

# CR546 Map Error Correction IAS

## *Land and Neighborhood Characteristics*

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

**This is an area of suburban development on the verge of being more urban. The subject property has direct access on two collector roads, potable water lines on two sides, a wastewater lift station and a high school abutting the site. Within walking distance there is a Convenience Center (CC) Activity Center.**

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

**The site is A/RR and the surrounding land uses are Residential Suburban (RS). The request is for the same as the abutting residential districts. The site is a small hole in a big donut.**

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

**It's a drop in the bucket compared to all the development around it.**

## *Access to Roads and Highways*

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.

**Table 5**

| Subject Property                  | Estimated Impact Analysis         |                   |               |
|-----------------------------------|-----------------------------------|-------------------|---------------|
|                                   | Demand as Currently Permitted     | Maximum Permitted | Proposed Plan |
| 10.3 ± acres                      |                                   |                   |               |
| Permitted Density                 | A/RR<br>2 units (but there are 3) | 10                | RS<br>5 lots  |
| Average Annual Daily Trips (AADT) | 23                                | 79                | 40            |
| PM Peak Hour Trips                | 3                                 | 10                | 5             |

*Source: Polk County Concurrency Manual*

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

**None.**

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

10

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

The 3 existing residential driveways.

## ***Sewage***

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development?

**Table 4**

| <b>Subject Property</b>         | <b>Estimated Impact Analysis</b>     |                          |                      |
|---------------------------------|--------------------------------------|--------------------------|----------------------|
|                                 | <b>Demand as Currently Permitted</b> | <b>Maximum Permitted</b> | <b>Proposed Plan</b> |
| 10.3 ± acres                    |                                      |                          |                      |
| Permitted Density               | A/RR<br>2 units (but there are 3)    | 10                       | RS<br>5 lots         |
| Potable Water Consumption (GPD) | 1,080                                | 3,600                    | 1,800                |
| Wastewater Generation (GPD)     | 810                                  | 2,700                    | 1,350                |

*Source: Polk County Concurrency Manual*

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?

### **Septic Tank**

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

**n/a**

4. Where is the nearest sewer line (in feet) to the proposed development?

**Abutting the north end with a lift station. City of Auburndale.**

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

**Anyone's guess**

6. What is the anticipated date of connection?

**Not likely.**

7. What improvements to the providers system are necessary to support the proposed request

**Mounded system because of low water table.**

## ***Water Supply***

1. What is the proposed source of water supply and/or who is the service provider? **City of Auburndale.**

2. What is the estimated volume of consumption in gallons per day (GPD)? **1,800 GPD**

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

## **Abutting**

4. Who is the service provider?

## **Auburndale.**

5. What is the anticipated date of connection?

## **When a new home gets built.**

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

## **Not sure. Neither are they.**

7. Is there an existing well on the property(ies)?

**Yes.**

## ***Surface Water Management and Drainage***

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

**Pamona fine sands. Water table is close to the surface, but it was ok for the high school next door.**

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

**Not too much.**

## ***Environmental Analysis***

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.

**Groundwater table is high. Soils are not too bad.**

2. What are the wetland and floodplain conditions?

**Not in either.**

3. Discuss location of potable water supplies, private wells, public well fields?

**Not near them.**

4. Discuss the location of Airport Buffer Zones (if any)

**Over 10 miles away**

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

**Pamona Fine Sand.**

### ***Infrastructure Impact Information***

1. Parks and Recreation – Saddle Creek **down the street**
2. Educational Facilities – **Combee Elementary, Westwood Middle, and Tenoroc High School**
3. Health Care – **Lakeland**
4. Fire Protection – **Fire Rescue Station 39 3325 E Main St**
5. Police Protection and Security – **Polk State College**
6. Emergency Medical Services (EMS) – **3325 E Main St**
7. Solid Waste (collection and waste generation) – **County picks it up.**
8. How may this request contribute to neighborhood needs? – **Recognize proper land use and allow for a few more residences.**