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IMPACT ASSESSMENT STATEMENT FORM

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
FAX (863) 534-6407

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:

This is a request for a conditional use to allow a concrete batch plant on a 16 acre site south of Mulberry (including Parcel ID #s 233035-000000-011040, 233036-000000-033030, & 233036-000000-033060). The use is defined in Chapter 10 of the LDC as Construction Aggregate Storage/Processing. The site plan includes numerous buildings, including a 4,200sf main office, 1,500sf product showroom, 24,000sf main block plant line manufacturing building, as well as product storage areas, truck parking, fueling and maintenance, and power generation and distribution buildings.

1. How and why is the location suitable for the proposed uses?

The site is located within the Industrial (IND) future land use map district in an area of the County that has a long history of phosphate mining and various industrial developments associated with this industry for more than 70 years. Many of the residential uses in the region were originally established as a result of the need to house workers for the phosphate industry and other industrial employers. The site is adjacent to an existing industrial manufacturing facility (CCC Industrial Construction) directly to the east and is buffered from residential areas by natural vegetation to the north, west and south. The site is also located on a collector road. In summary, the subject site has sufficient land area, access, and supporting infrastructure to accommodate the proposed use.

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

The proposed development is approximately 1/4 mile away from the nearest residence. It will be buffered to ensure it is inobtrusive to the residential properties in the outlying area and will be

operated in a manner that is compatible to the surrounding area. The proposed use is located on a property that is large enough to address any compatibility concerns. The site plan was designed to place the concrete manufacturing building at the NE corner of the site adjacent to the existing industrial manufacturing facility (CCC Industrial Construction). The parking areas, driveways and circulation are sufficient to accommodate the proposed use and allow for safe entry and exiting of the property. In general, the site design and buffering, and distancing from other uses result in there being no incompatibilities or special efforts needed to minimize the differences in the proposed use with adjacent uses.

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

This use will provide additional employment to the surrounding communities and provide much needed construction support materials to the development industry in the County and surrounding region.

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 ITE Manual (11th ed) classifies the proposed use as Land Use Code 140: Manufacturing which generates 0.74 PM trips & 4.75 AADT/ 1,000sf. The total square footage of the office, showroom, and block plant is 29,700sf. While the 24,000sf block plant will actually generate significantly lower trip counts as compared to the office and showroom, the ITE Manual indicates that the total 29,700sf space could generate up to 141 AADT and 22 PM Peak hour trips.

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

A minor traffic study will suffice for a detailed methodology and calculations for most applications.

Due to the lower traffic generation of the proposed use of this site, and because the site has sufficient access on a collector roadway (Old Hwy 37) to support the intended use, the proposed use is not anticipated to generate the need for improvements to the roadway network beyond a commercial driveway at the center of the site.

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

Section 708 of the LDC requires 1 space per 300 sq ft of GFA, plus 1 space per acre of outdoor space. This 29,700sf overall facility with surrounding outdoor storage requires more than 100 parking spaces. Due to the lower trip count and automation of the larger block plant building (24,000sf), it is likely that the need for parking will be lower. Accordingly, the proposed site plan

illustrates 35 parking spaces but the site has sufficient room to allow for additional parking spaces to meet the requirements of Section 708.

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

The site has direct frontage and a paved collector roadway, Old Highway 37. A new commercial driveway apron is proposed to ensure safe access. No other modifications are anticipated.

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 site is located in the RDA and will utilize septic system for the restrooms and break rooms located in the offices, showroom, and block paver building. Since structures are primarily operational and not filled with employees, it is anticipated that each building will generate the equivalent water need of a single-family home or approximately 360 GPD per structure or approximately 1,080 GPD total. The sewer demand is approximately 80% of water demand, which equates to 864 GPD for the proposed use.

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 site is located in the RDA and will utilize septic system.

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

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

N/A

6. What is the anticipated date of connection?

December 2025.

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

N/A

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 City of Mulberry is the nearest utility provider; however, they do not have services available in this area of the County. Therefore, the proposed use will require a well for water supply.

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

The restrooms and break rooms located in the offices, showroom, and block paver building are anticipated to will generate the equivalent water need of a single-family home or approximately 360 GPD per structure or approximately 1,080 GPD total.

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

The City of Mulberry is the nearest utility provider; however, they do not have services available in this area of the County.

4. Who is the service provider?

N/A

5. What is the anticipated date of connection?

December 2025.

6. What is the provider's general capacity at the time of application?

N/A

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);

The majority of the center of the site where development is proposed is generally flat with little elevation change and the access driveway slopes down to Old Hwy 37. While existing maps show a small area (approximately one acre) of flood plain along the southwest boundary of the site, this is likely a mapping discrepancy as the topography of the site does not support the suggested flood plain elevation. Regardless, flood plain issues are not anticipated to impact the development of the site and will be addressed at Level 2 Review consistent with the LDC standards.

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

There are no wetlands on the site and the site is generally flat with little elevation change. The drainage and retention system will be implemented to account for the new impervious surfaces and address any flood plain considerations.

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 long ago cleared of its native vegetation and is suitable for the proposed use. In addition, the soils and land features do not pose limitations for the proposed use. There are minimal, if any, no flood plains and no wetlands on the site. Therefore, there are no significant environmental limitations of this site.

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

There are no wetlands on the site. While some maps show a small area (approximately one acre) of flood plain along the southwest boundary of the site, this is likely a mapping discrepancy as the topography of the site does not support the suggested flood plain elevation. A topographic survey will verify this during Level 2 Review. Regardless, flood plain issues are not anticipated to significantly impact the development of the site and will be addressed at Level 2 Review consistent with the LDC standards

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

The proposed development is ¼ mile from the nearest residential community and is not anticipated to adversely impact any potable water supplies or wells.

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

The proposed use will not impact any Airport Buffer Zones.

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

The majority (approximately 95%) of the development portion of site consists primarily of Urban Land complex. A very small area (5%) of the site that consists of Neilhurst Sand. Urban Land does not have limitations for the proposed use. The final site plan will provide a drainage and retention system to allow for development of the proposed use in compliance with the LDC standards.

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 proposed use will not impact any Parks or Recreation Areas.

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

The proposed use will not impact any Educational Facilities.

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

The nearest Hospital (Bartow Regional Medical Center hospital) is 13 miles away. The proposed use will not adversely impact any Emergency or Health Care Facilities.

4. Fire Protection;

The nearest Fire station (Polk County Fire Rescue Station #34) is located approximately 12 miles north of the site. The proposed use is not anticipated to adversely impact operations or service levels.

5. Police Protection and Security;

The nearest Police station (Polk County Sheriff's Office SW District station) is located approximately 17 miles north of the site. The proposed use is not anticipated to adversely impact operations or service levels.

6. Emergency Medical Services (EMS);

The nearest EMS station (Polk County Fire Rescue Station #34) is located approximately 12 miles north of the site. The proposed use is not anticipated to adversely impact operations or service levels.

7. Solid Waste (collection and waste generation); and

The proposed accessory structure will not generate significant solid waste and therefore will not adversely impact solid waste collection.

8. How may this request contribute to neighborhood needs?

The proposed concrete batch plant will serve the surrounding communities with employment opportunities, and it will support the tremendous levels of development occurring in Central Florida by supplying ready-mix concrete solutions for commercial, residential, municipal, and industrial projects.

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;

Map B: Map depicting the site boundary (properties included in the request)

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**. Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

NOTE: *Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form and the "Demonstration of Need" form as a guide for assessing the impact of a text amendment.*

² See *Site Plan Standards* checklist form (GM LDD 11).