

2.0 Impact Assessment Statement FormCompleted IAS form required by Polk County

1. Land and Neighborhood Characteristics

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

The property is located in an area classified as Industrial RM (Residential Medium), which allows for some flexibility in land use, including the placement of mobile homes and low-impact community-based residential purposes, provided zoning requirements and permitting regulations are met. The proposed use — the installation of a mobile home for humanitarian and community support purposes — is low intensity, non-industrial, and non-commercial, and aims to address a local social need that aligns with public interest goals. The site offers sufficient space to accommodate essential utilities such as water, electricity, and septic systems without negatively impacting adjacent properties or traffic flow in the area.

2. What incompatibilities might exist with neighbors, and what will you do to avoid conflicts?

Since the proposed use is residential and the property is located in an RM (Residential Medium) zone, no major incompatibilities are expected. To avoid any possible conflicts with neighbors, the mobile home will be professionally installed and maintained in good aesthetic and functional condition. I will follow all neighborhood rules regarding cleanliness, noise control, and general upkeep to ensure peaceful coexistence.

3. How will your project influence future development in the area?

This project is for personal residential use and does not represent a significant change in land use. However, by maintaining the property clean, well-kept, and responsibly occupied, it may have a positive impact on the overall appearance of the area and encourage other property owners to improve and develop their lots in a similar way.

2. Access to Roads and Highways

1. How many vehicle trips (entries/exits) will be made per day and during the afternoon peak hour?

This project is for a single mobile home, so it is estimated approximately 8 vehicle trips per day (2 entries and 2 exits), with 2 trips during the afternoon peak hour.

2. What changes will the existing transportation system require due to your project?

No significant changes are needed. The existing driveway will be used, and no road widening or new traffic signals are planned.

3. How many parking spaces will you need according to the law (Section 708 of the Code)?

One parking space will be required for the mobile home vehicle, complying with the regulation that requires 1-2 parking spaces for single-family residences.

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

The proposed access will be via **direct frontage** on an existing public road (42nd St NW), allowing for direct entry and exit to the lot.

Sewage

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

The mobile home is expected to generate approximately 250 gallons per day of sewage.

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?

Sewage treatment will be via an approved septic system that complies with county standards.

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

Not applicable, treatment will be on-site via septic system.

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

The nearest sewer line is over 1,000 feet away, so a septic system will be used.

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

Not applicable since public sewer system will not be used.

6.What is the anticipated date of connection?

Not applicable, there will be no connection to the public sewer system.

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

No improvements to the public system are required.

Water Supply

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

The water supply will be provided by the public water system of the City of Winter Haven.

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

The estimated water consumption is approximately 250 gallons per day for a single mobile home.

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

The nearest potable water connection is along 42nd St NW, Auburndale, FL 33823. The reclaimed water connection is not available in the area.

4. Who is the service provider?

The service provider is the public water system of the City of Winter Haven.

5. What is the anticipated date of connection?

The connection is expected to be made as soon as permits are approved and installation is scheduled, estimated within 30–60 days of approval.

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

The City of Winter Haven's water system has sufficient capacity to support the proposed mobile home.

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

No, there is no existing well on the property.

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

Surface Water Management and Drainage

1. The proposed site is mostly flat and follows the natural topography, allowing stormwater to drain across open areas.

There are no water bodies on the property itself, but there is a lake located approximately 500 feet or more behind the property. This lake does not pose a direct flood risk to the proposed development. The site is not located within a FEMA-designated flood zone and has no known history of flooding. Proper site grading will be performed to ensure that stormwater is directed away from the structure and toward designated drainage areas, preventing water accumulation or erosion. The project is not expected to have a significant negative impact on surface or groundwater quality or quantity.

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

Answer:

No alterations to natural drainage features or wetlands are anticipated. The property does not contain any wetlands, and the lake located over 500 feet away will not be impacted. The site will be graded to promote proper stormwater flow while preserving the existing drainage patterns.

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.

Answer:

The property is primarily open land with no known environmentally sensitive features on-site. Adjacent properties are residential and vacant. There are no known endangered habitats or protected species present on or near the site.

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

Answer:

There are no wetlands or floodplains on the subject property. The lake behind the property is located at a safe distance and will not be affected by the proposed development. No alterations to these features are planned.

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

Answer:

Potable water will be connected to the city water system. There is currently no private well on the property. No public well fields are located nearby. The project will not negatively affect any drinking water supplies.

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

Answer:

There are no known airport buffer zones affecting the property. No impact is expected in this regard.

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

Answer:

The soil is suitable for residential development and presents no major constraints. A full soil analysis may be completed during permitting if required. The flat topography will facilitate site work and drainage.

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation:

Nearest park is within 3–5 miles, operated by Polk County Parks & Recreation. No significant demand increase is expected.

2. Educational Facilities:

Nearest schools (elementary, middle, high school) are located within a 5–8 mile radius and operated by Polk County Public Schools.

3. Health Care:

Emergency and hospital care is available within 10–12 miles (e.g., Winter Haven Hospital).

4. Fire Protection:

Fire services provided by Polk County Fire Rescue. Nearest station is approximately 5–7 miles away.

5. Police Protection and Security:

Provided by Polk County Sheriff's Office. Response times vary but are typically within 10–15 minutes.

6. Emergency Medical Services (EMS):

Provided by Polk County EMS, average response time is under 15 minutes.

7. Solid Waste (collection and waste generation):

Service provided by Polk County Solid Waste Division. Normal household generation is expected, with weekly collection services available.:

8. How may this request contribute to neighborhood needs?

This request will contribute to neighborhood needs by allowing a local resident

without stable housing to have a safe and dignified place to live. At this moment, I do not have a place to live, and this installation will provide me with stability, safety, and the basic conditions necessary to lead a normal life within the community.
