

Certificate No. _____

City of Lakeland
Community Development Department
228 S. Massachusetts Avenue
Lakeland, FL 33801
(863) 834-6011

FOR OFFICE USE ONLY
Date Received: _____
Received By: _____

BINDING CONCURRENCY DETERMINATION APPLICATION

PROJECT NAME: _____ PHASE: _____

LOCATION: _____

(An 8½" x 11" map showing **location** of project must be attached.)

LEGAL DESCRIPTION: _____

OWNER NAME(S): _____

SIGNATURE(S): _____
(Or attach letter authorizing agent to act on owner's behalf.)

AGENT NAME(S): _____

SIGNATURE(S): _____

MAILING ADDRESS: _____

CONTACT PERSON: _____ PHONE #: _____

DATE OF APPLICATION: _____

PHASING:

Is this project (phase) part of a larger project? Yes No

If yes, enumerate each phase, number of units or square footage in each phase and beginning/completion date.

Total Project: Residential _____
 Non-Residential _____
 Mixed Use _____

(If this is a single phase project, name it Phase I – Total)

PHASE	RES. UNITS	NON-RES. SQ. FOOTAGE	EXPECTED BEGINNING DATE	EXPECTED COMPLETION DATE
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Note: Traffic analyses must evaluate the full transportation impacts of a multi-phased project at buildout. Transportation Concurrency will only be granted once a site plan or subdivision plat has been approved by the City. Project phases with a buildout of more than one year may require an updated traffic analysis if the site plans or subdivision plats are not approved within one year of the time in which the original traffic analysis was conducted.

PROJECT INFORMATION:

Existing Land Use: _____
Proposed Land Use: _____
Existing Zoning: _____
Proposed Zoning: _____
Phase and Acreage: _____

RESIDENTIAL INFORMATION:

Are you increasing residential units in an already approved project? YES: _____ NO: _____

TYPES	# OF UNITS	ACRES	# AGE RESTRICTED
Single Family Detached	_____	_____	_____
Multi-Family	_____	_____	_____
Group Quarters/ACLF (beds)	_____	_____	_____
Other (specify)	_____	_____	_____

NON-RESIDENTIAL INFORMATION:

	TYPES	SQ. FOOTAGE	ACRES
Office	_____	_____	_____
Retail	_____	_____	_____
Industrial	_____	_____	_____

Other types of non-residential development:

TYPES	SQ. FOOTAGE/NUMBER	ACRES
_____	_____	_____
_____	_____	_____
_____	_____	_____

Comments: _____

- * For hotels, motels record the number of rooms.
- * For hospitals and nursing homes record the number of beds (if available).

Note: A project information sheet must be submitted for each phase of the project.

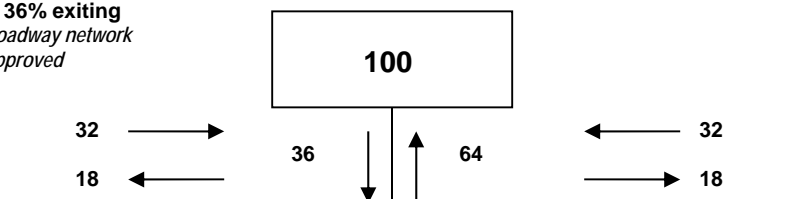
**EXAMPLE
FOR ILLUSTRATIVE PURPOSES ONLY**

EXAMPLE: NON-RESIDENTIAL DATA FOR CONCURRENCY DETERMINATION

TYPE	SQ. FOOTAGE	ACRES
Office	10,000	1
For:	Estimated Demand Per Day	
Roadways	100	P.M. Peak Hour Trips
Potable Water	1,300	gallons per day
Wastewater	1,000	gallons per day
Solid Waste	75	pounds per day

EXAMPLE: ALL PROJECTS – TRIP DISTRIBUTION

100 sf dwelling units
 1 trip/pk. hr. x 100 = 100 trips
 64% entering 36% exiting
 Distribution on roadway network
 determined by approved
 methodology



**COMPLETE THE FOLLOWING
 (RESIDENTIAL AND NON-RESIDENTIAL PROJECTS)**

Estimated demand per day for:

Roadways	_____	P.M. Peak Hour Trips
Potable Water	_____	gallons per day
Wastewater	_____	gallons per day
Solid Waste	_____	lbs per day

* If trips exceed 750 per day or if this is a mixed use development, a traffic analysis is required. On projects generating more than 120 but less than 750 trips per day, a modified traffic analysis may be required. If actual trip generation rates are not available, please use rates provided. *Note: the City has adopted a multi-modal level of service standard for transportation; thus, where appropriate, transit, bike and pedestrian improvements may be recommended as part of the project's traffic mitigation.*

For traffic analysis contact the Department Transportation Planner, Chuck Barmby, at (863) 834-6011 to schedule a "methodology meeting" at which the requirements and scope of the proposed traffic study will be discussed and followed up by a formal methodology letter issued by the City. The traffic analysis must be done in accord with this methodology letter. The traffic analysis methodology meeting and subsequent traffic study should be scheduled and begun as soon as possible in order to try to prevent a delay in the staff recommendation for associated zoning applications.

TRIP DISTRIBUTION: Use this space or attach separate page if <750 AADT.
 (Subject to review by Community Development Department.)

RESIDENTIAL PROJECTS
LEVEL OF SERVICE INFORMATION FOR CONCURRENCY DETERMINATION

Multi-Family/Single Family Unit = 2.23 per capita per unit

City of Lakeland concurrency determinations will be provided for a development for a time period not to exceed 36 months.

Potable Water:	150 gallons per capita per day for residential use 1,500 gallons per acre for commercial/industrial use
Wastewater:	128 gallons per capita per day
Solid Waste:	Collection and disposal of 5 pounds per capita per day
Recreation:	3 acres per 1,000 population 1 recreation complex per 25,000 population
Drainage:	Must meet minimum standards in plan
Mass Transit:	Ridership standards in plan
Transportation: (including Mass Transit)	See attached table and map, which detail the City's multi-modal level-of-service standards and areas in which these standards apply.

School concurrency determinations will be provided for a development for a time period not to exceed 18 months prior to commencement of horizontal rough grading.

Public Schools: Applicable to new or expanding, non-age restricted, residential development. Age restriction means residents must age 18 or older and restriction must be in place for a minimum of thirty years.
Contact Polk County School Board – Facilities Planning staff at (863) 513-8298 or visit their website at www.polk-fl.net to fill out a [school capacity determination request form](#).

The City of Lakeland will issue a Certificate of School Concurrency only upon:

- (1) the School Board's written determination that adequate school capacity will be in place or under actual construction within 3 years after the issuance of final subdivision or site plan approval for each level of school without mitigation; or
- (2) the execution of a legally binding mitigation agreement between the applicant and the School Board and the local government, as provided by the Interlocal Agreement for Public School Facility Planning.

**NON-RESIDENTIAL PROJECTS
LEVEL OF SERVICE INFORMATION FOR CONCURRENCY DETERMINATION**

ESTIMATING POTABLE WATER CONSUMPTION FOR NON-RESIDENTIAL PROJECTS

Potable water needs vary greatly based on the type of use. If you do not know the estimated gallons per day usage for your non-residential use, you may use the following estimates:

Estimated Consumption = 315 gallons per day per 2,000 square feet

PROJECT SIZE (SQ. FT.)	ESTIMATED WATER DEMAND
5,000 SF	790 GPD
10,000 SF	1,575 GPD
20,000 SF	3,150 GPD
45,000 SF	7,088 GPD
1,000,000 SF	157,500 GPD

ESTIMATING WASTEWATER DEMAND FOR NON-RESIDENTIAL PROJECTS

Wastewater needs vary greatly based on the type of use. If you do not know the estimated gallons per day usage for your non-residential use, you may use the following estimate:

Estimated consumption = 85% of potable water demand (GPD)

PROJECT SIZE (SQ. FT.)	POTABLE WATER DEMAND x 85%	WASTEWATER DEMAND
5,000 SF	790 GPD	672 GPD
10,000 SF	1,575 GPD	1,339 GPD
20,000 SF	3,150 GPD	2,678 GPD
45,000 SF	7,088 GPD	6,025 GPD
1,000,000 SF	157,500 GPD	133,875 GPD

ESTIMATED SOLID WASTE DEMAND FOR NON-RESIDENTIAL PROJECTS

Solid waste needs vary greatly based on the type of use. If you do not know the estimated pounds per day generated by your non-residential use, you may use the following estimate:

Estimated Generation = 11 pounds per day per 2,000 square feet

PROJECT SIZE (SQ. FT.)	ESTIMATED SOLID WASTE DEMAND
5,000 SF	28 POUNDS PER DAY
10,000 SF	55 POUNDS PER DAY
20,000 SF	110 POUNDS PER DAY
45,000 SF	248 POUNDS PER DAY
1,000,000 SF	5,500 POUNDS PER DAY

TRIP GENERATION RATES

LAND USE (ITE Land Use Code)	UNIT	TRIP RATE (Daily/P.M. Peak)	P.M. PEAK DIR. DISTRIBUTION (In/Out %)
Residential:			
Single Family Detached (210)	du	9.52 / 1.00	63/37
Apartment (220)	du	6.65 / 0.62	65/35
Condominium/Townhouse (230)	du	5.81 / 0.52	67/33
Senior Adult Housing – Attached (252)	du	3.44 / 0.25	54/46
Senior Adult Housing – Detached (251)	du	3.68 / 0.27	61/39
Congregate Care (253)	du	2.02 / 0.17	55/45
Lodging:			
Hotel (310)	room	8.17 / 0.60	51/49
Motel (320)	room	5.63 / 0.47	54/46
Institutions:			
Nursing Home (620)	bed	2.74 / 0.22	33/67
Church (560)	1,000 sf	9.11 / 0.55	48/52
Day Care (565)	1,000 sf	74.06 / 12.34	47/53
Retail:			
Automobile Parts Sales (843)	1,000 sf	61.91 / 5.98	49/51
Self-Service Car Wash (947)	wash stalls	108.00 / 5.54	51/49
Shopping Center (820)	1,000 sf GLA	42.70 / 3.71	48/52
Pharmacy w/ Drive Through (881)	1,000 sf	96.91 / 9.91	50/50
Apparel Store (876)	1,000 sf	66.40 / 3.83	50/50
Specialty Retail Center (826)	1,000 sf GLA	44.32 / 2.71	44/56
Furniture Store (890)	1,000 sf	5.06 / 0.45	48/52
Quality Restaurant (931)	1,000 sf	89.95 / 7.49	67/33
High-turnover Sit-Down Restaurant (932)	1,000 sf	127.15 / 9.85	60/40
Fast Food Restaurant w/ Drive Through (934)	1,000 sf	496.12 / 32.65	52/48
Coffee/Donut Shop/Drive Through (937)	1,000 sf	818.58 / 42.80	50/50
Service Station w/ Convenience Market (945)	pump	162.78 / 13.51	50/50
Supermarket (850)	1,000 sf	102.54 / 9.48	51/49
Convenience w/ Gas Pumps (853)	1,000 sf	845.60 / 50.92	50/50
New Auto Sales (841)	1,000 sf	32.30 / 2.62	40/60
Variety Store (814)	1,000 sf	64.03 / 6.82	n/a
Bank/Saving Drive-In (912)	1,000 sf	148.15 / 24.30	50/50
Office:			
Medical-Dental (720)	1,000 sf	36.13 / 3.57	28/72
General (Multi-Tenant) Office (710)	1,000 sf	11.03 / 1.49	17/83
Single-Tenant (715)	1,000 sf	11.65 / 1.74	15/85
Industry:			
General Light Industrial (110)	1,000 sf	6.97 / 0.97	12/88
Manufacturing/Industrial (140)	1,000 sf	3.82 / 0.73	36/64
Warehouse (150)	1,000 sf	3.56 / 0.32	25/75
Mini-Warehouse (151)	1,000 sf	2.50 / 0.26	50/50

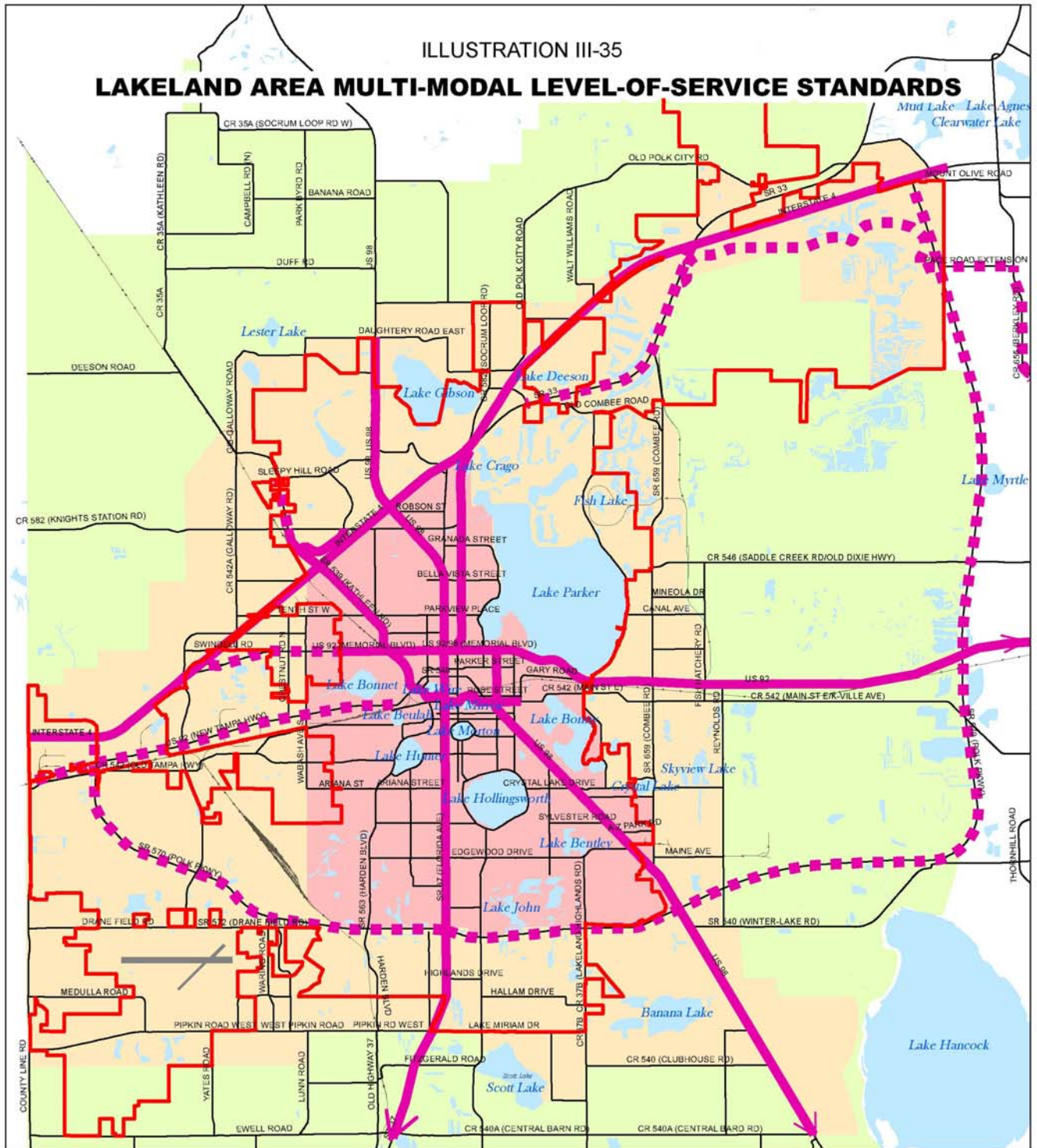
Source: Trip Generation, 9th Edition, Institute of Transportation Engineers

For other uses, contact Community Development Department at 863-834-6011.

Note: This list identifies trip rates for the most common project types. Community Development staff may require the use of another, more appropriate rate or unit (independent variable) from the most current edition of *ITE Trip Generation Manual*. Depending on the type or location of the project, an analysis of the A.M. Peak, Midday Peak or Peak Period of Generator may also be required. Daily trip rate calculations are required chiefly to ascertain if the project will exceed the trip threshold for a traffic study (i.e., 750 AADT).

ILLUSTRATION III-35

LAKELAND AREA MULTI-MODAL LEVEL-OF-SERVICE STANDARDS



Source: Lakeland Community Development Department, 2010 and Renaissance Planning Group, 2007



- TCEA
- Central City Transit Supportive Area = LOS "E Average"
- Urban Development Area = LOS "E"
- Suburban Area = LOS "D"

Transit Oriented Corridors - LOS is N.A.(Multi-Modal)

- Transit Oriented Corridors
- Long Term Potential Transit Oriented Corridors



Ordinance # 5243
Adopted 06/06/11

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