

IMPACT ASSESSMENT STATEMENT

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.

A sufficient Impact Assessment Statement must address all of the following (**Note: N/A is an insufficient comment, if N/A an explanation must be included**):

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?

In 1945, Mineral Rights were purchased from Humble Oil & Refinery by Estelle and F.M. Ward. The land was never used for mining. Since 1945, the land has been used for residential usage and was passed down to family members until it was purchased by Jose Perez in 2000, and then the current owner Miranda Trinidad in 2020. Policy 2.114 states land shall be designated as PM if the property is not part of a Conceptual Mine Plan and not intended for mining in the foreseeable future. The 1997 Annual Progress Report attached provides the evidence that this condition existed. Furthermore, Policy 2.114 states that if this condition does not exist the County shall initiate a Future Land change to Agricultural Residential Rural (A/RR).

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

The adjacent uses include residential developments on large parcels to the west and east, previously used mining lands to the north, and vacant lands to the south.

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

Section 2.114 lists one of the Future Land Use designation after PM as A/RR. Therefore, this request encourages the appropriate land use for the surrounding areas when the mined land has been reclaimed and released by the Florida Department of Environmental Protection. Since

the subject site shows no history of being part of a mining operation, the land use would be compatible with the surrounding uses.

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 detailed methodology and calculations.

The subject site is about nineteen (19) acres which covers two (2) parcels. The Institute of Traffic Engineers manual provides 7.81 Average Annual Daily Trips per residential unit and 1.00 PM Peak hour. This equals thirty (30) AADT and four (4) PM Peak hour trips.

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

The subject property will not generate enough traffic to generate the need for any improvements.

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

The number of parking spaces is two (2) per residential unit which at a minimum will be eight (8) since four (4) dwelling units would be the max available residential development.

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

The access will be off Pool Branch Road to the east, or US Highway 98 to the south. Some driveways may need to be shared depending on the road frontage requirements of Chapter 8 of the Land Development Code.

*NOTE: Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for “**Infrastructure Impacts**” items 3 through 9 above.*

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.F of the LDC*)

The GPD for the properties is 540 per unit for potable water and 270 for wastewater. This is a total of 2,160 and 1,080 GPD respectively.

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 treatment will be septic tanks.

3. If offsite treatment, who is the service provider? GIS shows that City of Fort Meade is the service area.

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 nearest sewer line is to the west in the city of Fort Meade and will be detailed in the staff report for the Planning Commission.

5. What is the provider's general capacity at the time of application? See answer to question 4.

6. What is the anticipated date of connection? Unknown at this time.

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

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?

Potable water is expected to be on site well. GIS shows that City of Fort Meade is the service area.

2. What is the estimated volume of consumption in gallons per day (GPD)? (*Response may be based on Section 703 of the LDC*)

The GPD for the properties is 540 per unit for potable water and 270 for wastewater. This is a total of 2,160 and 1,080 GPD respectively.

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line? The nearest line is west of the subject site in the City of Fort Meade and will be detailed in the staff report for the Planning Commission.

4. Who is the service provider? See answer to question 3.

5. What is the anticipated date of connection? Unknown at this time.

6. What is the provider's general capacity at the time of application? Will be provided in staff report for Planning Commission.

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

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)

There is wetland on the northern part of the subject site. There is also an AE flood zone the runs along the north site of the subject site. A drainage basin runs through the middle of the subject site starting to the south on US Highway 98.

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

The property has been divided into two parcels. Any further subdivision will require a Planned Development and connection to public water. This may or may not result in the need for retention ponds. There will need to be wetland mitigation performed on the northern parcel. The drainage basin needs to be addressed should additional development occur.

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 property surrounding the site has not been previously mined. Records show that it was at one time owned by Humble Oil and Refinery, but it was not mined.

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

There are some wetlands and floodplains on site. However, impacts to the floodplains can be avoided and wetlands should be mitigated.

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

There are no wells on site or Well Field Protection zones. The closest well is to the west of the subject site in Fort Meade.

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 Buffer Zone.

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

The site is a combination of 60% Millhopper Fine Sand, 27% Candler Sand, and 13% Bradenton Fine Sand. Property developers will be required to ensure building practices suitable to the soil types as with any five acre lots in the A/RR.

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; The closest County park is less than one mile away to the west with the Fort Meade park and other parks within the City of Fort Meade.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school); The nearest schools are in the city of Fort Meade. Lewis Anna Woodbury Elementary, Fort Meade Senior High, and Fort Meade Middle School are the zoned schools for the subject site.

3. Health Care (e.g., emergency, hospital); The nearest Hospital is in the City of Bartow.

4. Fire Protection; The nearest Fire station is within the City of Fort Meade.

5. Police Protection and Security; The nearest Sheriff substation is on US 98 near Highland City.

6. Emergency Medical Services (EMS); The nearest EMS is in the City of Fort Meade.

7. Solid Waste (collection and waste generation); and All waste is transported to the County's Landfill.

8. How may this request contribute to neighborhood needs? This request will help increase the amount of homes in the area and could potentially start a new neighborhood.

Demonstration of Need

The need for this amendment is stated in Section 2.114 of the Comprehensive Plan. This is not urban development and therefore not considered urban sprawl.