

Bradley Fire Station IAS

Land and Neighborhood Characteristics

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

More room than current fire station nearby and new site should be recognized on the map.

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

Only two abutting homes. Industrial to the east. No incompatibility

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

It will help support it.

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 in the PD	Proposed Plan
12.94 ± acres			
Permitted Density	A/RR 1 du/ 5ac SF = 2 units	INST-1 400 Student Elementary School	Fire Rescue Station Water Treatment Plant
Average Annual Daily Trips (AADT)	16	908	476
PM Peak Hour Trips	2	57	9

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?

25

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

A Type 1 Driveway.

Sewage

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

Table 4

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Permitted Density	A/RR 1 du/ 5ac SF = 2 units	INST-1 400 Student Elementary School	Fire Rescue Station Water Treatment Plant
Potable Water Consumption (GPD)	720	6,000	1,080
Wastewater Generation (GPD)	540	4,800	810

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 or connection to City Lake Wales if feasible.

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

City Lake Wales

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

±1,200 feet

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

The city of Lake Wales has three water treatment plants for potable water distribution and has recently acquired the Park Water system to the south of the development. The three main plants in operation provide the following capacities to the system according to the City's official website:

- **Market Street Water Plant** capacity is 8.57 million gallons per day and averages approximately 0.492 million gallons per day, with peak daily flow of 1.421 million gallons per day.
- **Grove Avenue Water Plant** capacity is 3.48 million gallons per day and actual treated flow averages 1.356 million gallons per day, with a peak daily flow of 1.983 million gallons per day.
- **High School Water Plant** capacity is 4.44 million gallons per day and actual treated flow averages 0.808 million gallons per day, with a peak daily flow of 1.385 million gallons per day.

6. What is the anticipated date of connection?

C/O

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

Maybe a private lift station.

Water Supply

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

2. What is the estimated volume of consumption in gallons per day (GPD)? **1,080 GPD**

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

<1,200 feet

4. Who is the service provider?

City of Lake Wales

5. What is the anticipated date of connection?

When it gets built.

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

The water for the development will primarily come from the Grove Avenue Plant, but the system is interconnected and can shift capacity to different parts of the system.

Lake Wales Wastewater Treatment Plant at 840 Henry Street has a permitted capacity of 2.19 million gallons per day (MGD) according to the Florida Department of Environmental Protection.

7. Is there an existing well on the property(ies)?

No.

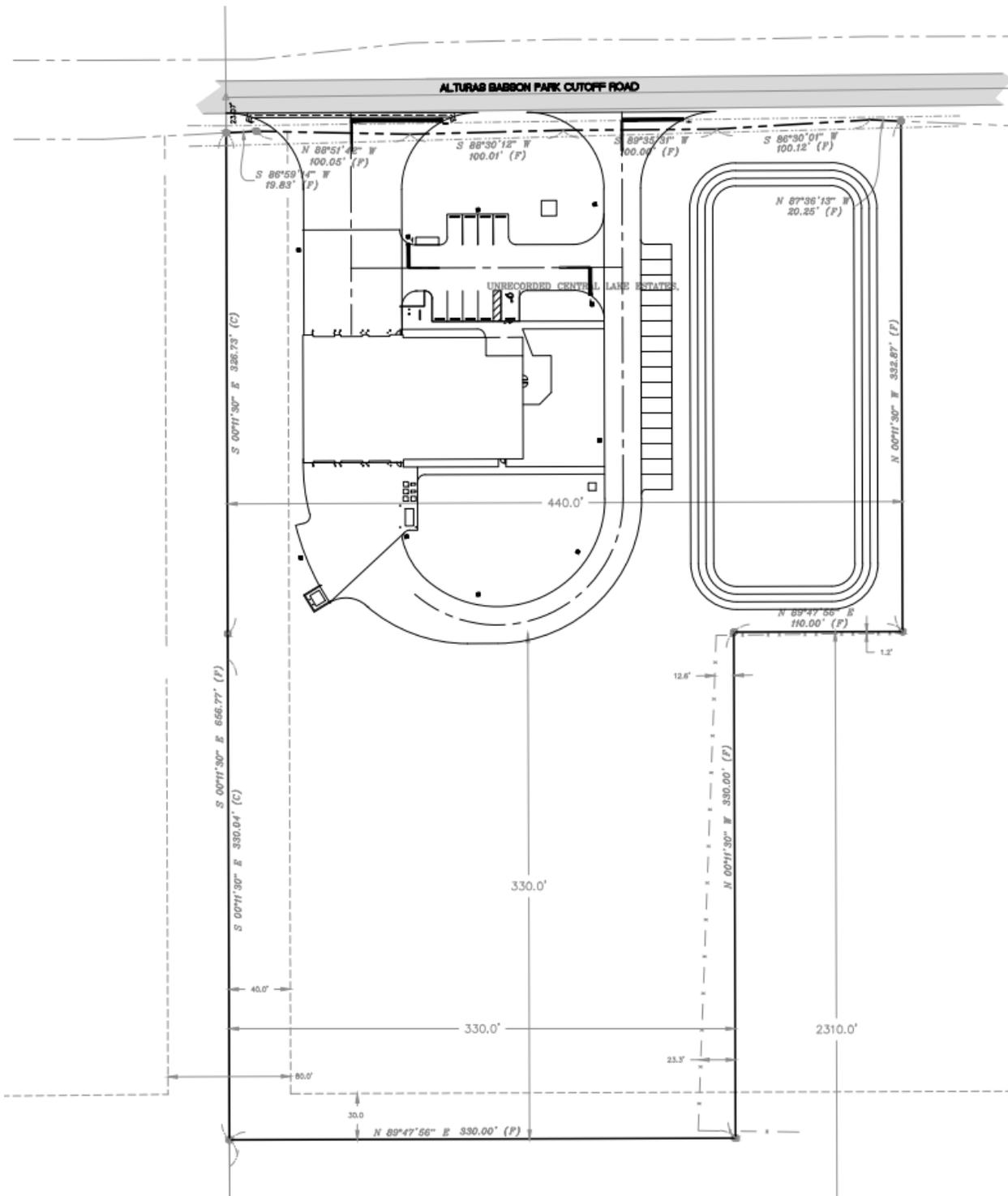
Surface Water Management and Drainage

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

Smyrna-Myakka soils are difficult, but we figured it out.

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

See Site Plan:



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.

Groundwater table is high. Soils suck. Otherwise, it's perfect.

2. What are the wetland and floodplain conditions?

X-5 along the road swale. No wetlands.

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.

Smyrna-Myakka sucks.

Infrastructure Impact Information

1. Parks and Recreation – **Lake Wales is closest.**

2. Educational Facilities – **Babson Park Elementary, Frostproof Middle and High School**

3. Health Care – **Lake Wales Hospital**

4. Fire Protection – **That's us.**

5. Police Protection and Security – **Off of Thompson Nursery Road**

6. Emergency Medical Services (EMS) – **Eventually onsite.**

7. Solid Waste (collection and waste generation) – **County picks it up.**

8. How may this request contribute to neighborhood needs? – **Provides them more services.**