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Section 910 - Impact Assessment Statement

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.

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;

Level 3 Response: The current land use for the developed site is industrial (IND) as well as the adjacent properties and neighborhood. While the proposed future land use proposes changing to Institutional-2 (INST-2), this is due to how the County classifies Stericycle's business, not an actual change in the service that has been offered at the business location since Stericycle began operating it in 1999.

Level 4 Response: The current land use for the developed site is industrial (IND) as well as the adjacent properties and neighborhood. While the proposed future land use proposes changing to Institutional-2 (INST-2), this is due to how the County classifies Stericycle's business, not an actual change in the service that has been offered at the business location since Stericycle began operating it in 1999.

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

Level 3 Response: A site plan showing the type of existing and proposed land use can be found in the supporting documents section on map "22-013 Dev Concept 063023"

Level 4 Response: A site plan showing the type of existing and proposed land use can be found in the supporting documents section on map "22-013 Dev Concept 063023"

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

Level 3 Response: No incompatibility has been identified between land use types and no special efforts are needed to minimize differences with adjacent uses.

Level 4 Response: Level 3 Response: No incompatibility has been identified between land use types and no special efforts are needed to minimize differences with adjacent uses.

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

Level 3 Response: The site and surrounding parcels are developed.

Level 4 Response: The site and surrounding parcels are developed.

5. Describe each of the uses proposed in a Planned Development and identify the following:

a. The density and types of residential dwelling units;

Level 3 Response: There are no residences on or adjacent to the redevelopment area. The residential density is 0.0.

Level 4 Response: There are no residences on or adjacent to the redevelopment area. The residential density is 0.0.

b. The type of commercial and industrial uses;

Level 3 Response: The proposed redevelopment has a future land use of Institutional-2 (INST-2). There are no other commercial and industrial uses in the proposed redevelopment area. The area adjacent to the redevelopment site is limited to industrial (IND). No commercial use types are adjacent to the redevelopment site.

Level 4 Response: The proposed redevelopment has a future land use of Institutional-2 (INST-2). There are no other commercial and industrial uses in the proposed redevelopment area. The area adjacent to the redevelopment site is limited to industrial (IND). No commercial use types are adjacent to the redevelopment site.

c. The approximate customer service area for commercial uses; and

Level 3 Response: There are no existing or planned commercial uses in the planned redevelopment area.

Level 4 Response: There are no existing or planned commercial uses in the planned redevelopment area.

- d. The total area proposed for each type of use, including open space and recreation.

Level 3 Response: The total land area is 186,911 SF (4.2909 AC) with the future land use designation of institutional-2 (INST-2). There are no recreational areas within the existing or proposed development area. Open space for the proposed area is 43,207 SF.

Level 4 Response: The total land area is 186,911 SF (4.2909 AC) with the future land use designation of institutional-2 (INST-2). There are no recreational areas within the existing or proposed development area. Open space for the proposed area is 43,207 SF.

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;**

Level 3 Response: There will be no impact on the volume of vehicular traffic or the PM peak hour due to the proposed redevelopment. The number of vehicle movements and the times they enter and exit the property will not change as a result of the redevelopment and building modernization.

There is no Category for Medical Waste Processing Facility in the most recent edition of ITE. Given that this is an existing facility, the number of daily vehicle trips and PM peak hour can be determine based on actual usage. The number of daily vehicle trips are as follows:

Commercial							
Enter	21	21	21	21	21	6	6
Exit	21	21	21	21	21	6	6
Personal							
Enter	70	70	70	70	70	10	6
Exit	70	70	70	70	70	10	6
Delivery							
Enter	3	3	3	3	3	1	1
Exit	3	3	3	3	3	1	1
Service Provider							
Enter	1	1	1	1	1	1	1
Exit	1	1	1	1	1	1	1

Commercial: Commercial vehicles exit the property in the morning hours and are at various customer locations providing service throughout the day. Due to this, commercial truck and trailer traffic is minimal during the mid-day hours. After servicing customers, commercial trucks and trailers return to the facility to be unloaded and domiciled in a controlled access parking area overnight.

Personal, Delivery, Service Providers: The number of personal, delivery, and service providers will not change as a result of the redevelopment. It is uncommon for a customer or member of the public to visit Stericycle as the facility does not have any retail or other public-facing operations. The lobby is controlled access and the only personal vehicles entering and exiting the facility are employees. A limited number of delivery vehicles and service providers enter and exit the grounds each day as outlined in the table above.

Peak PM Hour: The peak PM hour is between 3-4 PM EST. The methodology for ascertaining Peak PM hour was determined by examining when most vehicles, both personal and company owned, enter or leave the location:

Commercial Vehicles: Existing route calculations and GPS shows that between 3-4 PM EST is when most commercial vehicles return for the day.

Personal Vehicles: In terms of personal vehicles, the same commercial drivers will exit the facility after their route, which concludes between 3-4 PM EST. Additionally, the end of 1st shift plant workers is 3:30 PM EST and the start of 2nd shift is 3:30pm. 1st and 2nd shift plant workers account for the majority of personal vehicles.

Level 4 Response: There will be no impact on the volume of vehicular traffic or the PM peak hour due to the proposed redevelopment. The number of vehicle movements and the times they enter and exit the property will not change as a result of the redevelopment and building modernization.

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Exit	70	70	70	70	70	10	6
Delivery							
Enter	3	3	3	3	3	1	1
Exit	3	3	3	3	3	1	1
Service Provider							
Enter	1	1	1	1	1	1	1
Exit	1	1	1	1	1	1	1

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

Level 3 Response: There will be no impact to the transportation system. Currently there are no known bus stops or other public transit systems which service the proposed redevelopment area. The primary means of transportation to this site will continue to be vehicular means.

Level 4 Response: There will be no impact to the transportation system. Currently there are no known bus stops or other public transit systems which service the proposed redevelopment area. The primary means of transportation to this site will continue to be vehicular means.

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

Level 3 Response: The existing site consists of 37 parking spaces however several personal vehicles park in lot and on the grass in non-designated parking spots. Due to this a net increase of 8 parking spaces is proposed in the redevelopment for a total of 45 parking spaces. Please note that an increase in the number of parking spots will not result in an increased number of generated trips to the facility, nor will it result in an increase in the number of vehicles being parked at the facility.

Level 4 Response: The existing site consists of 37 parking spaces however several personal vehicles park in lot and on the grass in non-designated parking spots. Due to this a net increase of 8 parking spaces is proposed in the redevelopment for a total of 45 parking spaces. Please note that an increase in the number of parking spots will

not result in an increased number of generated trips to the facility, nor will it result in an increase in the number of vehicles being parked at the facility.

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

Level 3 Response: The proposed development seeks to maintain the two existing driveway connections to Maine Avenue to the north which is a public road and add two additional driveway connections to the South to Sandyway Lane.

Level 4 Response: The proposed development seeks to maintain the two existing driveway connections to Maine Avenue to the north which is a public road and add two additional driveway connections to the South to Sandyway Lane.

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.

Level 3 Response: This site is located within an industrial zoned area and the roads connecting to this development do not have sidewalks for pedestrian connectivity or bicycle lanes. There are no known bus stops in this area. The primary means of transportation to this site will continue to be vehicular means.

Level 4 Response: This site is located within an industrial zoned area and the roads connecting to this development do not have sidewalks for pedestrian connectivity or bicycle lanes. There are no known bus stops in this area. The primary means of transportation to this site will continue to be vehicular means.

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;

Level 3 Response: The amount of sewage generated is expected to decrease with the proposed redevelopment. According to FGUA usage data, the existing facility generated 13,287.7 GPD for the YTD period between July 2024 – June 2025. Post redevelopment sewage discharge is expected to reduce as a result of more efficient processing equipment and the modernization of the facility.

Level 4 Response: The amount of sewage generated is expected to decrease with the proposed redevelopment. According to FGUA usage data, the existing facility 13,287.7 GPD for the YTD period between July 2024 – June 2025.. Post redevelopment sewage discharge is expected to reduce as a result of more efficient processing equipment and the modernization of the facility.

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;

Level 3 Response: The existing Stericycle facility does not have onsite sewage treatment. There are no plans to treat sewage with the redevelopment.

Level 4 Response: No onsite sewage treatment is proposed.

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

4. Identify the service provider; and

Level 3 Response: Florida Governmental Utility Authority (FGUA)

Level 4 Response: Florida Governmental Utility Authority (FGUA)

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

Level 3 Response: There is an existing sewage connection to the Florida Governmental Utility Authority (FGUA).

Level 4 Response: There is an existing sewage connection to the Florida Governmental Utility Authority (FGUA).

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;

Level 3 Response: The Florida Governmental Utility Authority (FGUA) currently supplies the water for the existing development and will continue supplying water

with the redevelopment. There is no onsite treatment of this water in the current condition or proposed redevelopment.

Level 4 Response: The Florida Governmental Utility Authority (FGUA) currently supplies the water for the existing development and will continue supplying water with the redevelopment. There is no onsite treatment of this water in the current condition or proposed redevelopment.

2. Identify the service provider;

Level 3 Response: Florida Governmental Utility Authority (FGUA)

Level 4 Response: Florida Governmental Utility Authority (FGUA)

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

Level 3 Response: According to FGUA usage data, the existing facility utilized 13,287.7 GPD for the YTD period between July 2024 – June 2025.. Post redevelopment water usage is expected to reduce as a result of more efficient processing equipment and the modernization of the facility.

Level 4 Response: According to FGUA usage data, the existing facility utilized 13,287.7 GPD for the YTD period between July 2024 – June 2025.. Post redevelopment water usage is expected to reduce as a result of more efficient processing equipment and the modernization of the facility.

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

Level 3 Response: There is an existing sewage connection to the Florida Governmental Utility Authority (FGUA).

Level 4 Response: There is an existing sewage connection to the Florida Governmental Utility Authority (FGUA).

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;

Level 3 Response: The proposed stormwater management system for the redevelopment will conform to SWFWMD, FDEP, and Polk County stormwater criteria which will have the cumulative effect of improving the water quality stormwater discharge from the site as part of this proposed redevelopment.

Level 4 Response: The existing site drains to a small retention area located to the southeast of the property it has a storm sewer pipe connection to the existing swell within Sandy Lane to the South under SWFWMD permit no. 4419869. The proposed stormwater management system for this project redevelopment will consist of a retention area located to the southeast of the project and another retention area located to the southwest of the project. This retention system and stormwater system will be permitted through the Southwest Florida Water Management District and or FDEP and will conform to their current water quality and stormwater criteria as well as adhering to the stormwater code of Polk County. As a result, the redeveloped site will be an upgrade and provide water quality treatment prior to discharging off site where no appreciable water quality treatment is being provided with the existing site. any stormwater discharging from this site.

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

Level 3 Response: There are no natural drainage features or wetlands within the project boundary. This proposed site redevelopment will modify and reconfigure the existing retention area located to the southeast and there may also be another retention area located within the north-central portion of the project and the site drainage will mimic existing drainage patterns.

Level 4 Response: There are no natural drainage features or wetlands within the project boundary. This proposed site redevelopment will modify and reconfigure the existing retention area located to the southeast and there may also be another retention area located within the north-central portion of the project and the site drainage will mimic existing drainage patterns.

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

Level 3 Response: The redeveloped site will be an upgrade and provide water quality treatment to stormwater prior to discharging off site where no appreciable water quality treatment is being provided currently within the existing site. As such, cleaner stormwater will be discharged from the site which will be a definitive improvement over current conditions.

Level 4 Response: The redeveloped site will be an upgrade and provide water quality treatment to stormwater prior to discharging off site where no appreciable water quality treatment is being provided currently within the existing site. As such, cleaner stormwater will be discharged from the site which will be a definitive improvement over current conditions.

4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.

Level 3 Response: The redevelopment will enlarge retention areas for stormwater treatment and storage and although there will be some additional stormwater runoff to be treated, there will be no appreciable impact to the groundwater conditions as a result of the redevelopment.

Level 4 Response: Water quality treatment will be provided by dry retention ponds within this redeveloped site which will mimic current conditions within the site and as such there should be no quantifiable effect and/or changes to the groundwater conditions as a result of this redevelopment.

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;

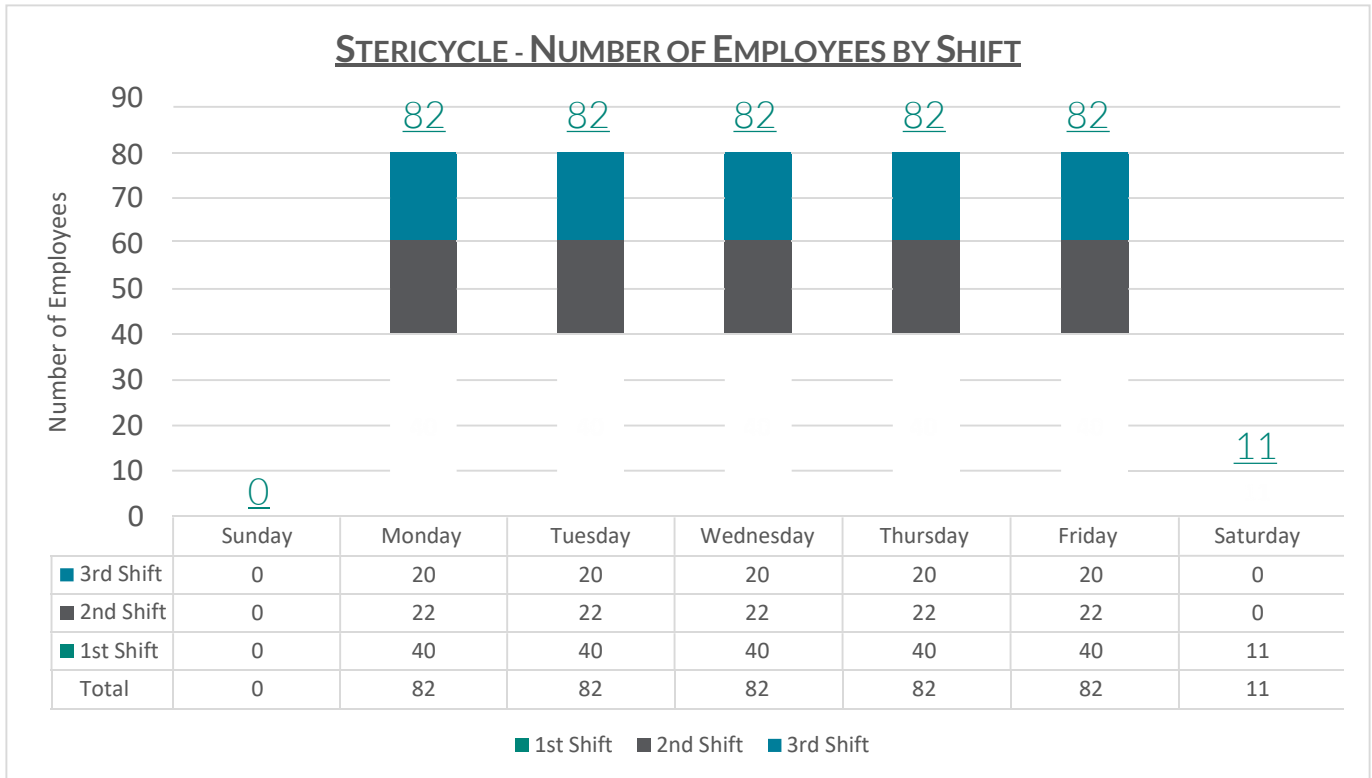
Level 3 Response: There will be no impact to resident, transient, or generated population from this proposed redevelopment.

Level 4 Response: There will be no impact to resident, transient, or generated population from this project.

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;

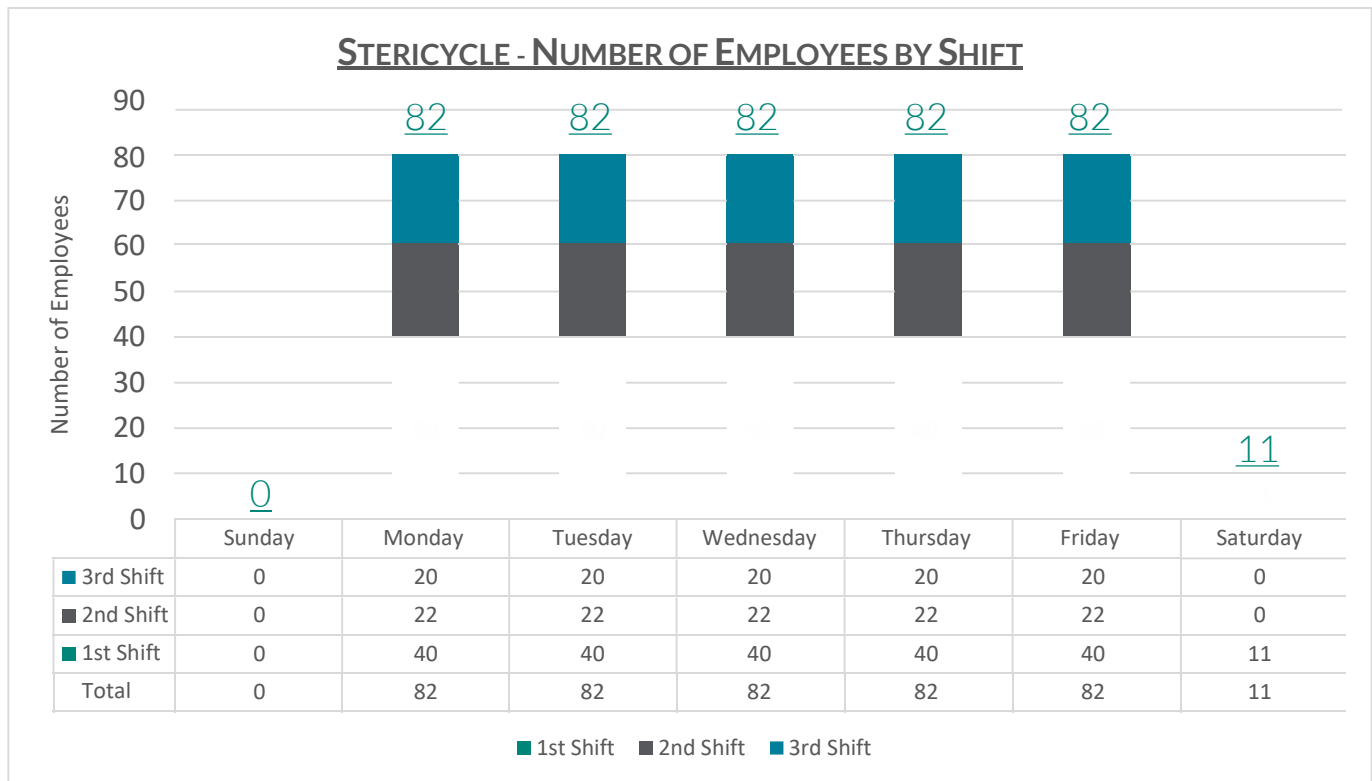
Level 3 Response:

100% of the employees reside locally from within Polk County and the surrounding counties. Job skills range from CDL and Non CDL drivers, forklift operators, maintenance, material handling, specific machine operation, and specific training on FDOH, FDA and USDA policies and procedures.



Level 4 Response:

100% of the employees will be found locally from within Polk County and the surrounding counties. Skills range from CDL and Non CDL drivers, forklift operators, maintenance, material handling, specific machine operation, and specific training on FDOH, FDA and USDA policies and procedures.



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

Level 3 Response: Not Applicable, no additional population will be generated.

Level 4 Response: Not Applicable, no additional population will be generated.

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

Level 3 Response: The Stericycle location at 4245 Maine Ave provides regulated medical waste collection and treatment services to all of Polk County and the surrounding counties. Stericycle is highly involved in servicing customers within the community on a daily basis. There are currently 680 customers with a Polk County zip code such as hospitals, physician offices, nursing homes, retail pharmacies, hotels/resorts, schools, police & sheriff offices, all types of government facilities, and many other types of businesses.

Level 4 Response: The Stericycle location at 4245 Maine Ave provides regulated medical waste collection and treatment services to all of Polk County and the surrounding population. Stericycle is highly involved in servicing customers within the community on a daily basis. There are currently 680 customers with a Polk County zip code such as hospitals, physician offices, nursing homes, retail pharmacies,

hotels/resorts, schools, police & sheriff offices, all types of government facilities, and many other types of businesses.

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

Level 3 Response: Not Applicable

Level 4 Response: Not Applicable

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

a. Parks and Recreation;

Level 3 Response: The proposed redevelopment will not impact demand on Parks and Recreation services

Level 4 Response: The proposed redevelopment will not impact demand on Parks and Recreation services

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

Level 3 Response: The proposed redevelopment will not impact demand on Educational Facilities

Level 4 Response: The proposed redevelopment will not impact demand on Educational Facilities

c. Health Care (emergency/hospital);

Level 3 Response: With the current development and the proposed redevelopment, in the event of injury or sickness Stericycle employees would utilize local emergency and hospital services. Given that there is no change to resident, transient, or generated population from this proposed redevelopment the demand for health care services would not change.

Level 4 Response: With the current development and the proposed redevelopment, in the event of injury or sickness Stericycle employees would utilize local emergency and hospital services. Given that there is no change to resident, transient, or generated population from this proposed redevelopment the demand for health care services would not change.

d Fire Protection;

Level 3 Response: The proposed redevelopment will not impact demand on Fire Protection Services. The only interaction will be inspections and plan reviews.

Level 4 Response: The redevelopment would require ongoing fire protection services.

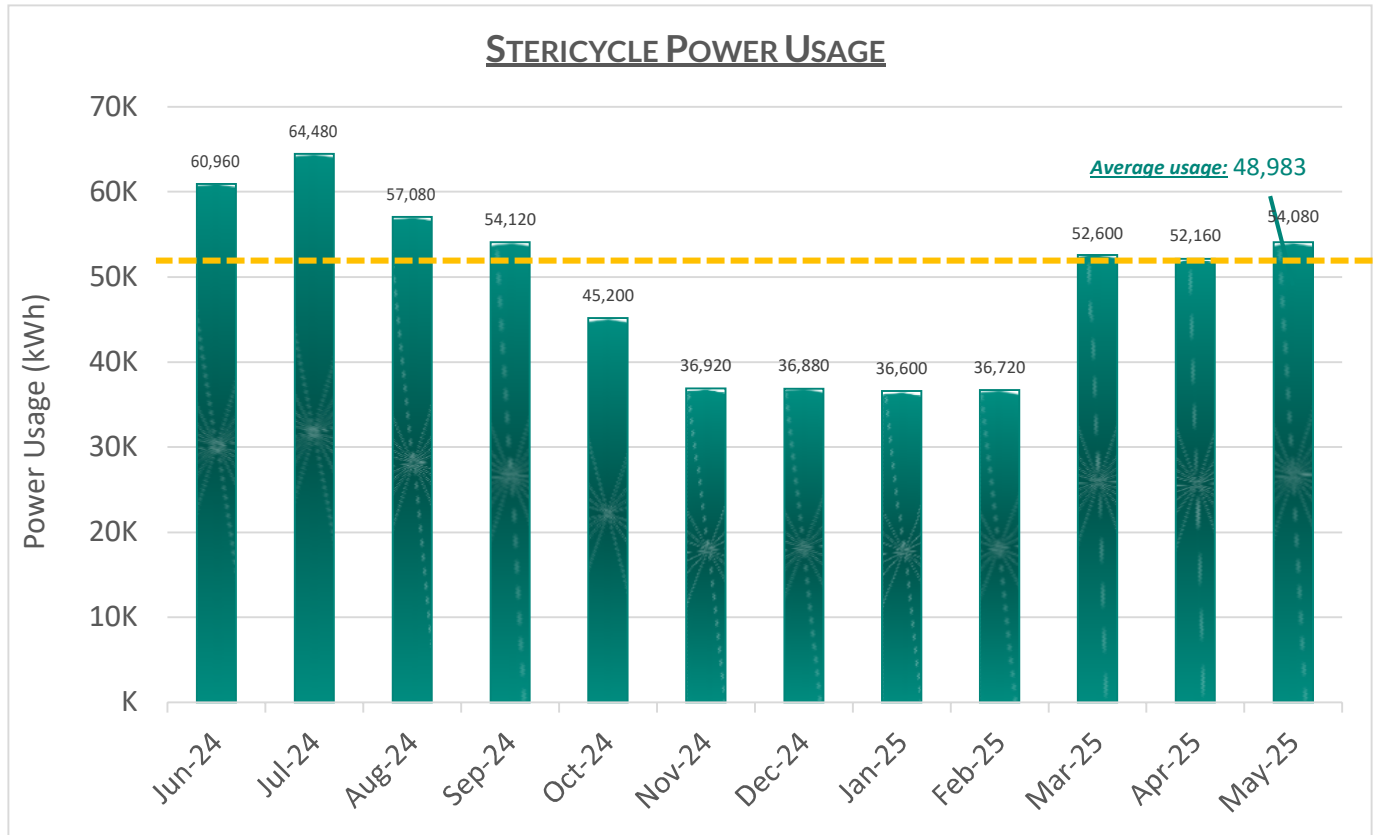
e. Police Protection and Security; and

Level 3 Response: The proposed redevelopment will not impact demand on Police Protection and Security Services.

Level 4 Response: The proposed redevelopment would require ongoing police protection services.

f. Electrical Power Supply

Level 3 Response: The current total amps available for the existing facility is 800 amps 480V/277V. Based on equipment present after the expansion, 2400 amps 480V/277V for a net increase of 1600 amps.



Level 4 Response: The facility will require 2400 amps 480V/277V

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 & Supporting Documents