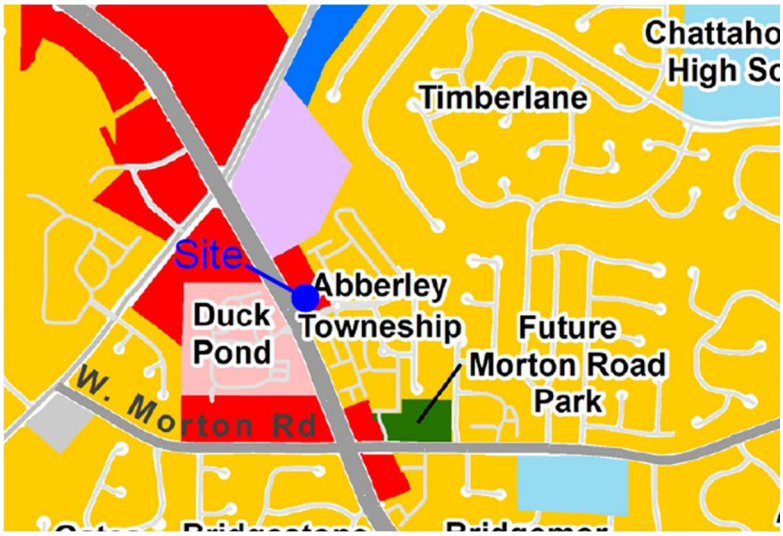
ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN**.

The proposed site is currently zoned C-1 with a site plan that allows for 4,800 sq.ft. building of retail and/or services which are consistent with the C-1 zoning. The proposed rezoning will maintain the C-1 zoning and reduce the allowable building size to 1,610 sq.ft. and specify the use to services consistent with the C-1 zoning.

The proposed use is a coffee house which will service the residential community and the commercial business in the area. The proposed use matches the vision of the future land use map within the current Comprehensive Plan. The Property is located in the Ocee and identified for Commercial-Retail/Shopping Centers as shown on the map below:



Portion of Ocee Future Land Use

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT**.

As mentioned above the proposed site plan will reduce the allowable square footage of the proposed building on-site. This will reduce the number of parking spaces required and the proposed impervious area. The proposed site plan will reduce the total impervious area of the site compared to the currently approved site.

a. Wetlands
   None
b. Floodplain
   None
c. Streams/stream buffers
   None
d. Slopes exceeding 25 percent over a 10-foot rise in elevation
   None
e. Vegetation
   The lot has been cleared and graded. Existing trees within the landscape strip will be saved where feasible.

f. Wildlife Species (including fish)

None

g. Archeological/Historical Sites

None

3. **PROJECT IMPLEMENTATION MEASURES**.

This site is an existing outparcel which has been cleared and graded. There is an existing access road and drainage system on the property. As mentioned above the proposed site plan will reduce the building size and potential impervious area.

a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.

None on site

b. Protection of water quality

Runoff reduction will be provided for the proposed development if adequate soil conditions exist on-site. Infiltration testing will be conducted on-site to determine infiltration rates prior to finalizing the design of the runoff reduction method. The testing will be performed as part of the construction document development process.

c. Minimization of negative impacts on existing infrastructure

The proposed site plan will reduce the building size and potential impervious area compared to the currently approved site plan. These reductions will help to minimize negative impacts on the existing infrastructure.

d. Minimization on archeological/historically significant areas

None on site

e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.

None within proximity of the site. The site is located within a commercial corridor.

f. Creation and preservation of green space and open space

The proposed development will meet the City's landscape, green space, and open space requirements.

g. Protection of citizens from the negative impacts of noise and lighting

A landscape strip will be provided between the proposed development and adjacent residential developments. The proposed site plan, compared to the currently approved site plan, moves the proposed building away from the residential properties.

h. Protection of parks and recreational green space

The proposed development is on an existing commercial out parcel. It will not impact any parks or recreational green space.

i. Minimization of impacts to wildlife habitats

None on site