



IMPACT ASSESMENT STATEMENT

SUMMARY OF REQUEST

The subject application is to request Conditional Use Approval to allow a FL Not For Profit Corporation to board rescued domestic pets on private property. The subject parcel is designated RS Land Use. The subject site is identified as Polk County Parcel 252818-347000-003500, consisting of 4.6+/- acres.

STATEMENT OF OPERATIONS – CROSSED PAWS PET RESCUE

Crossed Paws Pet Rescue, Inc. is a 501(c)(3) non-profit pet rescue organization. Founder, Stefanie Badillo purchased the subject property in December 2024 and built three 30' x 40' sheds (Polk County Building Division Permits BR-2025-296, BR-025-297, and BR-2025-298) in May 2025 to house rescues until they are brought back to health and adoptable. The pets rescued are abandoned, mistreated, and in need of medical attention. All the rescues are attended by an off-site licensed Veterinarian. Crossed Paws Pet Rescue, Inc. provides vaccinations, spay/neutering, deworming and microchipping. All rescues are registered to Stefanie Badillo, Crossed Paws Pet Rescue, inc.

While the pets are eventually adopted to suitable homes, the subject site is PRIVATE. It is not open to the public. Through the Conditional Use process, Crossed Paws Pet Rescue, Inc. would like to host future special events, meeting all the Polk County Building Division requirements through a Special Exception Permit, when appropriate.

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 is RS Land Use, which allows the category 'Kennels, Boarding, Breeding' with a Conditional Use (Level III CU approval.) The subject location historically is a single-family home, built in 1923, and is currently inhabitable. The principal use of the site is for the single-family residence (construction/repair needs completion.) The actual use of the site differs from Commercial Kennels and the specific Polk County definition(s):

KENNEL, BREEDING: Land or structures where any number of animals that are not personal pets of the property owner are kept for the purpose of sale, rental, breeding, hire as guard animals on other property, or other commercial purposes. A breeding kennel shall not include pet stores or commercial kennels used for boarding purposes only.

KENNEL, BOARDING: A commercial establishment where any number of personal pets (typically dogs and cats) are kept for boarding or lodging purposes for a fee. Pet grooming may be provided as an accessory use.

Differences:

1. **The rescued pets are personal property of the owner of Crossed Paws Pet Rescue.**
2. **No breeding.**
3. **No sale of the Rescues.**
4. **No sale or hiring of Rescues.**
5. **No boarding of pets/animals other than the Rescues that are registered to the non-profit.**
6. **Not commercial property; owner's single-family residence.**
7. **Only owner and owner's family have access to the property.**
8. **All required medical procedures take place off-site.**
9. **Crossed Paws Pet Rescue Inc.'s terminology for 'rehabilitation' entails food, rest, and shelter.**

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

Please see Conceptual Site Plan.

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

The site is currently enclosed with an opaque fence and gate, as this is a private residence.

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

The CU request is to bring legal conformity to the existing site.

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.

Site is a SF Residence – PM Peak Hour trips is 1.01.

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

No modifications anticipated.

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 SF Residence is Two (2) off-street parking spaces.

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 K-Ville Avenue, classified as an Urban Major Collector.

C. Sewage – **ONE (1) ERC = 270 gpd (80%) of Water**

SITE IS A SINGLE-FAMILY RESIDENCE

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*)
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?

On-site Disposal System (OSDS)

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

On-site Disposal System (OSDS)

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

Not Applicable

6. What is the anticipated date of connection?

Not applicable

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

On-site Disposal System (OSDS)

D. Water Supply **ONE (1) ERC = 360 gpd for S.F. Residence**

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?
2. What is the estimated volume of consumption in gallons per day (GPD)?
(Response may be based on Section 703 of the LDC)
3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?
4. Who is the service provider?
5. What is the anticipated date of connection?
6. What is the provider's general capacity at the time of application?
7. Is there an existing well on the property(ies)?

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 will not impact floodplain. Impervious Surface Ratio is De Minimus.

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

There are no alterations to the existing site's infrastructure anticipated.

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.

Copart Logistics Storage Yard replaced the former Trans-Phos, Inc. that historically resided on the site. Per the Conceptual Site Plan, Copart will not be expanding existing areas Trans-Phos developed.

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

Refer to Exhibits F & G)

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

5. 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 **Not Applicable – SF HOME/**

PRIVATE PROPERTY

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;
2. Educational Facilities (e.g., preschool, elementary, middle school, high school)
3. Health Care (e.g., emergency, hospital);
4. Fire Protection
5. Police Protection and Security
6. Emergency Medical Services (EMS)
7. Solid Waste (collection and waste generation); and

How may this proposed project contribute to the neighborhood needs?

Copart will not contribute to neighborhoods, per se, rather contribute a community need to avoid euthanizing pets.