

Polk County

Impact Assessment Statement

Land and Neighborhood Characteristics

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

The gas station will cater the motorists entering & exiting SR 60. Retail supports the local residents.

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

Retail will buffer the gas station to the West. A fourth leg of the US Hwy 60 and Rifle Range Road will buffer the gas station to the East. There will be a 6-foot buffer to the North, 20-foot buffer to the East, West and South.

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

Retail and the gas station will allow overall developmental growth.

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.

ITE code 822 for Retail. 1,001 daily trips with 120 PM peak hr.

ITE code 945 for Gas Station. 11,187 daily trips with 874 PM.

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

The gas station provides direct driveway access to Rifle Range Road. Indirect access to SR 60 is proposed to the West.

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

For Retail, the required parking is 1 space per 300 SF, for a total of 63 spaces.

For a Gas Station, the required parking is 1 space per 150 SF & 1 space per 0.25 fuel pump, for a total of 60 spaces.

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

Retail and gas station both share indirect access to SR 60. The gas station has direct access to Rifle Range Road.

Sewage

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

2,490 GPD

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?

On-site treatment is not proposed.

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

Polk County is the service provider.

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

There is a 8" gravity main along SR 60 approximately 1,200 feet to the East.

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

TBD

6. What is the anticipated date of connection?

02/2024

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

A gravity sewer extension of around 1,200 feet will be required.

Water Supply

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

The site is within the service area of Wahneta Water Systems. The existing water system does not have the capacity to serve this site. The site will be served by well.

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

2,490 GPD

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

Not Applicable.

4. Who is the service provider?

Wahneta Water Systems

5. What is the anticipated date of connection?

02/2024

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

TBD

7. Is there an existing well on the properties?

No

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);

The site drains South toward Lake Garfield.

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

Stormwater will be treated in a retention pond prior to discharge.

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 adjacent to Lake Garfield. Wetlands will not be encroached upon.

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

The area of development is in flood zone X. The South side of the site falls into flood zone AE at elevation 106.8, prior to Lake Garfield.

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

A water well will be provided on the North side of the site.

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

The site does not lie in an Airport Buffer Zone.

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

The site is almost completely Pomona fine sand with a Hydrologic group A/D. There is a little Placid & Mayakka fine sand with Hydrologic group A/D to the NE corner and Ona-Ona wet, fine sand with Hydrologic group B/D at the SW corner of the site.

Infrastructure Impact Information

1. Parks and Recreation.

There is no impact on Parks and Recreation.

2. Educational Facilities.

There is no impact on Educational Facilities.

3. Health Care.

Central Florida Health Care – Lake Wales is 8.3 mi East off West Central Ave.

4. Fire Protection.

Polk County Fire Rescue Station 19 is 0.09 mi Northeast, off Rifle Range Rd.

5. Police Protection and Security.

Bartow Police Station is 7.4 miles West, at the NE corner of N. Broadway Ave. and E. Church St.

6. Emergency Medical Services (EMS).

Central Florida Health Care – Lake Wales is 8.3 mi East off West Central Ave.

7. Solid Waste.

Polk County.

8. How may this request contribute to neighborhood needs?

The gas station will cater the motorists entering & exiting SR 60. Retail supports the local residents.