
IMPACT ASSESSMENT STATEMENT

LAND AND NEIGHBORHOOD CHARACTERISTICS

1. *How and why is the location suitable for the proposed uses?*
Due to the fact that the subject site is located at the Brooke Road (Urban Collector) and Hwy 98 (Principal Arterial) intersection, we feel that this is an optimal location for the RCC (Rural Cluster Center (Non-Residential)) use.
2. *What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?*
We feel that there are no incompatible uses at the intersection. The intersection currently has CE (Commercial Enclave) at the northwestern quadrant, A/RR (Agriculture/Residential Rural) at the northeastern quadrant. The change of the subject site (south of the intersection) from A/RR to RCC looks to match the current state of the area. As for the proposed development (commercial retail), all minimum county required buffering will be provided, to minimize any affect to adjacent parcels. Directly to the east is an existing church.
3. *How will the request influence future development of the area?*
Since this intersection includes both a Principle Arterial and Urban Collector roadway, we feel that the county's intent for this intersection is to have RCC uses. Any future development at this location appears to match the County's future intent. Therefore, the proposed amendment does not change the intent of the County FLU.

ACCESS TO ROADS AND HIGHWAYS

4. *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)?*
The proposed development (commercial retail) is anticipated to create 389 daily trips and 53 peak hour trips.
5. *What modifications to the present transportation system will be required as a result of the proposed development?*
There are no modifications to the present transportation system necessary.
6. *What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?*
35 parking spaces are required for this proposed development.
7. *What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?*
The proposed development will have one (1) point of access to the subject site's northern frontage (Hwy 98).

SEWAGE

8. *What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development?*
The proposed development is expected to generate 270 gallons per day of sewage.



9. *If on-site treatment is proposed, what are the proposed methods, level of treatment, and the method of effluent disposal for the proposed sewage?*
The proposed development includes a septic tank and drain field, as public sewer is not available.
10. *If offsite treatment, who is the service provider?*
This is not applicable for this site.
11. *Where is the nearest sewer line (in feet) to the proposed development?*
This is unknown. The City of Fort Meade is located approximately three (3) miles to the west of the subject site.
12. *What is the provider's general capacity at the time of application?*
The septic tank and drain field will be privately owned and maintained.
13. *What is the anticipated date of connection?*
The permitting of the project is anticipated to take between six (6) and seven (7) months. The construction will follow after and is anticipated to take approximately four (4) to six (6) months.
14. *What improvements to the providers system are necessary to support the proposed request?*
This is not applicable for this site.

WATER SUPPLY

15. *What is the proposed source of water supply and/or who is the service provider?*
The proposed development includes a potable well, as public water is not available.
16. *What is the estimated volume of consumption in gallons per day (GPD)?*
The proposed development is expected to consume 360 gallons per day of water.
17. *Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?*
This is unknown. The City of Fort Meade is located approximately three (3) miles to the west of the subject site.
18. *Who is the service provider?*
The potable well will be privately owned and maintained.
19. *What is the anticipated date of connection?*
The permitting of the project is anticipated to take between six (6) and seven (7) months. The construction will follow after and is anticipated to take approximately four (4) to six (6) months.
20. *What is the provider's general capacity at the time of application?*
This is not applicable for this site.
21. *Is there an existing well on the property(ies)?*
The survey has revealed that there is no well on the subject site.

SURFACE WATER MANAGEMENT AND DRAINAGE

22. *Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards.*

The subject site slopes from the southeast to the northwest, towards an apparent low area along the western side of the site. The subject site is located outside of the 100-year flood zone, in zone "X" according to FEMA FIRM No. 12105C0925G (12/22/2016).

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

No alterations to the site's natural drainage direction and/or features are anticipated. There are no wetlands and/or flood zones on the subject site.

ENVIRONMENTAL ANALYSIS

24. *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.*

Neither the subject site and/or adjacent properties have sensitive environmental issues such as wetlands and/or flood zones.

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

Neither the subject site and/or adjacent properties have sensitive environmental issues such as wetlands and/or flood zones. The proposed development will not adversely affect the subject site or any adjacent parcels.

26. *Discuss location of potable water supplies, private wells, and public well fields.*

The survey has revealed that there is no well on the subject site. The proposed development will utilize a private potable well.

27. *Discuss the location of Airport Buffer Zones.*

There are no Airport Buffer Zones near the subject site.

28. *Provide an analysis of soil types and percentage of coverage on site and what affect it will have on development.*

Approximately 80% (northern portion) of the subject site is mapped with Fort Meade sand, which is defined as Well Drained. It is part of Hydrological Soil Group "A" and has a water table estimated to be more than 80 inches below grade. The other 20% (southern portion) of the subject site is mapped with Hydraquents, which is defined as Very Poorly Drained. It is part of Hydrological Soil Group "D" and has a water table estimated at 0 inches below grade. Due to the current soil layout, the storm water management pond is anticipated to be along the western side.

INFRASTRUCTURE IMPACT INFORMATION

29. *Parks and Recreation*

**Fort Meade Outdoor Recreation Area (2.2 miles away)
1639 Frostproof Hwy ∴ Fort Meade, FL 33841**

**Fort Meade Park (3.5 miles away)
700 Edgewood Drive N ∴ Fort Meade, FL 33841**

**Heritage Park (3.5 miles away)
498 3rd Street NE ∴ Fort Meade, FL 33841**



30. *Educational Facilities*

New Beginnings High School (3.4 miles away)
1002 6th Street NE ∴ Fort Meade, FL 33841

Fort Meade Middle-Senior High School (3.5 miles away)
700 Edgewood Drive N ∴ Fort Meade, FL 33841

Lewis Elementary School (3.6 miles away)
115 South Oak Avenue ∴ Fort Meade, FL 33841

31. *Health Care*

Complete Care Family Medicine Associates Dr. Quinonez & Dr. Arguedas (3.7 miles away)
25 North Lanier Avenue ∴ Fort Meade, FL 33841

Doctor Today TLC (14.0 miles away)
1045 Hwy 17 S ∴ Bartow, FL 33830

Bartow Regional Medical Center (16.3 miles away)
2200 Osprey Boulevard ∴ Bartow, FL 33830

32. *Fire Protection*

Polk County Fire Rescue Station #10 (3.5 miles away)
1235 9th Street NE ∴ Fort Meade, FL 33841

Fort Meade Fire Department (3.9 miles away)
708 East Broadway Street ∴ Fort Meade, FL 33841

Polk County Fire Rescue Station #12 (12.7 miles away)
1385 Fort Meade Road ∴ Frostproof, FL 33843

33. *Police Protection and Security*

Fort Meade Police Department (3.9 miles away)
15 1st Street NW ∴ Fort Meade, FL 33841

Bowling Green Police Department (11.9 miles away)
104 Main Street ∴ Bowling Green, 33834

Frostproof Police Department (14.9 miles away)
111 West 1st Street ∴ Frostproof, FL 33843

34. *Emergency Medical Services (EMS)*

Polk County Fire Rescue Station #10 (3.5 miles away)
1235 9th Street NE ∴ Fort Meade, FL 33841

Fort Meade Fire Department (3.9 miles away)
708 East Broadway Street ∴ Fort Meade, FL 33841

Polk County Fire Rescue Station #12 (12.7 miles away)
1385 Fort Meade Road ∴ Frostproof, FL 33843



35. *Solid Waste*

Fort Meade Landfill (6.6 miles away)

3400 US Hwy 17 N ∴ Fort Meade, FL 33841

Republic Services Cedar Trail Landfill (18.3 miles away)

2500 SR 60 W ∴ Bartow, FL 33830

36. *How may this request contribute to neighborhood needs?*

The commercial retail use is anticipated to serve all residencies located between Fort Meade and Frostproof.

