

Andre De Leon

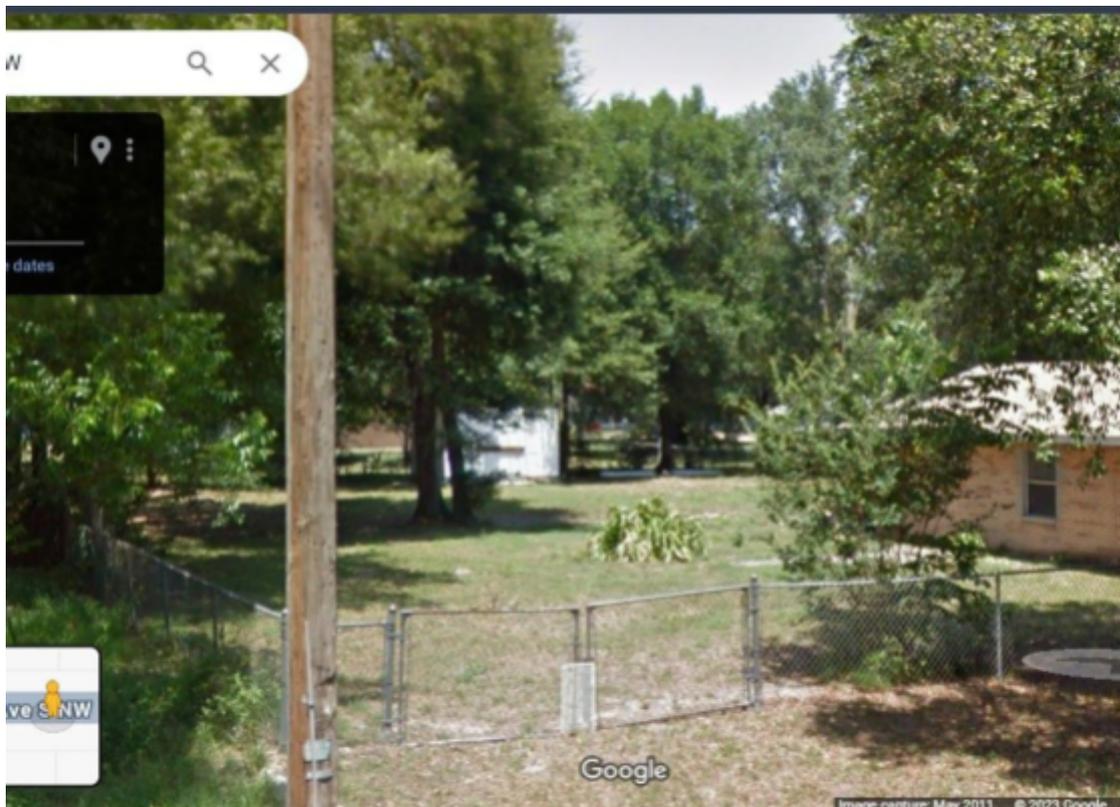
0 NW Avenue S, Winter Haven, FL, 33880

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2395656069

12/29/2023

Impact Assessment Statement



PARCEL: 25-28-13-343500-003170

ADDRESS: 0 NW AVENUE S, WINTER HAVEN, FL

A. Land and Neighborhood Characteristics

1. Site Suitability:

Demonstrate the suitability of the site for the proposed uses, detailing factors such as topography, soil conditions, and existing infrastructure.

Provide a site plan illustrating each type of existing and proposed land use.

- The site is well-suited for the placement of a mobile home. The topography is flat, facilitating a straightforward setup. Soil conditions have been assessed, ensuring stability for mobile home placement. Existing infrastructure, including utility connections, is readily available on-site, minimizing the need for extensive modifications.
- Attached is a site plan illustrating both existing and proposed land uses. The placement of the mobile home has been carefully considered to maximize functionality and integrate seamlessly with the surroundings.

2. Site Plan:

Show each type of existing and proposed land use

- Site plan is uploaded with these supporting documents; the proposed land use for a mobile home. Property use is currently Vac.Res (code: 0001) I would prefer SFR UP TO 2.49 AC

3. Incompatibility and Special Efforts:

Describe any incompatibility with adjacent uses and outline special efforts undertaken to minimize these differences.

- There is minimal incompatibility with adjacent uses, primarily residential properties. Special efforts have been made to minimize disruption during installation and to adhere to setback regulations. Landscaping measures will be implemented to enhance the visual appeal of the mobile home and its surroundings.

4. Influence on Future Development Patterns:

Explain how the requested district may influence future development patterns, particularly if the proposed change is located in an area presently undeveloped.

- The placement of a mobile home aligns with the existing residential character of the area. This development is expected to set a positive example for future mobile home placements, offering an efficient and flexible housing solution.

5. Planned Development Details:

The density and types of residential dwelling units.

The type of commercial and industrial uses.

The approximate customer service area for commercial uses.

The total area proposed for each type of use, including open space and recreation.

The mobile home placement includes:

- Residential Unit: A single mobile home designed for single-family occupancy.
- Open Space: 20% of the property will be designated as open space, allowing for landscaping and community use.
- Utilities: The mobile home will be connected to existing utility lines on-site, ensuring efficient and sustainable use of resources.

B. Access to Roads and Highways

1. Vehicle Trip Calculation:

Calculate the number of vehicle trips to be generated daily and during the PM peak hour based on the latest Institute of Transportation Engineers (ITE) guidelines or provide a detailed methodology and calculations.

- Based on the latest Institute of Transportation Engineers (ITE) guidelines, the projected daily vehicle trips for the mobile home are estimated at [number]. During the PM peak hour, the expected trips are [number]. This calculation considers the typical transportation patterns associated with mobile home residences.

2. Modifications to Transportation System:

Indicate any modifications to the present transportation system that will be required as a result of the proposed development.

- No significant modifications to the present transportation system are anticipated due to the placement of the mobile home. The existing road

infrastructure is deemed sufficient to accommodate the proposed development without requiring substantial alterations.

3. Parking Facilities:

List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;

- A total of 2 parking spaces will be provided for the mobile home development. These spaces will be perpendicular parking, ensuring ample and convenient parking for residents and visitors.

4. Methods of Access to Public Roads:

Specify the proposed methods of access to existing public roads, such as direct frontage, intersecting streets, or frontage roads.

- Access to existing public roads will be facilitated through a private driveway, ensuring safe and efficient entry and exit for residents of the mobile home. The mobile home will have direct frontage to Avenue S NW, a well-maintained asphalt road with sufficient capacity to accommodate the anticipated traffic from the proposed development.

5. Modes of Transportation Consideration:

Indicate the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modes.

This community allows automobiles as the primary mode of transportation.

C. Sewage

1. Calculation of Sewage Generation:

Calculate the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development.

Answer: Calculations yielded 3,000 gallons of monthly sewage per person. For this proposed development; there could be 200 gallons of sewage daily.

2. Proposed Sewage Treatment Facilities:

Describe the proposed method and level of treatment for sewage generated by the development.

- Septic Tank: The septic tank is a watertight container buried underground, typically made of concrete or fiberglass. It receives and temporarily holds the wastewater from the mobile home. The primary function of the septic tank is to separate solid waste, grease, and oil from the water, allowing the liquid effluent to move to the next stage of treatment.

Specify the method of effluent disposal if on-site treatment is proposed, ensuring compliance with environmental regulations.

- Leach Field: The liquid effluent from the septic tank then flows into a leach field or drain field. This area consists of perforated pipes buried in trenches filled with gravel. The effluent is released into the soil, where further natural processes take place, including filtration, adsorption, and microbial action, which help to purify the wastewater.

3. Relationship to County Plans and Policies:

Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems.

- The proposed sewage system aligns with Polk County's plans and policies for on-site sewage treatment systems. The installation will adhere to all relevant codes and regulations, promoting the responsible management of wastewater.

4. Service Provider Identification:

Identify the service provider for sewage management in the area.

- As this mobile home will utilize an on-site septic system, the service provider for sewage management is GR8 DL Holdings LLC or the property owner. Routine inspections and maintenance will be carried out as required by local regulations.

5. Current Provider's Capacity and Anticipated Connection Date:

Indicate the current provider's capacity and anticipated date of connection.

- Given that the sewage management responsibility lies with the property owner, there is no external service provider involved. The on-site septic system is designed to handle the anticipated daily sewage generation of 200 gallons per day (GPD) from the mobile home.
- The capacity of the proposed septic tank system exceeds the estimated sewage generation, providing a buffer for potential increases in usage over time. The anticipated date of connection is June 30th 2024, aligning with the completion of construction and occupancy of the mobile home.

D. Water Supply

1. Proposed Source and Treatment:

Indicate the proposed source of water supply and describe the type of treatment that will be applied.

- The proposed source of water supply for the mobile home will be a connection to the municipal water system. The water supplied by the municipality undergoes treatment at their water treatment facility, ensuring compliance with health and safety standards. The treatment process typically includes filtration, disinfection, and testing to meet regulatory requirements.

2. Service Provider Identification:

Identify the service provider for water supply in the area.

- The Water Plant Division manages a network of wells and water plants that deliver an average of nearly 9.5 million gallons of high quality drinking water to the community a everyday.

3. Estimated Volume of Consumption:

Calculate the estimated volume of water consumption in gallons per day (GPD) for the proposed development.

- 200 gallons per day

4. Current Provider's Capacity and Anticipated Connection Date:

Provide information on the current service provider's capacity to accommodate the proposed development's water needs.

- There are 21 wells supplying Winter Haven's water that are submerged 800-900 feet into the earth reaching into the Floridan Aquifer. The Floridan Aquifer system is one of the world's most productive aquifers and it produces a very high quality of water requiring little treatment.

Indicate the anticipated date of connection to the water supply system.

- June 30th 2024

E. Surface Water Management and Drainage

1. Impact on Surface Water Quality:

Discuss the impact the proposed development will have on surface water quality.

- The proposed development will have minimal impact on surface water quality. Best management practices will be employed during construction to prevent soil erosion and sedimentation. Additionally, landscaping measures will include the use of native vegetation to promote natural water filtration, minimizing the risk of pollutants entering surface water bodies.

2. Alterations to Natural Drainage Features:

Describe alterations to the site's natural drainage features, including wetlands, that would be necessary for the project's development.

- Alterations to the site's natural drainage features will be minimal and carefully managed. No wetlands are present on the property, and therefore, no alterations are required. The design of the mobile home placement ensures that existing natural drainage patterns are maintained to the greatest extent possible.

3. Impact on Fish and Wildlife Resources:

Describe the impact of such alterations on the fish and wildlife resources of the site.

- Due to the absence of wetlands and the careful consideration of natural drainage features, the impact on fish and wildlife resources is expected to be

negligible. The project will not encroach upon habitats critical to local wildlife, and measures will be taken to avoid disruption to existing ecosystems.

4. Local Aquifer Recharge and Groundwater Conditions:

Describe local aquifer recharge and groundwater conditions.

- Local aquifer recharge and groundwater conditions will not be significantly affected by the proposed development. The absence of wetlands and the limited alteration of natural drainage features contribute to the preservation of groundwater conditions. No direct impact on aquifer recharge is anticipated.

Discuss the changes to these water supplies resulting from the development of the site.

- The project's design includes permeable surfaces to facilitate groundwater recharge and minimize runoff. Stormwater management practices will be implemented to further protect groundwater quality.

F. Population

1. Projected Resident and Transient Population:

Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses.

- The projected resident population for the proposed mobile home development is estimated at two individuals. As mobile homes are typically designed for single-family occupancy, the transient population is expected to be limited. There are no commercial or industrial uses associated with this project.

2. Employment Characteristics (for Commercial and Industrial Projects):

Describe the employment characteristics, including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift.

- As this project is solely for residential purposes (mobile home placement), there are no commercial or industrial uses that would generate employment. Therefore, employment characteristics are not applicable in this context.

3. Demographic Composition of Additional Population:

Indicate the expected demographic composition of the additional population, considering age and socio-economic factors.

- The expected demographic composition of the additional population is diverse, reflecting a mix of age groups and socio-economic backgrounds. The mobile home development aims to provide housing options for a broad range of individuals and families.

4. Proposed Service Area and Current Population:

Describe the proposed service area and provide information on the current population therein.

- The proposed service area for the mobile home development includes the immediate vicinity surrounding 0 NW Avenue Winter Haven Florida 33880. The current population within this service area of Winter Haven is approximately 49,219 residents. The mobile home development is designed to complement the existing neighborhood and meet the housing needs of local residents.

G. General Information:

1. Special Features of the Proposed Development:

List and discuss special features of the proposed development that promote desirability and contribute to neighborhood needs.

The proposed mobile home development incorporates several special features that enhance its desirability and contribute to neighborhood needs. These features include:

- Sustainable Design: The mobile homes will be designed with energy-efficient features, promoting sustainability and reducing environmental impact.
- Community Spaces: Ample open spaces and communal areas will be designated for residents, fostering a sense of community and providing recreational opportunities.

- Green Initiatives: Landscaping will prioritize native plants and greenery, promoting biodiversity and enhancing the aesthetic appeal of the development.
- Accessibility: The development will adhere to accessibility standards, ensuring that it is inclusive and welcoming to residents of all abilities.

2. Demand on Services:

Discuss the demand on the provision for the following services:

- Parks and Recreation.

- Educational Facilities (preschool/elementary/middle school/high school).

- Health Care (emergency/hospital).

- Fire Protection.

- Police Protection and Security.

- Electrical Power Supply.

- Winter Haven offers our residents and visitors a variety of parks. Beautiful downtown parks host numerous special events and provide a retreat amongst the downtown landscape. Winter Haven also is home to many neighborhood and community parks, which contain playgrounds and many other amenities. For example, the Downtown Trailhead Park contains a large playground and splash pad.

The city is also home to more than 13 miles of trails. Trails range from a 1/3 mile loop trail at the Lake Hartridge Nature Park to 1.5 miles of trail on Lake Howard to the 3.6 mile Chain of Lakes Trail, which serves as the spine of the trail system.

- The Polk County Public School District is the eighth-largest in Florida and 37th largest nationally. Polk has about 160 school sites, including 65 elementary schools, 19 middle/junior high schools and 16 senior high schools. Also included are charter schools, vocational and technical centers, adult and alternative schools. Almost 95,000 students are enrolled. The district is the largest employer in Polk County with more than 12,000 employees. More than half of those are teachers.

- The Winter Haven Hospital system includes the hospital proper, the Community Blood Center, the Winter Haven Women's Hospital, the Winter Haven Ambulatory

Surgery and Diagnostic Center, the Center for Behavioral Health, and seven Family Health Centers in Winter Haven and surrounding communities.

- The Winter Haven Fire Department responds to all fire emergencies within the city as well provides automatic aid and mutual aid when needed. This can be due to large or multiple emergencies that can exceed a neighboring departments capacity and can receives those services in return when applicable. The Department has 60 uniformed personnel assigned to fire suppression operations. All fire engines are staffed with 4 personnel with a minimum of 3 at all times. All shift personnel work a 24 hour shift and have 48 hours off.

- Station 1 – 301 Avenue G SW is where the Fire Safety Complex is located. Administration, Emergency Operations Center (EOC) and Inspections/Investigations Division are headquartered.

- Station 2 – 4700 Lucerne Park Road, Advance Life Support Fire Engine 2.

- Station 3 – 6975 Eloise Loop Road, Advance Life Support Fire Engine 3.

- Station 4 – 1803 Havendale Boulevard, Advance Life Support Fire Engine 4.

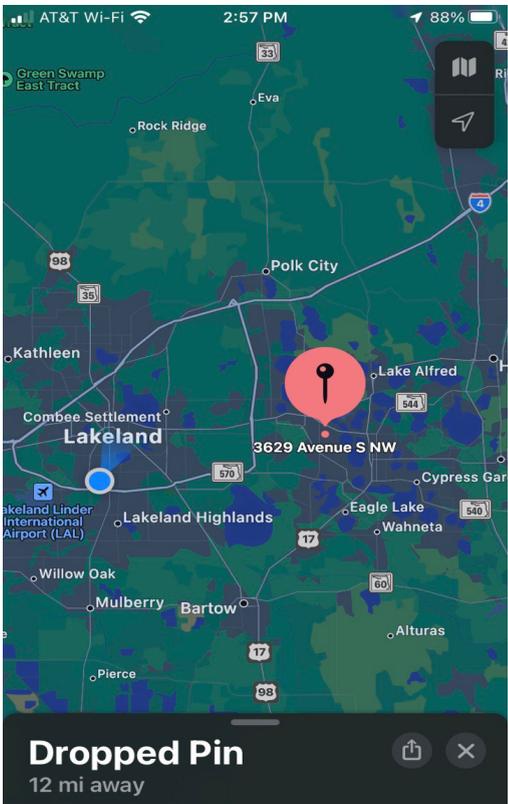
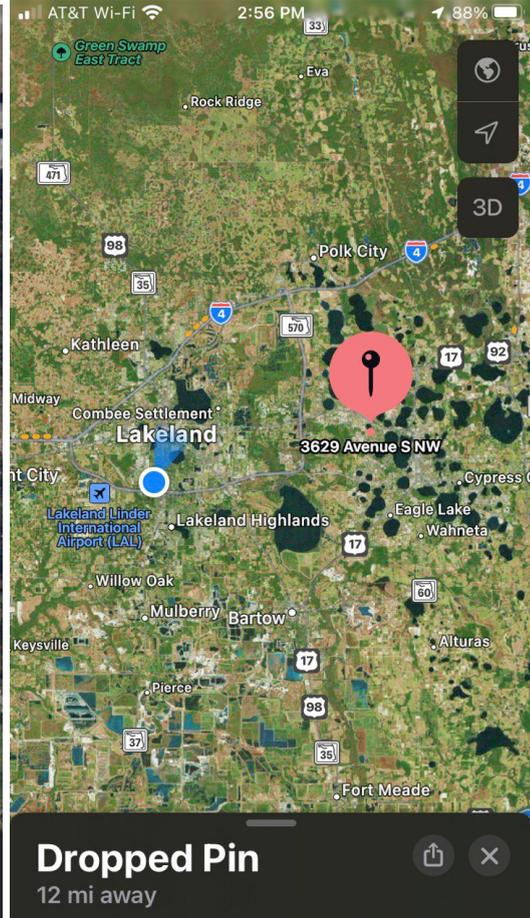
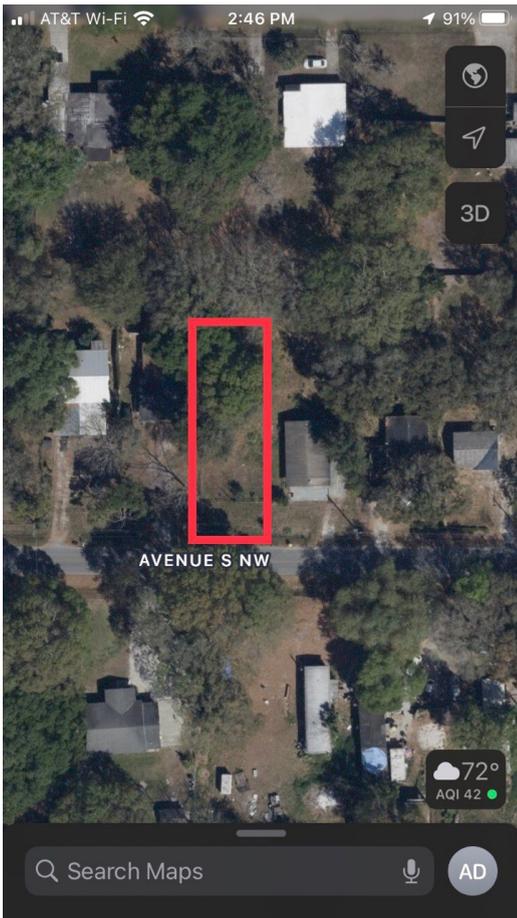
- The Winter Haven Police Department consists of 91 sworn officers and 33 civilians. Our Department is accredited by The Commission on Accreditation for Law Enforcement (CALEA) and has been state-accredited by the Commission for Florida Law Enforcement Accreditation (CFA) since 2002. The Winter Haven Police Department is dedicated to the community through programs such as D.A.R.E., Police Explorers, Neighborhood Watch and numerous Crime Prevention functions.

- Polk Power Station occupies over 2,500 acres off of State Road 37 in Polk County, Florida. The station is located approximately 40 miles southeast of Tampa and about 60 miles southwest of Orlando.

H. Maps:

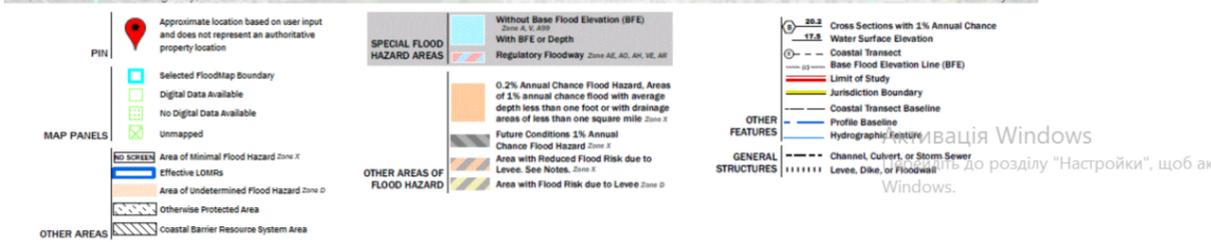
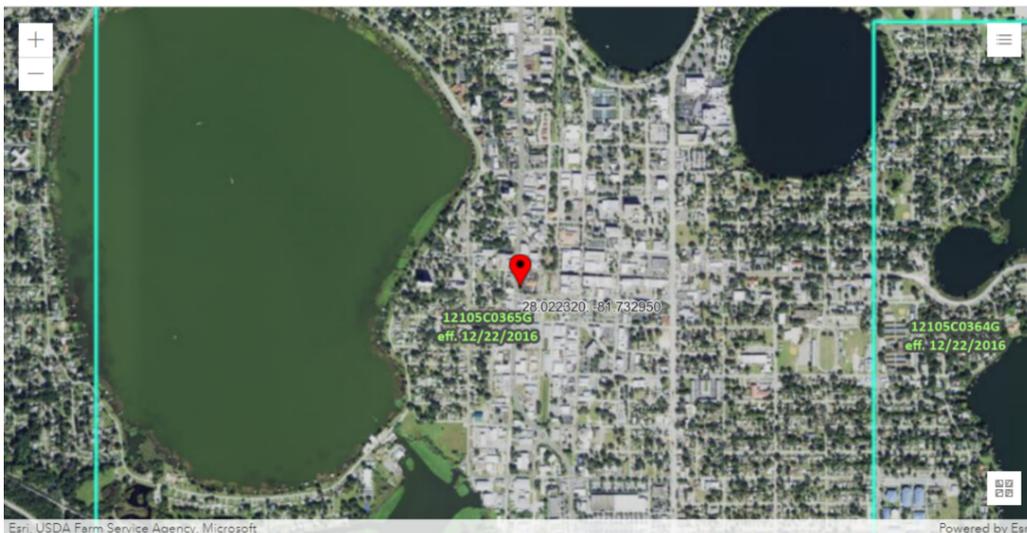
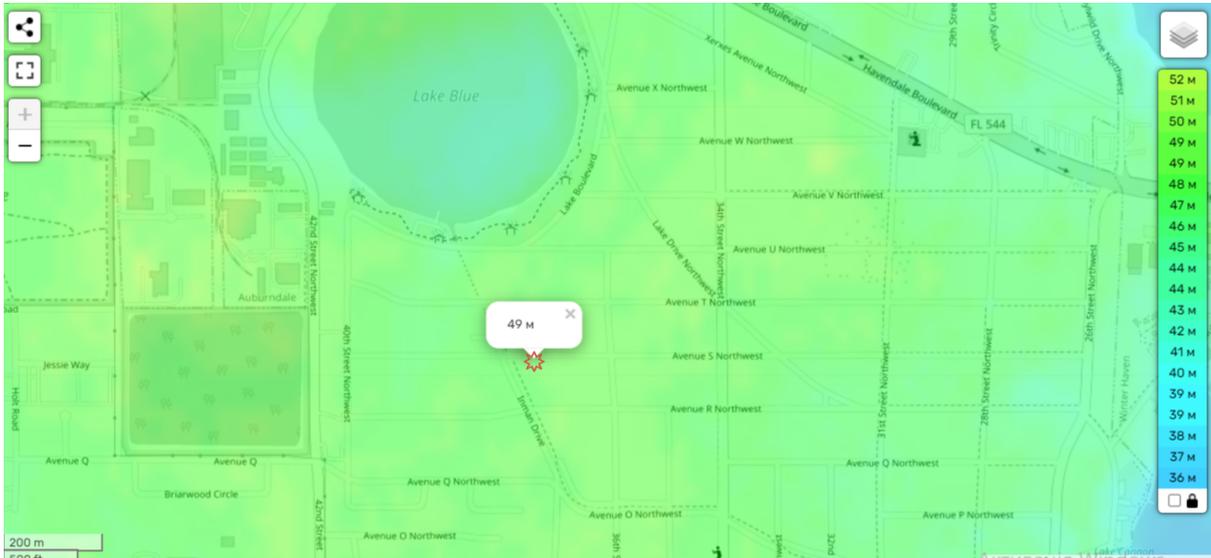
1. Location Map (Map A):

Show the relationship of the development to cities, highways, and natural features.



2. Topographical Map (Map B):

- Contour intervals of no greater than five feet, property boundaries, and areas of special flood hazard.

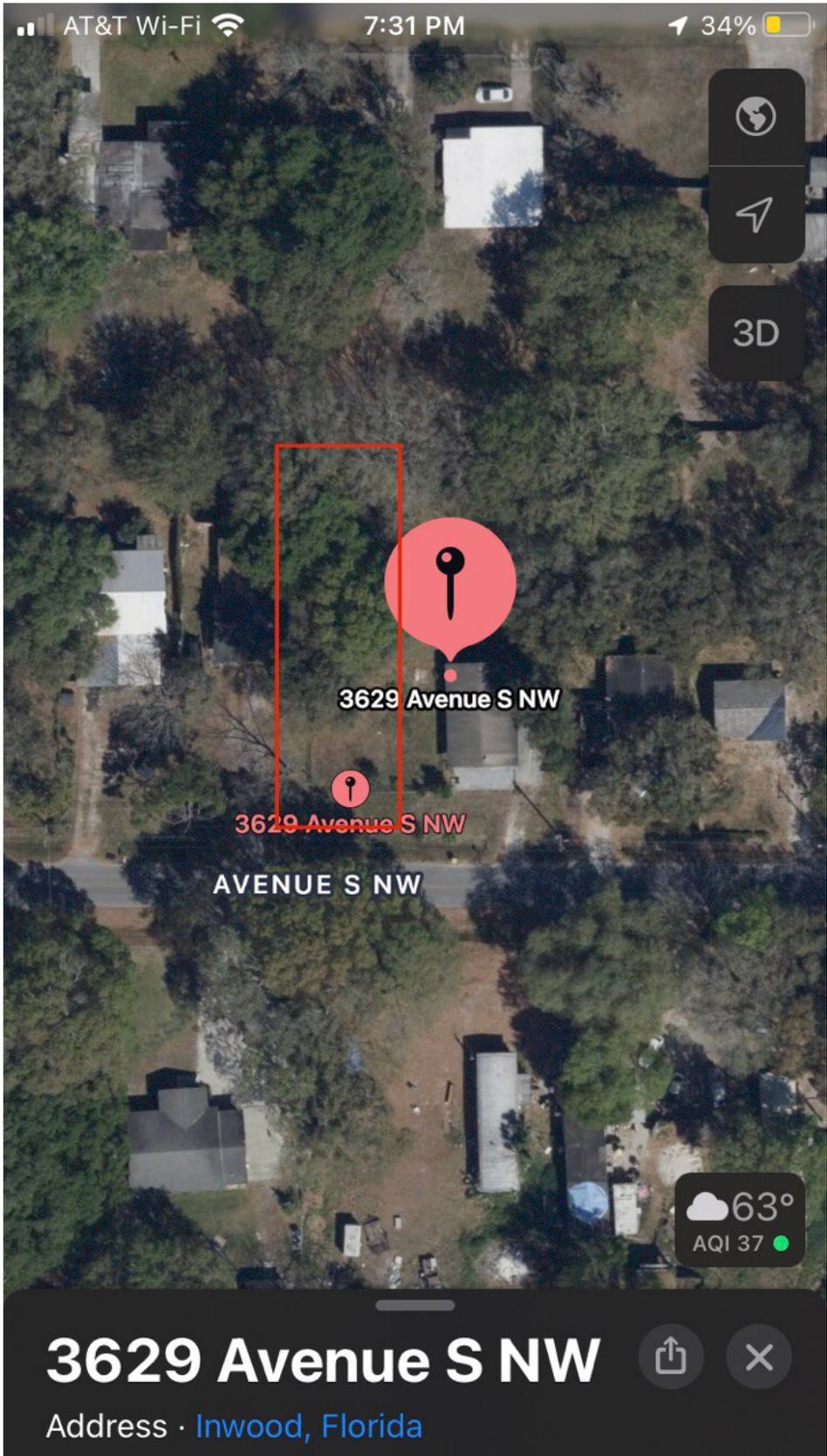


*FEMA Flood Map

The screenshot displays the TopoView web application interface. The main map area shows a street grid in Winter Haven, Florida, with a blue location pin at 3629 Avenue S NW. The map includes labels for streets such as W Derby Ave, E Derby Ave, and various avenues (Avenue U NW to Avenue K NW). Landmarks like Lake Blue Scrub and Lake Cannon are also visible. The interface includes a top navigation bar with the 'topoview' logo and various map controls. On the right side, there is a search bar with the location '3629 Avenue S NW, Winter Hav' and a list of map records. The records list includes:

- Auburndale, FL 1944 (i-ITMC, 1944 ed.) Scale 1:31680
- Orlando, FL 1955 (i-ITMC, 1957 ed.) Scale 1:250000
- Orlando, FL 1955 (i-ITMC, 1975 ed.) Scale 1:250000
- Orlando, FL 1955 (i-ITMC, 1975 ed.) Scale 1:250000
- Orlando, FL 1957 (i-ITMC, 1957 ed.) Scale 1:250000

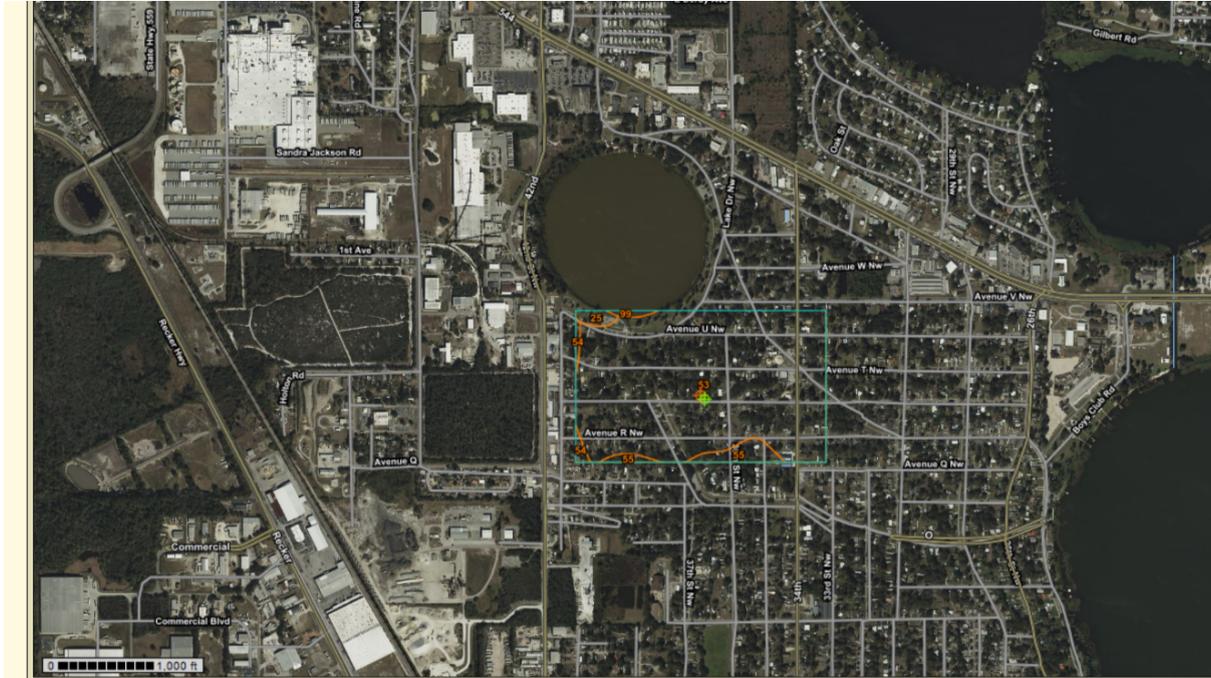
Each record is accompanied by a small thumbnail image of the map area. The interface also shows a scale bar (0 to 1000 feet), a north arrow, and various map controls like zoom in/out and full screen. The bottom of the map shows the coordinates: Lat: 28° 2' 37" N, Long: 81° 45' 18" W, and a scale of 1:8095. The map records count is 26.



3. Land Use and Land Use District Map (Map C):

4. Soils Map (Map D):

- Designate soils according to Natural Resources Conservation Service classifications.

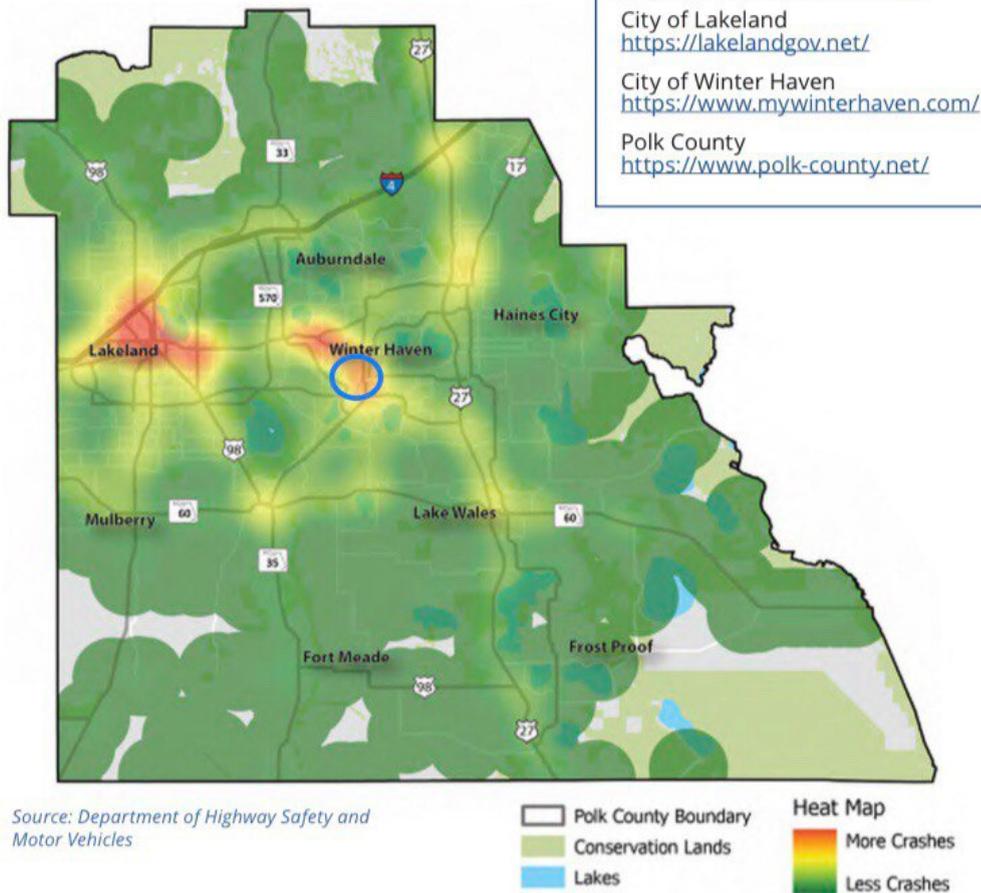


Soil Data Available			
Name	Area Symbol	Data Availability	Version
Polk County, Florida	FL105	Tabular and Spatial, complete	Survey Area: Version 21, Sep 6, 2023 Tabular: Version 20, Sep 6, 2023 Spatial: Version 5, Jun 11, 2020

5. Traffic Circulation Map (Map E):

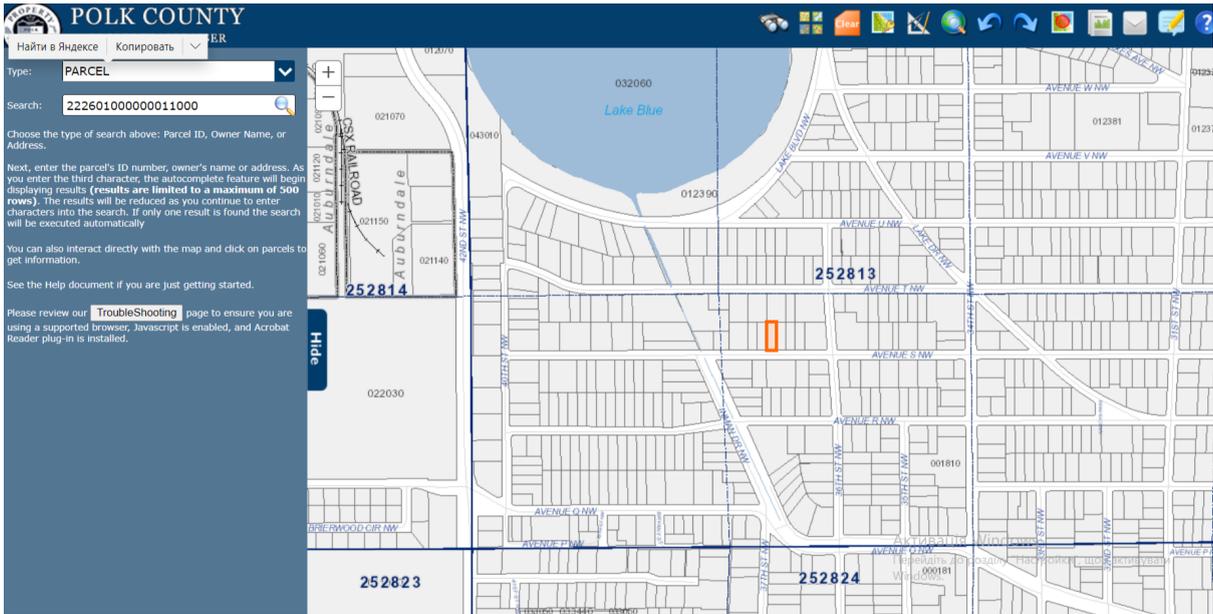
- Identify existing roads on or adjacent to the proposed development, indicating road names, maintenance jurisdiction, and pavement and right-of-way widths.

CRASH HOT SPOTS IN POLK COUNTY, 2017-2021



6. Site Plan (Map F):

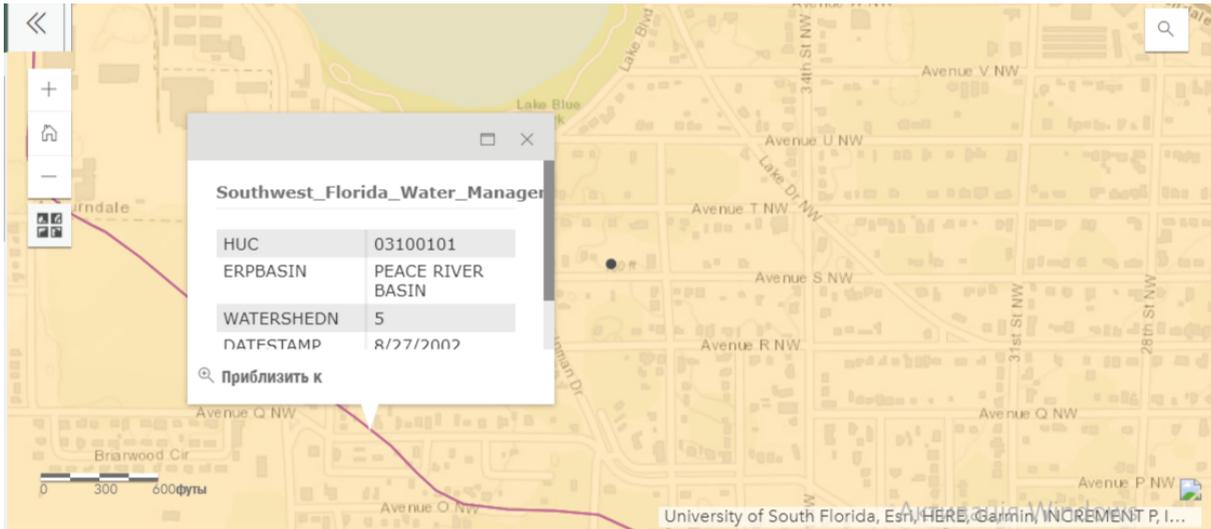
- Show land uses, lot layout, type and maximum density for each residential area, typical minimum lot sizes and dimensions for each use and unit type, dimensions, locations, and types of buffers, easements and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and



Map G:

A Drainage Map delineating existing and proposed

drainage areas, water retention areas, drainage structures, drainage casements, canals, wetlands, watercourses, and other major drainage features.



Southwest_Florida_Water_Management_District_ERP_Basins	
HUC	03100101
ERPBASIN	PEACE RIVER BASIN
WATSHEDN	5
DATESTAMP	8/27/2002, 3:00 AM

I am dedicated to ensuring that the mobile home construction aligns with the goals of the community and adheres to all relevant regulations. Please find attached the necessary documentation, including the site plan and additional details, to support this assessment.

I am available for any further clarification or discussion on this matter. Contact me: 2395656069, andre.deleon95@gmail.com

Sincerely,

Andre De Leon