



024-127 RaceTrac – Rifle Range

Demonstration of Need

June 26, 2023

Osceola County
Community Development Department
1 Courthouse Square
Kissimmee, Florida 34741

Tannath Design, Inc.

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RE: RaceTrac – Rifle Range – Demonstration of Need

Dear Reviewers,

a) Land Use Compatibility

The project, including its proposed scale and intensity, traffic generating characteristics, and off-site impacts are compatible with adjacent land uses and will not adversely impact land use activities in the immediate vicinity or otherwise be adverse to the public interest:

- The property is adjacent to Vacant land to the East, with a land use of Neighborhood Activity Center. To the West, is vacant agricultural land. Lake Garfield is to the South.
- The site is at the Southwest corner of the SR 60 and Rifle Range Road junction, adding a fourth leg along the Eastern property line.
- The height of the project is in scale with the adjacent uses and will be properly buffered by landscaping to separate commercial uses, with the surrounding areas.
- The project's proximity to SR 60 between the City of Bartow and Lake Wales makes the Convenience market with gas needed.
- The project provides retail to residents.

b) Sufficient Site Size, Adequate Site Specifications, and Infrastructure to Accommodate the Proposed Use.

The size and shape of the Properties, the proposed access and internal circulation and the project's design enhancements accommodate the proposed scale and intensity of use. As shown on the site plan, the project meets the LDC's required setbacks, and development standards. The project provides adequate internal circulation for customer traffic.

c) Proper Use of Mitigative Techniques

The existing Land Use is Agriculture/ Residential Rural (A/RR). A land use change to High Intensity Commercial Center (HIC) will allow convenience market with gas, which will cater to motorists entering and exiting SR 60. The buildings will be designed with an architectural appearance to blend in with the future retail development, as a mitigative technique.

d) Hazardous Waste

The Project will not generate hazardous waste or require use of hazardous materials. Storage of hazardous materials will be strictly prohibited.

e) Compliance with Applicable Laws and Ordinances

The project complies with all applicable Federal & County codes and ordinances. The Applicant shall obtain all required water management district, DEP, and City water & sewer connection permits.

f) Traffic Trip Generation and Parking

Convenience Market generates approximately 11,187 daily trips with 874 during PM peak hour (per ITE 945). Retail will generate approximately 1,001 daily trips with 120 during PM peak hour (per ITE 822). A shared driveway will connect the retail and convenience market to SR 60. Combined daily trips of approximately 12,188 with 994 during PM peak hours. Parking requirements for Convenience Market is 1 space per 150 SF & 1 space per 0.25 fuel pumps (60 spaces), and Retail is 1 space per 300 SF (63 spaces).

g) Utilities

Polk County serves Sewer to the site. There is an 8" gravity main running along the South ROW of SR 60, approximately 1,200 feet east of the site. Wahneta Water Systems does not have the capacity to serve the site. A potable water well will be required.

h) Stormwater

The project's stormwater management is in compliance with SWFWMD and Polk County.

i) Infrastructure Impact

The project will have no impact on Parks & Recreation and Educational Facilities. The closest hospital is Central Florida Health Care – Lake Wales, 8.3 miles away. Polk County Fire Rescue Station 19 is 0.09 miles NE, and Bartow Police Station is 7.4 miles West of the site. Solid waste and EMS services will be through Polk County.

We hope these revisions meet all the concerns regarding this project. If you have any questions please contact us.

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Sincerely,



Bryan Potts, P.E.
Principal
Tannath Design, Inc.