

## Impact Assessment Statements

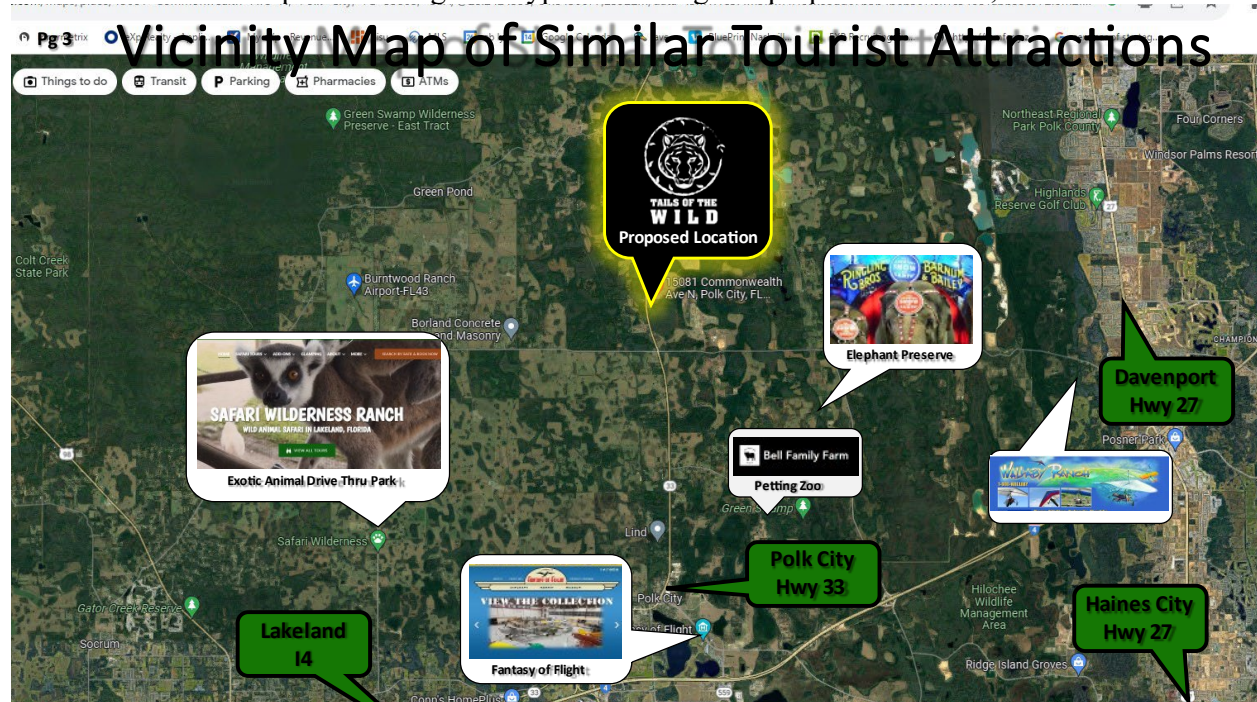
### A. Land and Neighborhood Characteristics

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; \

**This site is perfect for the proposed use as it is currently surrounded by wetlands on the west side of the property, a large commercial farm on the North side and 1 vacant residential property to the south. There is very little residential development in the area, all properties are large acreage and the majority of it is vacant land. The East side of the property is on HWY 33 which is a major road way from I4 North. HWY 33 has many multiple uses including, commercial, industrial, farmland as well as residential. The area already issued many conditional use permits for Exotic Animal use.**

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



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

**No incompatibility or efforts needed.**

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

**The reason I have chosen this area is because of the existing development already in the area and our project will currently align with this development.**

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

**Breeding, Boarding, and Rehabilitation Facilities, Wild or Exotic (Revised 01/30/03 - Ord. 03-14)**

a. The density and types of residential dwelling units;

**1 residential Unit**

b. The type of commercial and industrial uses;

**Private Education Tours to small groups of 10-15 people**

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

**Less than 2 acres will be developed for commercial use**

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

**9 acres of open space**

**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;

**We will only be open three to four days a week for private scheduled tours done twice a day. There will only be 3-6 Vehicles for each tour. Therefore, there will only be 6-12 trips made to the facility a day for 3-4 days a week. Tour time generally are 10:30am and 2:00 pm.**

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

**None will be necessary**

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

**6-8 Paved Parking Spaces currently available**

**10-12 Gravel Parking Spaces will be available**

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

**There is currently a 10 ft Paved driveway that accesses Hwy 33, the paved driveway is 300 ft long with a 75 ft X 75 ft paved parking area.**

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.

**School Buses are the only mode of transportation other than cars we have to consider. There is lots of space for bus entrance as well as space for a bus to turn around and park.**

**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;

**The amount of sewage and wastewater per day will be approx. 250-300 GPD**

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;

**900 + Gallon Septic Tank**

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

**No real relationship as it's a private septic system**

4. Identify the service provider; and

**No provider**

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

**No provider**

#### **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;

**Private well with a Water Softner and Filtration system already in place**

2. Identify the service provider;

**No provider**

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

**Aprox. 400-500 GPD**

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

**No provider**

#### **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;

**No Impact, the only development that will affect any sort of surface water changes would be 2 30-60 pole barns run off, this will have no impact of surface water.**

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

**NO development that will alter natural drainage flow to and through the wetlands**

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

**No Impact**

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

**The will be no change to the groundwater, or any need for a recharge of the aquifer. The level of water usage will have no further impact then its current residential use.**

#### **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;

**N/A**

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;

**2 Employees that currently work for the company**

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

**N/A**

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

**Winter Haven- 50,000 people**

**Davenport-10,000 people**

**Polk City- 3000 people**

**Lakeland- 112,000 people**



## 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

**Our facility is a wildlife education facility for school children, local residents and tourists. We are currently located in south Polk County, Frostproof and have become a popular local spot for people to bring friends and family as well as many school and church groups.**

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

a. Parks and Recreation;

**None**

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

**additional resource**

c. Health Care (emergency/hospital);

**None**

d Fire Protection;

**None**

e. Police Protection and Security; and

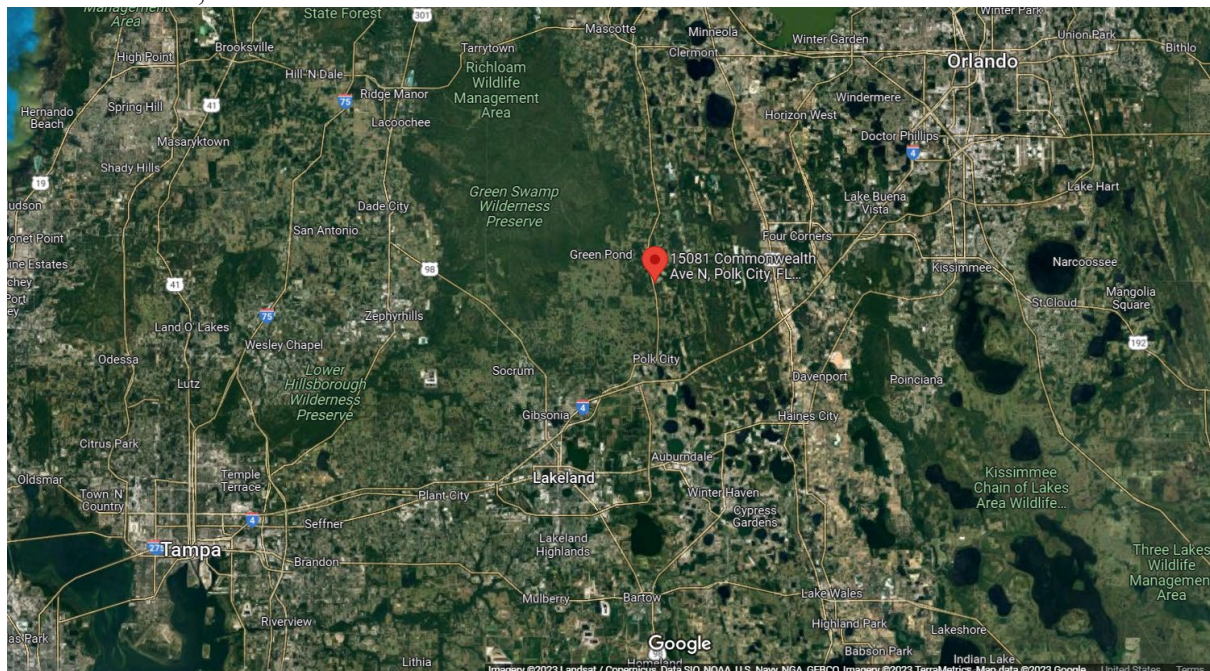
**None, however we need to make everyone aware of what we are doing in case of emergency as they are a part of our escape and recapture plan. In the last 15 years we have we are proud to say we have never had an escape and never needed to use any outside resources.**

f. Electrical Power Supply

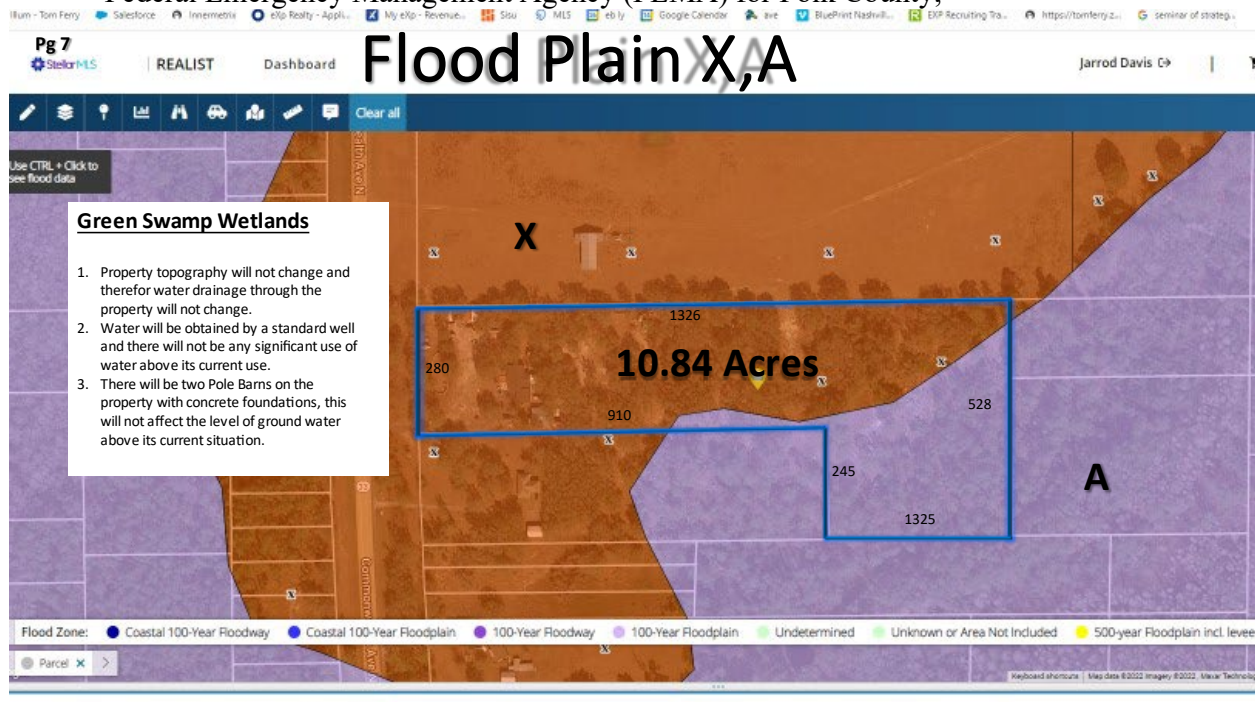
**None**

## H. Maps

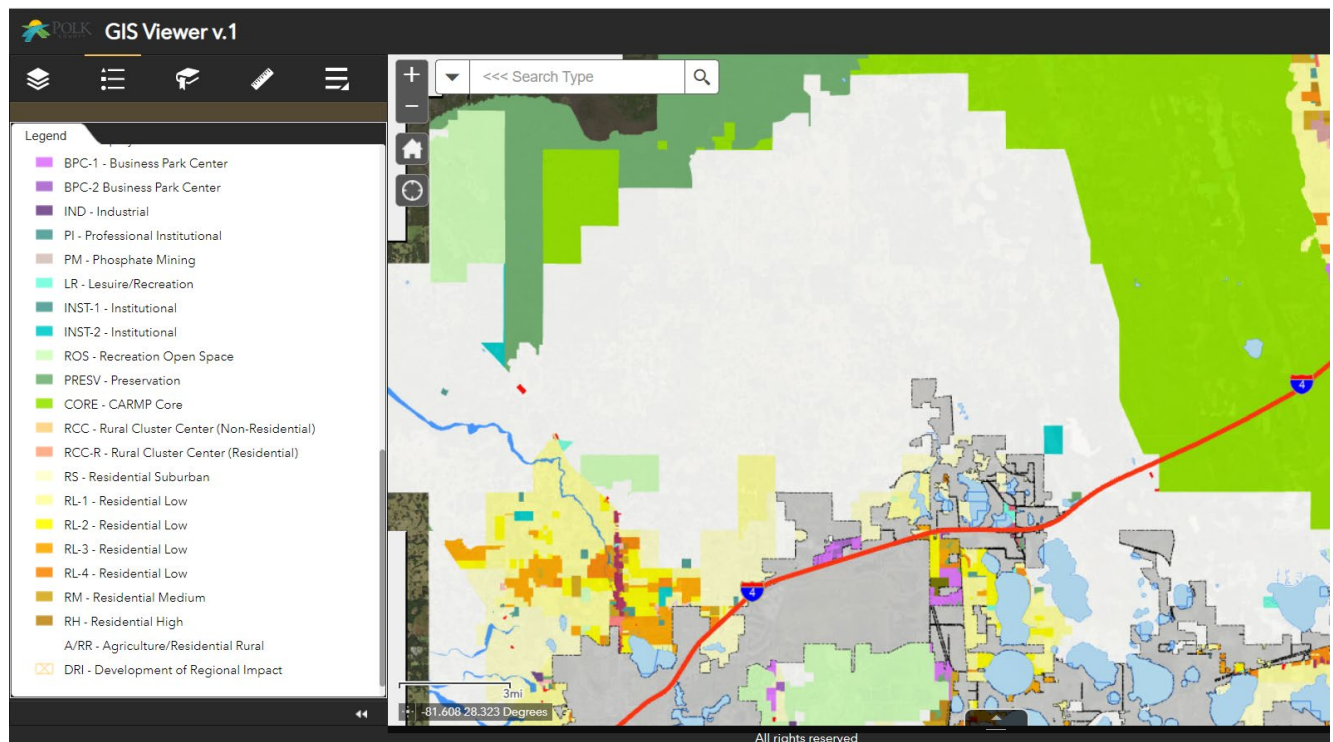
3. Map A: A location map showing the relationship of the development to cities, highways, and natural features;



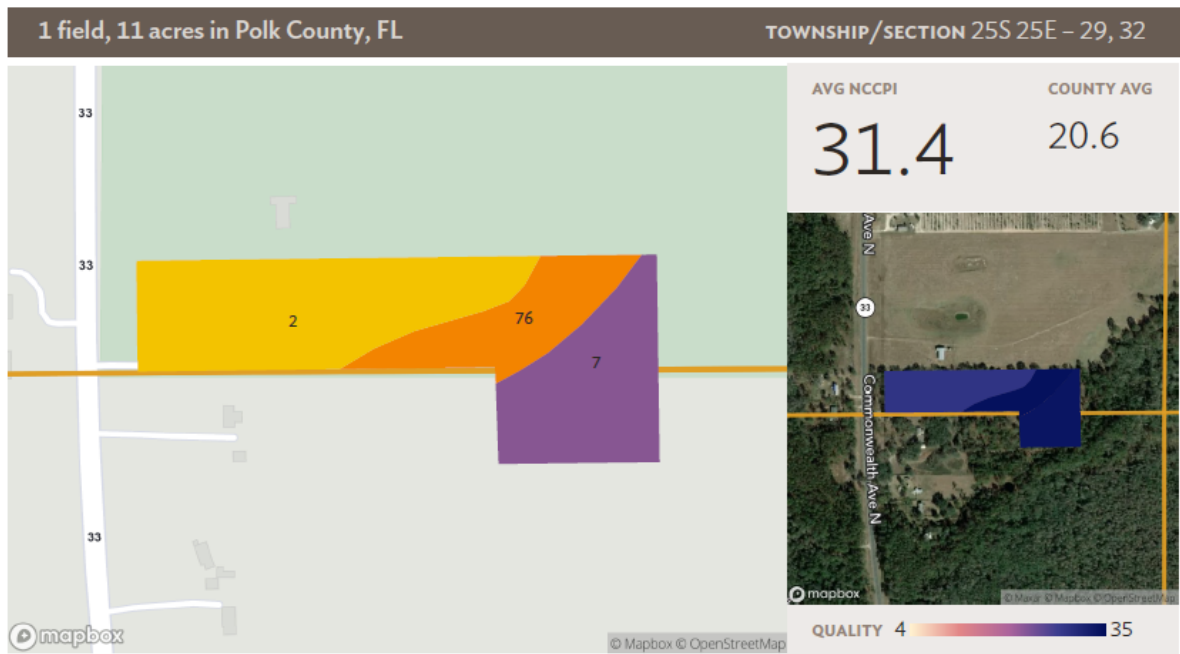
5. Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County;



6. 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;



7. 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;



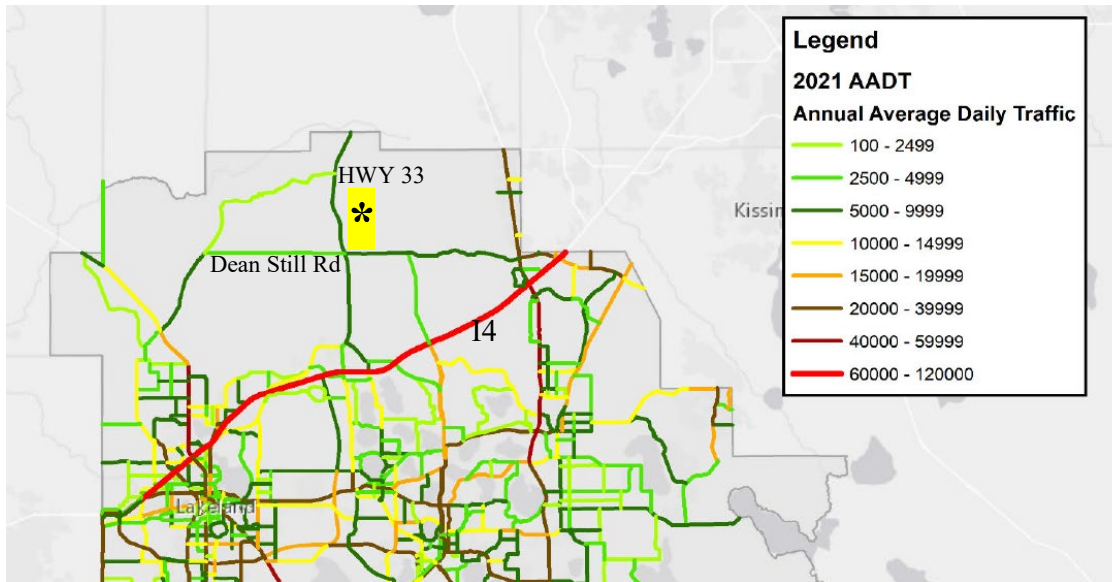
## All fields

11 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
2	Apopka fine sand, 0 to 5 percent slopes	5.28	48.7%	3	28.7
7	Pomona fine sand	3.35	30.9%	4	33.7
76	Millhopper fine sand, 0 to 5 percent slopes	2.21	20.4%	3	34.3
		10.84			31.4



8. 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.



9. 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,

