that environmentally sensitive areas exist on the site. Further environmental studies to be conducted at Level 2 approval.

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

As mentioned above, the wetland and floodplain within the mine area may be impacted. Wetland mitigation will be provided within the pit area or by the use of wetland credits. Flood storage on the site will be greatly increased post development.

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

N/A

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

Project is not located in an Airport Buffer Zone.

- G. Population (Response is only required for district changes and uses generating more than 750 AADT based on the methodology of Appendix C of the Land Development Code)

AADT generated is less than 750. Minor Traffic Study is provided.

H. General Information

Determine if any special needs or problems will be created by the proposed development. At a minimum, address the following specific questions in your response:

- 1) What are the special features of the proposed development that contribute to neighborhood needs?

N/A

- 2) What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

A. Parks and Recreation;

No impact to these facilities.

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

No impact to these facilities.

- C. Health Care (e.g., emergency, hospital);

Minimal

- D. Fire Protection;

Minimal

- E. Police Protection and Security;

Minimal

- F. Electrical Power Supply;

No impact to these facilities.

- G. Emergency Medical Services (EMS); and

Emergency Medical Services are provided by Polk County. No excessive demand on EMS are expected due to the proposed development.

- H. Solid Waste.

No impact to these facilities.