

Impact Assessment Statement
LDCPAS-2023-19
BOCC-LDC District Change
RM - CE (Residential Medium to Commercial Enclave)

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. Land and Neighborhood Characteristics

To assess the compatibility of the requested land use district with the adjacent property and to evaluate the suitability of the site for development, the applicant shall:

1. We believe that the site is suitable for commercial use based on the surrounding area, and proximity to other businesses on 34th street NW. The property is in essence already commercial in nature, having been a site for self storage and a base of operations for other small miscellaneous businesses.
2. We have provided pictures and surveys to depict the current site. No new site plans were provided because we intend to utilize the site in its current configuration, and the only planned changes to the property are cosmetic in nature; Being established as a CE will allow for higher lease value generating income that would make budgeting for repairs possible.
3. We have not identified any incompatibility with adjacent property special efforts needed to minimize the differences. While the surrounding property is Residential Medium, we are not aware of any negative effects or grievances with the community, and other businesses on the same street and block are utilized by the local residents, and support the local job market and service needs of the community. Commercial Enclave is congruent with the surrounding business and could be of support to them.
4. The Requested district change will not affect the current or future development patterns as the area is already developed.
5. Intended use for the property is for small retail business and self storage
 - a. The surrounding area is Residential Medium, though there will be no

- dwellings on the property.
- b. Type of commercial use:, Retail, Less than 10,000 sq. ft. (P) Self-Storage (P), with possible conditional use permit request for Commercial Service (C1)
 - c. The 14 units are between, 750 sq. ft., and most are known to have a customer service area
 - d. The area we are requesting to be rezoned is less than 1 acre.

B. Access to Road and Highways

1. As this is a 14 unit self-storage facility, the traffic will be quite minimal with no set times or days. It is conceivable that there may be a few extra trips to the location after the rezoning, but the number of occupants will remain largely unchanged, and not produce a noticeable increase in traffic.
2. The property is less than 1000 feet from Havendale Blvd. and the local bus stop. Traffic to the property will be minimal, and will not impact the local roads. The number of tenants we have totals 14,
- 3 35 Parking spaces, concrete pavement. They are existing and will be left as is, with minor repairs.
4. The main entrance to the property and the only gate the tenants have keys to is on 34th street, which is 134 ft. from Ave W NW
5. Local public transportation bus stop is 1000 ft. away, well within walking distance, existing sidewalks and bike lanes also provide modes of transportation to the property.

C. Sewage

To determine the impact caused by sewage generated from the proposed development, the applicant shall:

1. We expect less than 10 GPD from the single on-site bathroom. The property consumed no water in the last 33 day billing cycle.
2. Septic tank on the property
3. Property not connected to sewer, and will be service by licenced septic service Company.

4. N/A

5. N/A

D. Water Supply

1. Treated city water

2. Winter Haven Water - Acct# 84305000-001

3. The estimated volume of consumption 10 GPD

4. Property is connected and established with Winter Haven Water

E. Surface Water Management and Drainage

1. No impact on surface water by change in Zoning as the property is already developed

2. No alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project;

3. No impact of such alterations on the fish and wildlife resources of the site;

4. Drainage in place is to the storm water drain on 34th street, near the center of the property

F. Population

1. No change in population is expected from zoning change as this is a self-storage Project

2. Zero employees will be locally employed.

3. N/A

4. 14 each self-storage units

G. General Information

1. N/A

2. N/A

H. Maps

Attached