

IMPACT ASSESSMENT STATEMENT
COPALES MARKET 1560 US HWY 17/92
LAKE ALFRED

A. Land and Neighborhood Characteristics

The site is proposed to be used for a fresh produce and food Specialty Retail store to complement the current produce and fruit tent-stand at the west side of the property. Currently the fruit stand is on the property designated as LCC Linear Commercial Corridor. The property of this assessment (Site- 1.58acres- east adjacent) is designated as LR and this application is prepared to request to change the designation to LCC to match the current operating shop property directly to the west as LCC. That is: to make it all one contiguous commercial property at about 4.0 Acres. This request is compatible with the surrounding uses as neighboring and adjacent properties are LCC. In 2008 the Salazars purchased the east adjacent property to extend their commercial lot size. The site is suitable for a neighborhood food market store that will cater to a popular cultural demographic while also providing fresh fruits, vegetables, and groceries for all. The current canvas stand is popular to all in the Lake Alfred community who have no option but to drive a distance to Haines City or Winter Haven. This proposed permanent building/shop will expand the grocery offerings convenient to the neighbors. This proposed change will have no effect on the makeup of the community land use. It will fit in and is the same as adjacent property uses on the north side of US Hwy 17. The local resident communities will appreciate the store as they do the fruit stand. A property just ~400 feet east is also designated LCC.

The property to the west of the Salazar fruit stand site is a low marshy area leading to a canal flowing under the US highway to Lake Haines. The west end adjacent land will never be developed, it is unplatted. West, beyond the canal is the Citrus Research and Education Center with citrus groves. The CSX railroad borders the north line of the property with a wide dense wooded right-of-way of 200 feet. Note that just east, one parcel over from the Site, such property is also designated LCC. The adjacent property, east to the Site, is a vacant, commercial multi-room building - once a motel. It does not appear to be Leisure / Recreation, and is currently in rough, unused shape. Addressing Item 5. of Land and Neighborhood- this is not a Planned Development with residential units. There will be open grass area for picnic tables, trees and room for kids to run around. This is a beautiful lot with grand oak trees and mature bamboo, and the Salazars like to keep it as such.

B. Access to Roads and Highways

The number of vehicle trips to be generated daily is calculated in the attached Traffic Concurrency Minor Traffic Review. The understood number is 44 daily trips. This is below the value of 50 required for a Traffic study. No modifications will be needed for the present transportation system. The total number of parking spaces will be 20. Currently there is a direct frontage access that is compliant with FDOT connection standards including enter/exit widths and stop sign. Other modes of transportation have been considered. This is a 4 lane rural US Hwy at the site. Bicycles and pedestrians are not observed on this stretch of highway. There are no sidewalks or paths in the grass.

C. Sewage

270 Gallons per day is calculated to be generated expected on water supply. Sewage will be a new commercial septic tank system with drain field. Currently there is not City sewage service nearby in the rural location. There will only be 3-4 employees at any time. The store will not be operated after dark. The size/capacity, and sales/income of the store does not match the cost of installing a forced sewer line from the city at approx. 0.7 miles. A gravity sewer run is not expected to be feasible to the City. This is a specialty retail store without shower, bath or laundry.

D. Water Supply

270 Gallons per day of water use is expected based on EPA study for a retail store and sq footage. The site has a existing potable water well at 4inches diameter at approximately 200 hundred feet deep. The well has no treatment at this time, none required. The service provider is Fussell well drilling.

E. Surface Water Management and Drainage

The site development has a surface water drainage design with 9800 sq. foot retention pond for treatment of the first ½ inch of rain. The proposed design is 49% impervious. Environmental Resource Permit - surface water management permit will be applied with SWF WMD.

F. Population

This is not a residential project- no additional population. This is a specialty retail store project with employment anticipated at 4 employees. Employees will first consist of Salazar family members. There are no expected specialty skills needed, only retail sales experience needed. Employees are expected to be local from Haines City and Lake Alfred. There will be 3- 4 employees at a time. There will not be multiple shifts. There will not be an additional shift after dark. The expected demographic may consist of Latino/Hispanic customers, however the location is good for many residents and customers of all demographics- and from nearby trailer parks within 2 miles in the area. A fresh fruit , vegetable, and food goods market is needed in this location. The proposed service area is Lake Alfred, west Haines City and the surrounding 10 mile radius of proposed store.

G. General Information

There are no special needs or problems created by the proposed specialty retail store. The fruits, vegetable and food goods will be desirable and contribute to the neighborhood needs allowing convenience .

This project will not increase demand for services of: Parks and Re-creation, Educational, Health Care, Fire Protection (fire protection water tanks will be designed).

There will be no extra demand for Police protection. There will be need for electric power.

H. Maps

See attached - Maps A thru H.