

Avenue Q Autobody Repair District Change

Land and Neighborhood Characteristics

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

There are a number of Auto Repair shops along 42nd Street. The southwest corner of Avenue Q is separated from residential development to the west by a self-storage warehouse.

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

There are residences to the west, but there is a large self-storage facility in between. All of it is zoned BPC-1.

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

It's similar to other businesses on 42nd Street.

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
1 ± acre			
Permitted Density	BPC-1 4,000 sq. ft. Storage Warehouse w/ 40 space commercial vehicle parking	32,670 square ft. Warehouse	BPC-2 Autobody Repair w/ 30 space commercial vehicle parking
Average Annual Daily Trips (AADT)	6 + 28 = 34	162	83 + 21 = 104
PM Peak Hour Trips	1 + 2 = 3	25	12 + 1 = 13

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?

36

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

The 2 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

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted	Maximum Permitted	Proposed Plan
1 ± acre			
Permitted Density	BPC-1 4,000 sq. ft. Storage Warehouse w/ 40 space commercial vehicle parking	32,670 square ft. Warehouse	BPC-2 Autobody Repair w/ 30 space commercial vehicle parking
Potable Water Consumption (GPD)	960	7,841	960
Wastewater Generation (GPD)	768	6,273	768

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?

City of Auburndale wastewater treatment plant.

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

none

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)? **960 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?

Now.

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);

50% Candler Sand, 50% Tavares Fine Sand

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

None

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.

None really. It's been developed since the 1980s

2. What are the wetland and floodplain conditions?

None.

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.

None.

Infrastructure Impact Information

1. Parks and Recreation – **Simmers-Young Park**
2. Educational Facilities – **Not needed for Autobody Repair**
3. Health Care – **Lakeland**
4. Fire Protection – **Fire Rescue Station 5 333 American Spirit Rd**
5. Police Protection and Security – **3635 Avenue G NW in Winter Haven.**
6. Emergency Medical Services (EMS) – **Fire Rescue Station 5 333 American Spirit Rd**
7. Solid Waste (collection and waste generation) – **County picks it up.**
8. How may this request contribute to neighborhood needs? – **Everyone needs auto repair eventually.**