



## IMPACT ASSESSMENT STATEMENT FORM

Growth Management Department  
Land Development Division  
330 W. Church St.  
P.O. Box 9005, Drawer GM03  
Bartow, FL 33831-9005  
(863)534-6792  
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An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A sufficient Impact Assessment Statement must address all of the following (*Note: N/A is an insufficient comment, if N/A an explanation must be included*):

### *Land and Neighborhood Characteristics*

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

1. How and why is the location suitable for the proposed uses?  
*The existing land use of the site is RL-1. The dominance of the surrounding area is residential. The proposed site is surrounded by a land use designation of RL-1 to the south, east and west, and RM to the north. The owner is requesting a proposed small scale map amendment from RL-1 to RM to allow for a small multifamily development. The location is suitable for the proposed development and will be compatible with the residential patterns in the area. (See Exhibit C – Future Land Use Map)*

*There is a mix of uses on Overlook Drive in this area including single family residential, multi-family residential (apartments), institutional (churches) and commercial. The area supports a variety housing types and additional affordable multi-family housing is needed in the area. The site has limited upland area, approximately 2.5 acres, and the request for the land use change includes just the upload portion of the portion. The limited upland area will limit the number of multi-family units the site will provide infill development of this limited area.*

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?  
*Surrounding properties are designated residential but only the properties to the north (across Overlook Drive) and west of the site to the west are developed with residential. Buffering and setbacks required by the LDC will be adhered along all property lines. The*

*site is naturally buffered to other existing development south and east of the site by existing wetland areas. The site is also buffered from the existing single family residential north of the site (Emily Estates) by Overlook Drive.*

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

*The growth pattern in the area is for residential development. As mentioned above, this area of Overlook includes a variety of residential, institutional and commercial uses. There are areas of RM land use directly across from the site on Overlook Drive and further west of the site on Overlook Drive. This indicates that the County intended to promote a mix of residential development types in this area. The proposed map amendment will allow for a small multi-family development in an area that is suitable and has the need for affordable housing types.*

### ***Access to Roads and Highways***

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

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<sup>1</sup> methodology and calculations. *The estimated vehicle trips generated daily based on ITE 220 (Multifamily Housing) are:*

$$\begin{aligned} \text{Daily Trips} &= 16 \text{ units} \times 6.74 = 108 \text{ trips} \\ \text{PM Trips} &= 16 \text{ units} \times 0.51 = 9 \text{ trips} \end{aligned}$$

2. What modifications to the present transportation system will be required as a result of the proposed development? *None in anticipated. The existing roadway network is sufficient to handle the anticipated traffic. Access to the site will be along Overlook Drive SE via a standard driveway connection as dictated by Section 705 of the LDC.*

A minor traffic study will suffice for a detailed methodology and calculations for most applications.

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

$$\text{Required Spaces} = 16 \text{ units} \times 2 \text{ spaces/unit} = 32 \text{ spaces.}$$

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

*Access to the site will be provided via a driveway off Overlook Drive SE.*

**NOTE:** *Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for “Infrastructure Impacts” items 3 through 9 above.*

### ***Sewage***

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? *(Response may be based on Section 703.F of the LDC)  
The typical estimate daily sewage will be 2,960 GPD (16 units x 185 GPD) for the proposed single-family subdivision.*
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? No, onsite sewage treatment proposed. *N/A*
3. If offsite treatment, who is the service provider?  
*City of Winter Haven.*
4. Where is the nearest sewer line (in feet) to the proposed development (Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code). *Sewer will be provided by City of Winter Haven There is existing force main along Overlook Drive SE. (See Exhibit E – City of Winter Haven Utilities Map)*
5. What is the provider’s general capacity at the time of application?  
*Sewer Capacity is available*
6. What is the anticipated date of connection? *2025*
7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)? *Gravity Sewer and force main connection to the existing lines along Overlook Drive SE*

### ***Water Supply***

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. What is the proposed source of water supply and/or who is the service provider?  
*City of Winter Haven Utilities will be the service provider.*

2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC)  
*The typical estimated volume of consumption will be 3,600 GPD (16 units x 225 GPD) for the proposed single-family subdivision.*
3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line? *There is an existing 8" water main along Overlook Drive SE (See Exhibit E – City of Winter Haven Utilities Map)*
4. Who is the service provider? *City of Winter Haven*
5. What is the anticipated date of connection? *2025*
6. What is the provider's general capacity at the time of application? *Water Capacity is available.*
7. Is there an existing well on the property(ies)?

Yes  What type?

Permit Capacity

No

Location: N/A

Water Use Permit #: N/A

Constructed prior to Water Management District Permitting: Yes  No

Type of Use:  Ag  Public  Industrial or Commercial

Recreation or Aesthetic  Mining

Permitted Daily Capacity: N/A

Average Peak Monthly Withdrawal Rate: N/A

Location: N/A

Casing Diameter: N/A

Mainline Diameter: N/A

## *Surface Water Management and Drainage*

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

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

*There are wetlands and flood zone AE on site.. The site shall be designed with no impacts to the flood zone or wetland areas. (See Exhibit D – Floodplain & Wetlands Map)*

*Existing drainage patterns shall be maintained. The site generally flows from north to south to the existing wetland area. This pattern shall be maintained with retention areas expected on the south side of the site with discharge to the wetland area.*

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

*There are no planned changes to the natural drainage features on site. Development is only planned on the upload portion of the site and the pre-development flow characteristics of the site will be maintained. No impacts to wetland areas or flood plain are proposed. Treatment of stormwater from new impervious areas shall be properly permitted through the County and SWFWMD.*

## ***Environmental Analysis***

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

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 upland portion of the site is not environmentally sensitive. The site is vacant with trees and vegetation. There will be no impacts to the adjacent properties. An environmental review will be performed for species and fauna prior to site development as part of the Level 2 permitting process.*
2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.  
*There are wetlands and flood zone AE on site. The development shall be designed with no impacts to the wetlands or flood plains. Stormwater treatment will be properly permitted with the County and SWFWMD.*
3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and; There is an existing 8" water main along Overlook Drive SE. There are no known wells onsite based on a review of the SWFWMD WMIS Database.
4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*). N/A
5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.  
*The soils onsite are a combination of Pomona Fine Sand (9.1%), Sparr Sand (1.1%), and Tavares Fine Sand (18.5%), Immokalee Sand (20.8%), and Kaliga Muck (50.5%) The soils are suitable for the proposed development. The proposed development will be developed around the natural features of the property. No additional improvements are anticipated. If additional improvements are planned in the future, they will be properly permitted through the County and SWFWMD. (See Exhibit F – Soils Map).*

### ***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;  
*Winter Haven Trailhead Park & Playground, 301 Ave G, 4.8 miles from site*  
*Lake Ned Park, 233 Lake Ned Rd, 2.3 miles from site*
2. Educational Facilities (e.g., preschool, elementary, middle school, high school);  
*Elbert Elementary School, approximately 3 miles from site*  
*Denison Middle School, approximately 4 miles from site.*  
*Winter Haven High School, approximately 4.3 miles from site*
3. Health Care (e.g., emergency, hospital);  
*Winter Haven Hospital, , approximately 5 miles from site.*
4. Fire Protection;  
*Polk County Fire Station 18, 2101 Register Road Winter Haven approximately 6 minutes from site; 2.6 miles*
5. Police Protection and Security;  
*Polk County Sheriff's Central Substation, 3635 Ave G NW Winter Haven, approximately 20 minutes from site; 7.5 miles*
6. Emergency Medical Services (EMS);  
*Polk County Fire Station 18, 2101 Register Road Winter Haven approximately 6 minutes from site; 2.6 miles*
7. Solid Waste (collection and waste generation); and *Polk County Waste & Recycling*
8. How may this request contribute to neighborhood needs?

*There is a growing need for additional affordable residential housing in the area, and the proposed land use change will meet the demand.*

## *Maps*

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following **maps shall 8 1/2" x 11"** and accompany Impact Assessment Statements:

EXHIBIT A – LOCATION MAP

EXHIBIT B – AERIAL

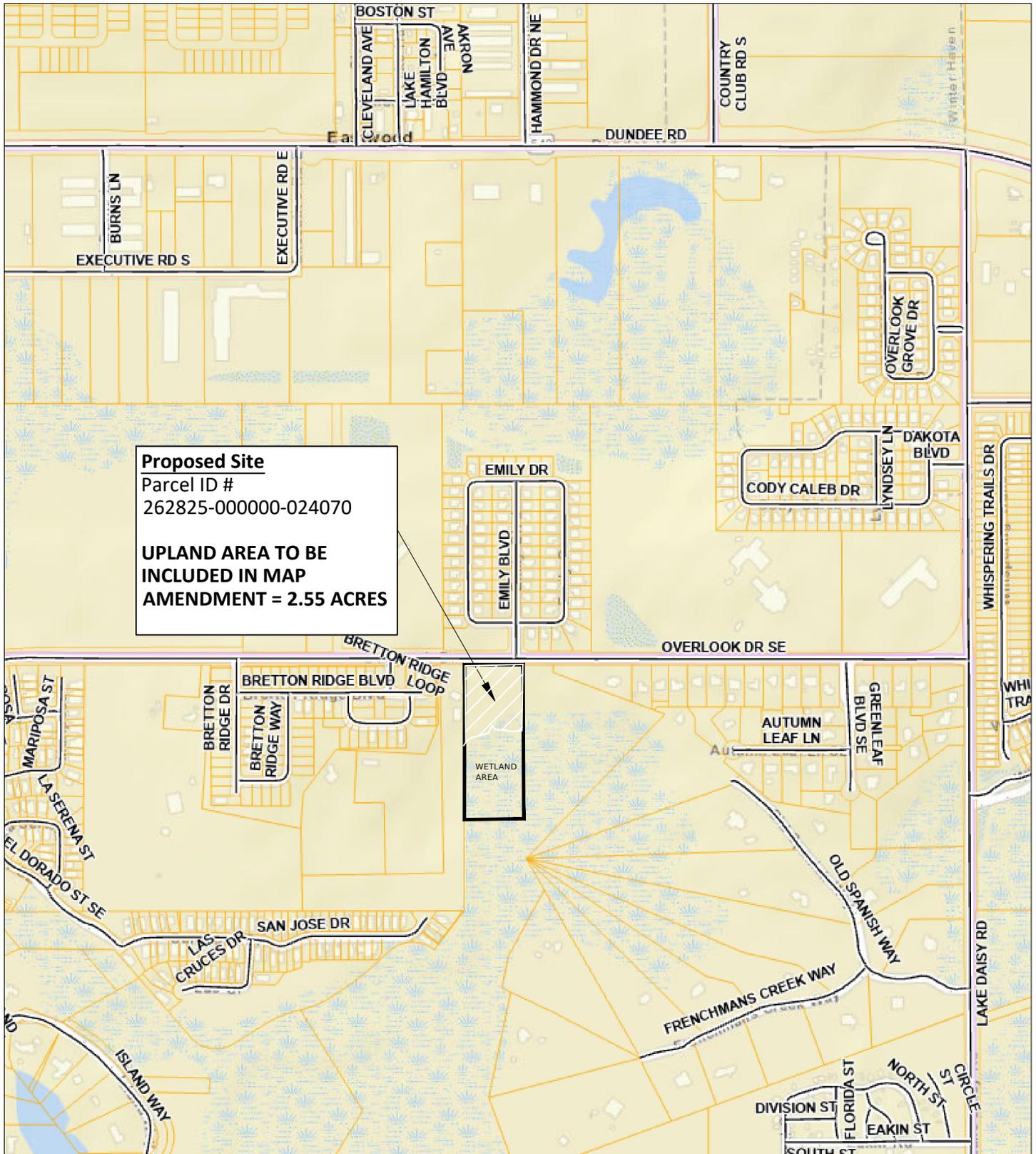
EXHIBIT C – FUTURE LANE USE MAP

EXHIBIT D – FLOODPLAIN

EXHIBIT E – CITY OF WINTER HAVEN UTILITY MAP

EXHIBIT F – SOILS MAP

EXHIBIT G – DRAINAGE MAP



**Proposed Site**  
 Parcel ID #  
 262825-000000-024070

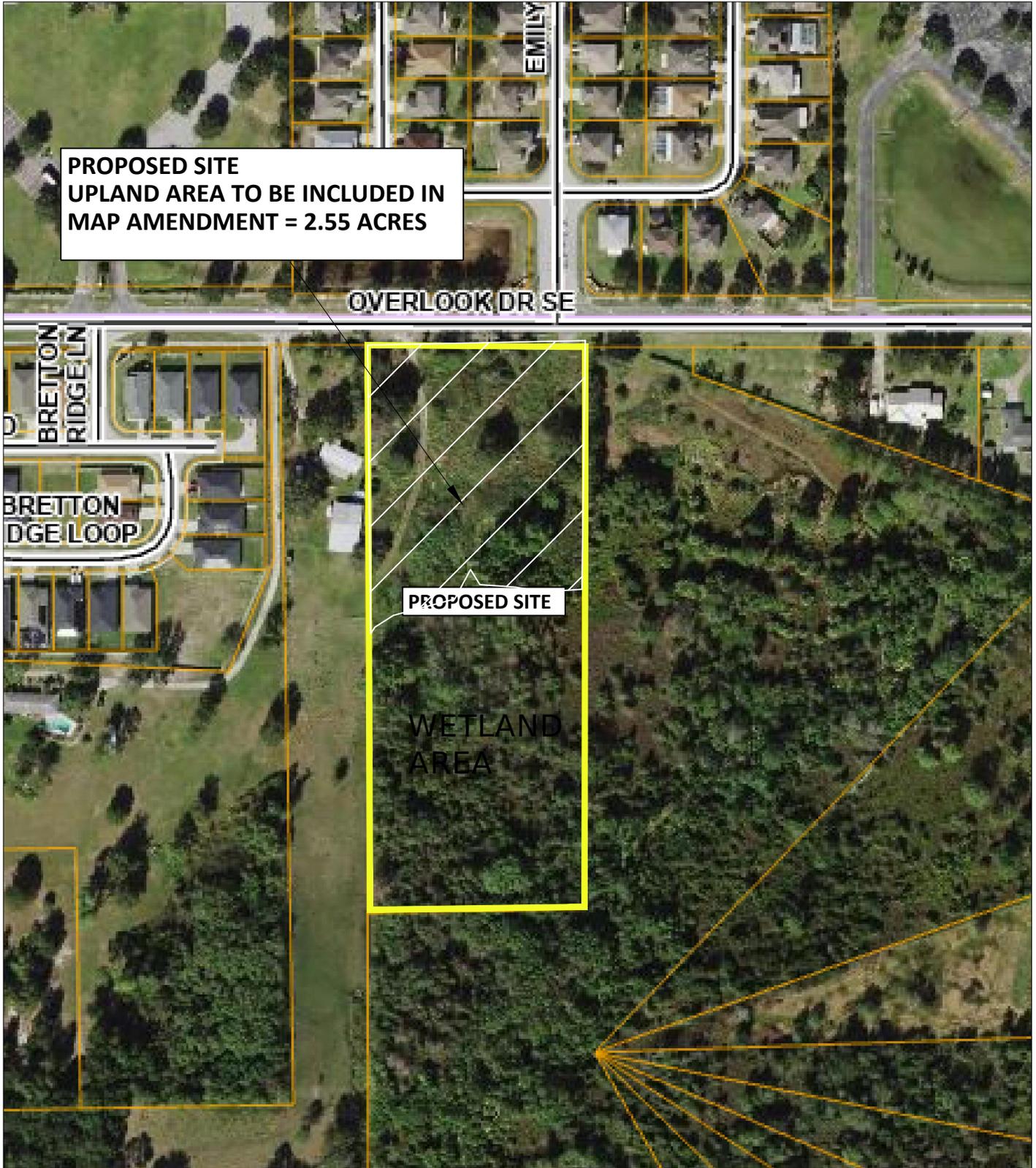
**UPLAND AREA TO BE INCLUDED IN MAP AMENDMENT = 2.55 ACRES**

**EXHIBIT A**  
**LOCATION MAP**  
**ORCHID SPRINGS PROPERTY**  
**OVERLOOK DRIVE**



1925 BARTOW ROAD LAKELAND, FL 33801  
 OFFICE: (863) 940-2040 FAX: (863) 940-2044 CELL: (863) 662-0018  
 EMAIL: INFO@WOODCIVIL.COM

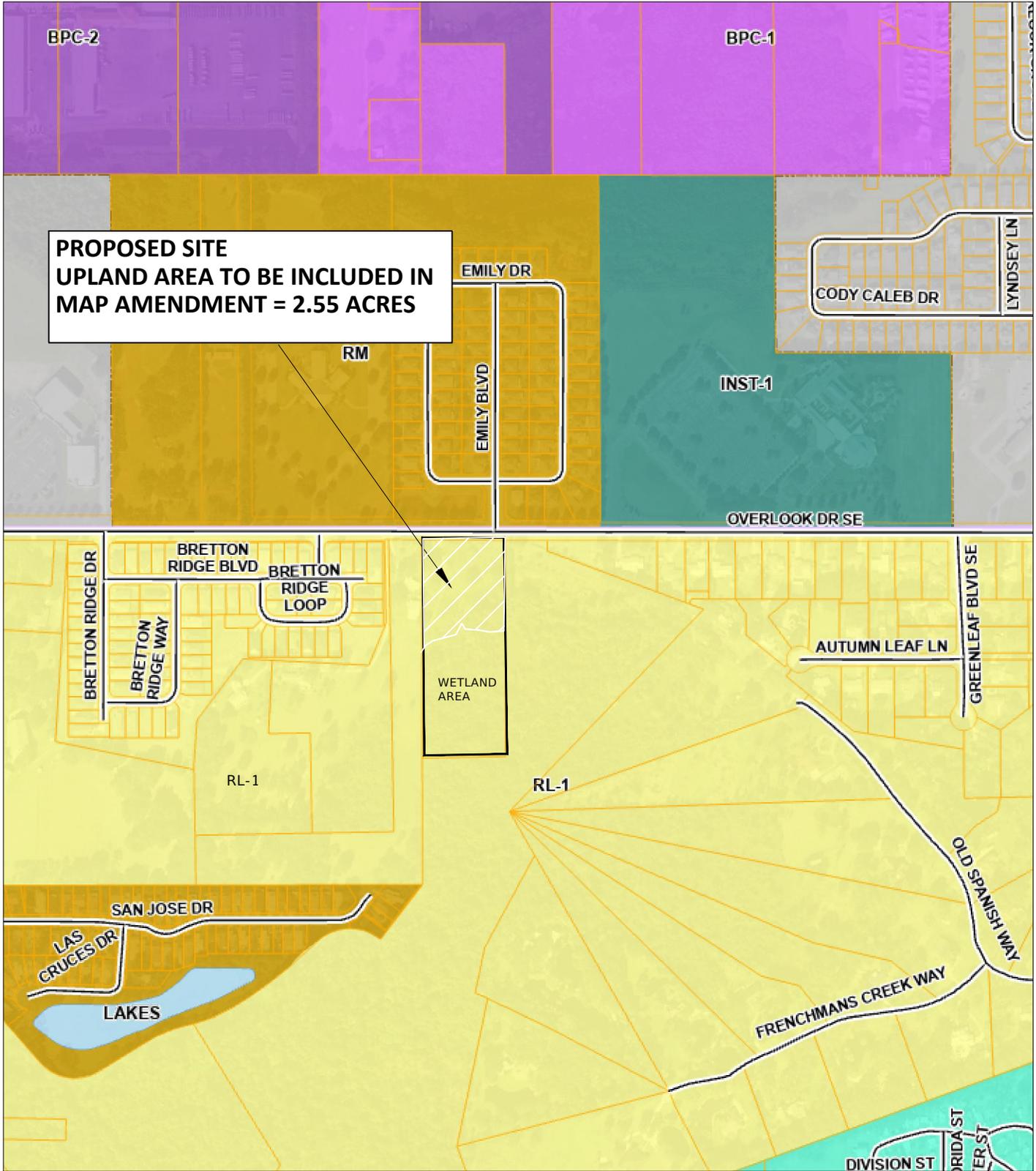




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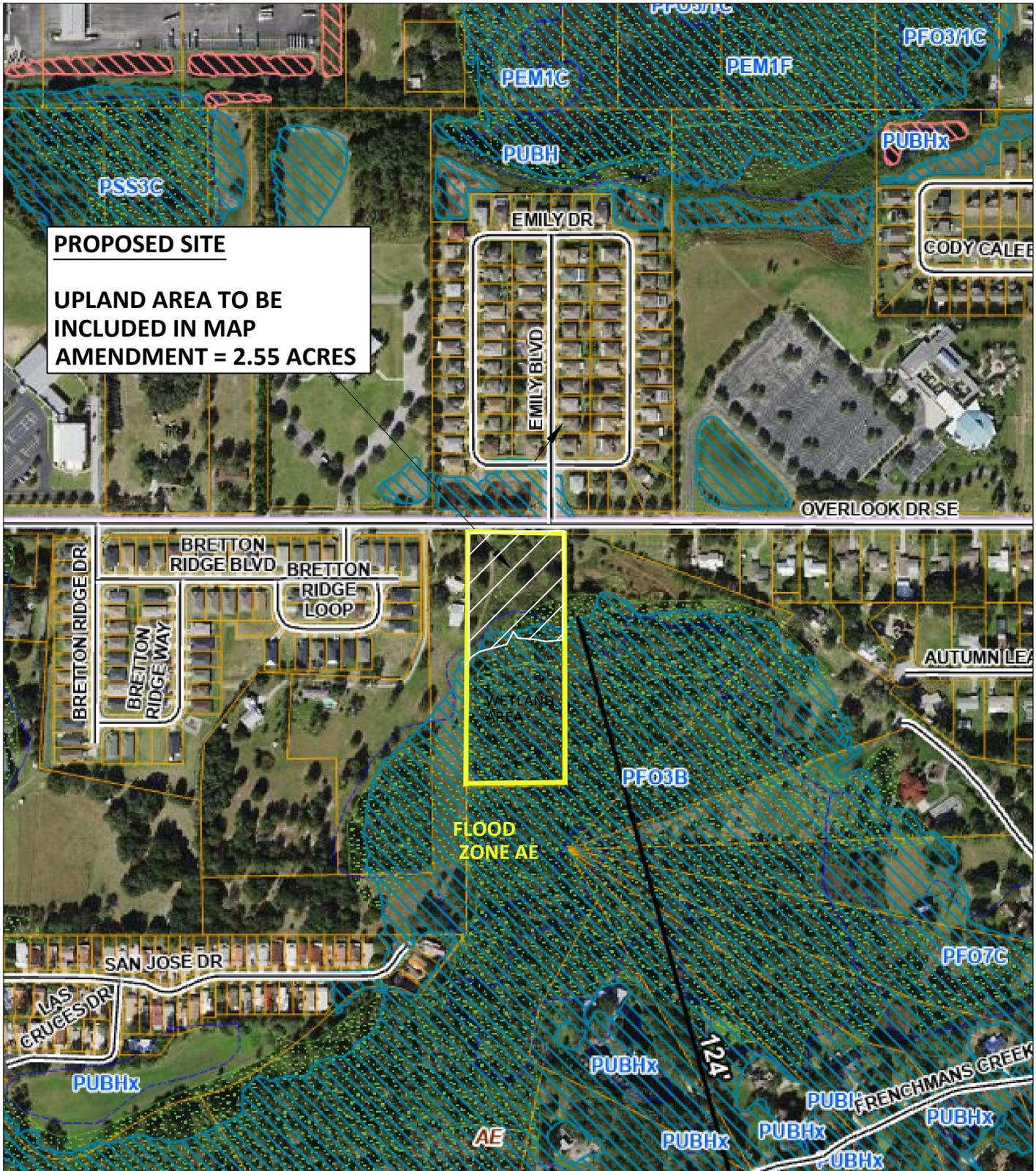
EXHIBIT B  
AERIAL  
ORCHID SPRINGS PROPERTY  
OVERLOOK DRIVE





**EXHIBIT C**  
**FUTURE LAND USE MAP**  
**ORCHID SPRINGS PROPERTY**  
**OVERLOOK DRIVE**





**PROPOSED SITE**

**UPLAND AREA TO BE INCLUDED IN MAP AMENDMENT = 2.55 ACRES**

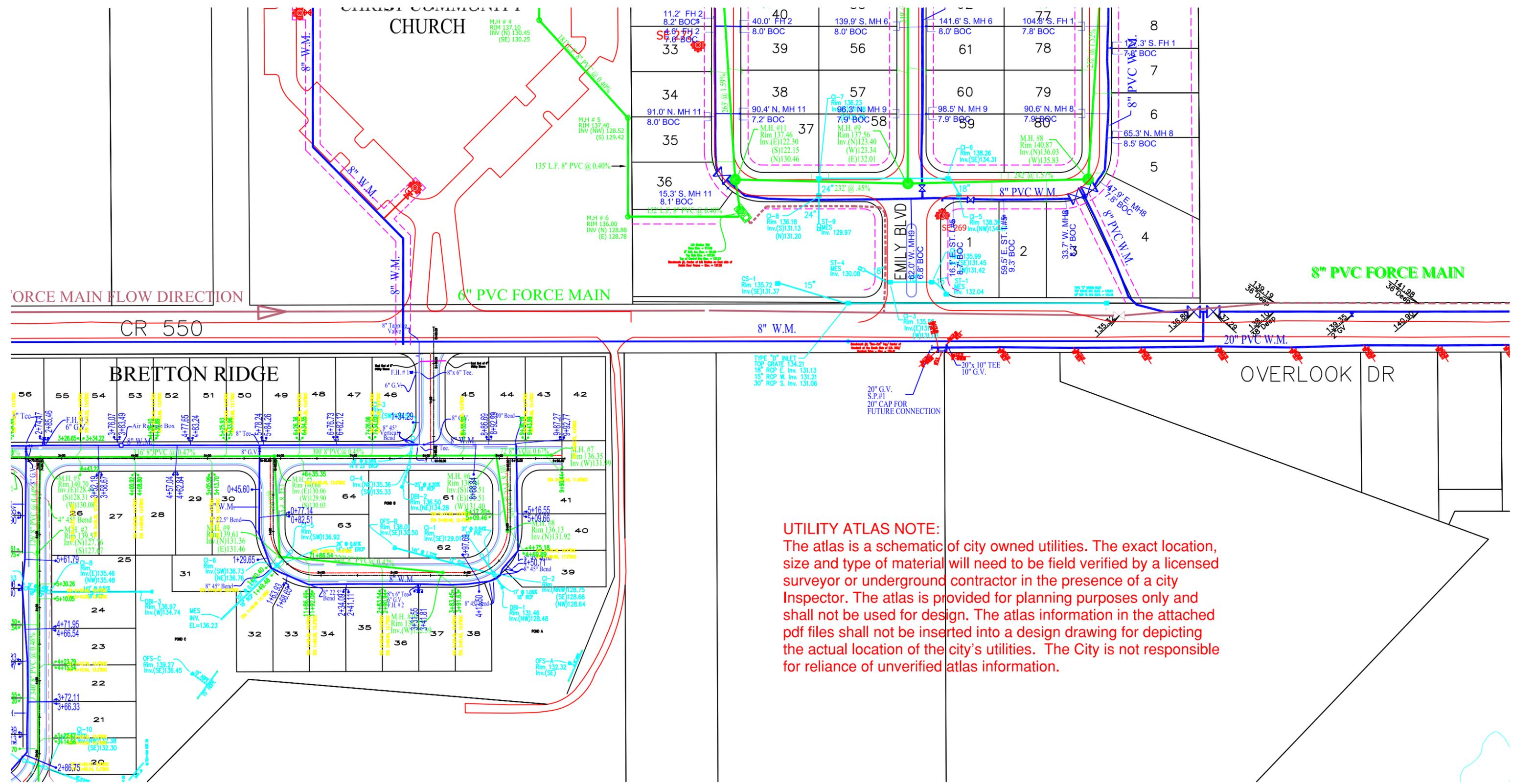
**EXHIBIT D**  
**FLOODPLAIN & WETLANDS MAP**  
**ORCHID SPRINGS PROPERTY**  
**OVERLOOK DRIVE**



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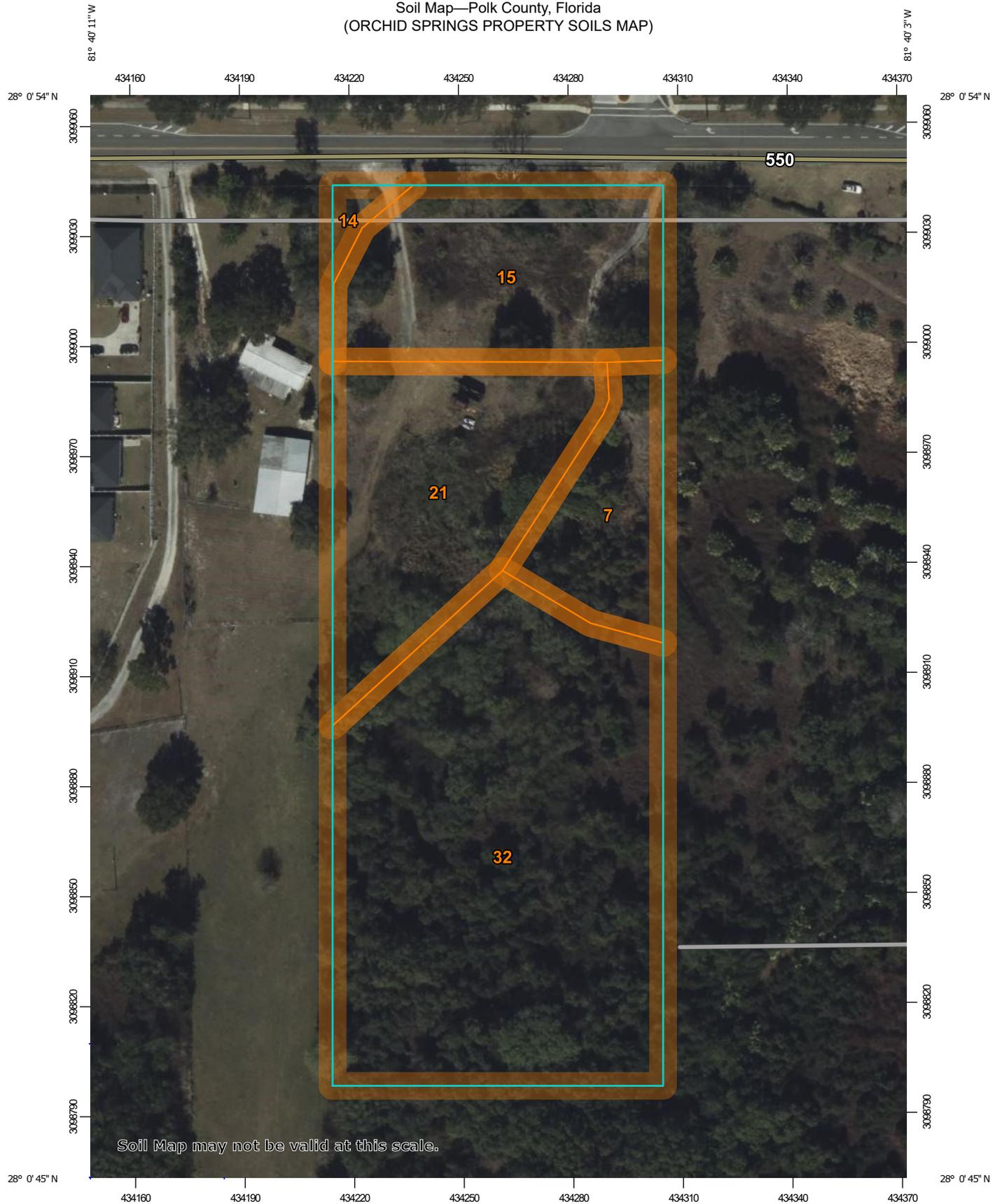
# EXHIBIT E - CITY OF WINTER HAVEN UTILITY MAP



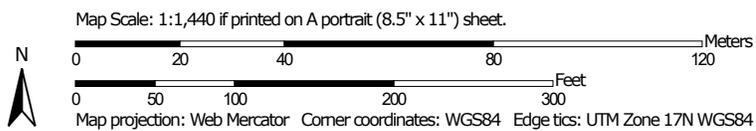
**UTILITY ATLAS NOTE:**  
 The atlas is a schematic of city owned utilities. The exact location, size and type of material will need to be field verified by a licensed surveyor or underground contractor in the presence of a city Inspector. The atlas is provided for planning purposes only and shall not be used for design. The atlas information in the attached pdf files shall not be inserted into a design drawing for depicting the actual location of the city's utilities. The City is not responsible for reliance of unverified atlas information.

# EXHIBIT F -SOILS MAP

## Soil Map—Polk County, Florida (ORCHID SPRINGS PROPERTY SOILS MAP)



Soil Map may not be valid at this scale.



Soil Map—Polk County, Florida  
(ORCHID SPRINGS PROPERTY SOILS MAP)

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Polk County, Florida  
Survey Area Data: Version 21, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Mar 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Pomona fine sand	0.5	9.1%
14	Sparr sand, 0 to 5 percent slopes	0.1	1.1%
15	Tavares fine sand, 0 to 5 percent slopes	1.0	18.5%
21	Immokalee sand	1.1	20.8%
32	Kaliga muck, frequently ponded, 0 to 1 percent slopes	2.8	50.5%
<b>Totals for Area of Interest</b>		<b>5.5</b>	<b>100.0%</b>

