

IMPACT ASSESSMENT STATEMENT FORM

Land and Neighborhood Characteristics

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

The 1.01-acre site is currently designated RCC_R (Rural Cluster Center Residential) and proposed for RCC (Rural Cluster Center – Commercial).

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

No.

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

The rezoning will support the county's goal of creating self-sustaining rural centers.

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.

To be determined.

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

No modifications are required.

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

Required: 39 spaces (based on 1 space per 250 sq ft of gross floor area).

Provided: 42 spaces.

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

Pre-application meeting approved:

- Primary access is via direct frontage on Dixie Blvd.
- Emergency access is provided via Hillcrest Dr.

Sewage

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

270 gallons/day of sanitary sewer per ERC (to be determined).

- 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?**

Method: Septic tank.

Level of Treatment: Primary treatment.

Effluent Disposal: Drain field/leach field on-site.

- 3. If off-site?**

Not applicable.

- 4. Where is the nearest sewer line (in feet) to the proposed development? (Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code)**

Not applicable.

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

Not applicable.

- 6. What is the anticipated date of connection?**

Not applicable.

- 7. What improvements to the provider's system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)?**

Not applicable.

Water Supply

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

On-site potable well.

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

360 gallons/day of potable water per Equivalent Residential Connection (ERC) (to be determined).

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

Not applicable.

- 4. Who is the service provider?**

Not applicable – private well.

- 5. What is the anticipated date of connection?**

Not applicable.

6. What is the provider's general capacity at the time of application?
Not applicable.

7. Is there an existing well on the property(ies)?
No (new well proposed).

What type?
Potable.

Permit Capacity:
To be determined by Polk County Health Department and SWFWMD.

Permitted Daily Capacity:
To be determined.

Average Peak Monthly Withdrawal Rate:
To be determined.

Location:
On-site.

Surface Water Management

- 1. Surface Water Features, Drainage Patterns, Basin Characteristics, and Flood Hazards**
 - **Flood Zone:** The site is in **FEMA Flood Zone X** (Map No. 12105C0900G), which indicates **minimal risk**.
 - **Drainage Pattern:** The **exfiltration trench** is proposed, which allows water to percolate into the ground, reducing runoff.
- 2. Alterations to Natural Drainage Features (Including Wetlands)**
 - **Wetlands:** No wetlands are proposed on site
 - **Drainage Alterations:** The **exfiltration trench** is proposed
 - **Public Wetland Nearby**
 - 6150: Stream and Lake Swamps (bottomland)
 - 6430: Wet Prairie

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.**

The site is 1.01 acres and currently zoned for residential use, with a proposed change to commercial development. The surrounding area is a rural cluster. No significant environmental hazards are noted.

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

There are no mapped wetlands directly on the parcel.

FEMA FIRM Flood Zone : Zone X.

FEMA Map Number: 12105C0900G.

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

The site will use a private portable well and septic system(proposed).

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

Not nearby. Not applicable.

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

Zolfo fine sand: Dominant soil, covering 95.5% of the site.

Immokalee sand Covers 3.7% of the site.

Smyrna and Myakka fine: Minor presence, 0.8% of the site.

Infrastructure Impact Information

1. Parks and Recreation

Pyatt Park: 408 W Main St, Bowling Green, FL 33834.

2. Educational Facilities

Bowling Green Elementary School: 4530 Church Ave, Bowling Green, FL 33834.

3. Health Care

Advent Health Wauchula: 735 S 5th Ave, Wauchula, FL 33873.

4. Fire Protection

Hardee County Fire Rescue – Administration: 149 K D Revell Rd, Wauchula, FL 33873.

5. Police Protection

Hardee County Sheriff's Office: 900 E W Summit St, Wauchula, FL 33873.

6. Emergency Medical Services (EMS)

Advent Health Wauchula: 735 S 5th Ave, Wauchula, FL 33873.

7. Solid Waste: septic system(proposed).