

This comprehensive Impact Analysis Report addresses all comments and design considerations, ensuring compliance with regulatory standards while maintaining a commitment to responsible and sustainable land development practices.

Impact Analysis Report

Prepared By Traditions Engineering

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Impact Analysis

Access to Roads and Highways

Applicant Access Explanation: Access to the subject properties is provided by a private dirt road extending from Sam Keene Road, which is a paved public roadway. The entrance to the dirt road is controlled by a gate located at the intersection with Sam Keene Road. Each property owner served by the dirt road maintains an individual lock on the gate, allowing shared but controlled access to the properties. There are no written road maintenance agreements, recorded maintenance covenants, or formal road maintenance documents that could be identified. However, the road is actively maintained by the benefiting property owners on an as-needed basis. Maintenance activities are performed privately and cooperatively to keep the road passable and functional for regular access. Based on available information and site conditions, the road is currently being maintained and remains accessible. Maintenance appears to be informal but ongoing, with property owners addressing grading, surface repairs, and general upkeep as conditions warrant. The arrangement functions as a shared private access road maintained by the users rather than by a public entity.

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.

Applicant Response: **The proposed use is for a weekend duck camp. Vehicle trips will only be generated during duck season and likely only on the weekends. Those weekends when in use will likely generate less than 10 daily trips.**

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

Applicant Response: **Access to the site is via an existing private dirt road. Though there are no written agreements on maintenance, the dirt road is maintained by the current users. Due to the very small amount of proposed trips and relative impact, it is expected that no modifications will be required for the private dirt road or County roadways.**

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

Applicant Response: **Access to the site is via an existing private dirt road system which inevitably connects to Sam Keen Rd.**

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.

Applicant Response: **Site is adjacent to Lake Kissimmee. No alterations are proposed that will impact site's natural features.**

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

Applicant Response: There is an existing Zone AE floodplain and wetlands associated with Lake Kissimmee. No final improvements or impacts are proposed as part of this project.

3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and:

Applicant Response: Individual camp sites may have private water wells.

4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

Applicant Response: N/A.

Utility Supply

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

Applicant Response: Private duck camps to utilize private well and septic systems.

3. What is the proposed source of wastewater supply and/or who is the service provider?

Applicant Response: Private duck camps to utilize private well and septic systems.

4. What is the estimated volume of consumption in gallons per day (GPD)? (*Response may be based on Section 703 of the LDC*)

Applicant Response: Negligible per infrequent usage.

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation.

Applicant Response: The site is not within 5 miles of any parks and Recreation facilities.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

Applicant Response: The site is not within 5 miles of any Educational Facilities.

3. Health Care (e.g., emergency, hospital);


Applicant Response: The site is located approximately 15 miles of Advent Health Lake Wales.

4. Fire Protection;

Applicant Response: The site is approximately 6 miles from Polk County Fire Station #27.

5. Police Protection and Security;

Applicant Response: The subject site is located approximately 17 miles away from Lake Wales Police Station.



6. Emergency Medical Services (EMS);

Applicant Response: As stated in the “Fire Protection” section.

7. Solid Waste (collection and waste generation);

Applicant Response: The site is not within any solid waste collection servicers.

8. How may this request contribute to neighborhood needs?

Applicant Response: This request is for a private duck camp and will only contribute to those who will be utilizing it.

If you have any questions regarding this letter, please call me at (863) 397-1627 or email me at Cbrooker@traditions-eng.com.

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