

CONCURRENCY DETERMINATION APPLICATION – NON-BINDING

Provide proposed development information for the subject property as follows. Use actual numbers if the project has a proposed development plan. Otherwise, estimate the extent of development that can be expected on the site. If the development is to be phased, break down the total units or sq. ft. of development by the estimated year of completion. If the proposed development is an addition to existing development, record only the increment of new development. Additional information or clarification may be required in order to make a non-binding concurrency determination pursuant to Ordinance 4946. *NOTE: At time of site plan or other final development approval a Binding Concurrency Application will be required; for new or expanding residential development a determination of school concurrency will be required from the Polk County School Board.*

Owner/Applicant: _____		Date: _____
Project Address: _____		
<u>Proposed Uses</u>	<u>Phase/Year</u>	<u># Age Restricted</u> <small>If applicable</small>
Single Family _____ units	_____	_____
Multi-family _____ units	_____	_____
Church/School _____ sq ft	_____	_____
Office _____ sq ft	_____	_____
Commercial _____ sq ft	_____	_____
Industrial _____ sq ft	_____	_____
Other, including Mobile Homes (Specify) _____		
<ul style="list-style-type: none"> • For restaurants, theatres, houses of worship, stadiums, etc. record the number of seats. • For hotels, motels record the number of rooms. • For hospitals, nursing homes, ACLFs record the number of beds. 		
<u>Estimate of Public Service Demand</u>		
Estimate the total demand that the project will place on public services at build-out using the demand ratios provided below.		
Roadways _____ / _____	daily/PM peak hour trips	
Potable Water _____	gallons per day	
Wastewater _____	gallons per day	
Solid Waste _____	pounds per day	

Note: If specific generation is not known estimation can be based on the guidance below.

<u>Demand Ratios for Residential Uses (Use 2.29 people per dwelling unit)</u>	
Roadways	See Trip Generation Rates*
Potable Water	150 gallons per person per day
Wastewater	128 gallons per person per day
Solid Waste	5 pounds per person per day
<u>Demand Ratios for Non-Residential Uses</u>	
Roadways	See Trip Generation Rates*
Potable Water	315 gallons per day per 2,000 sq. ft. or 1,500 gallons per acre
Wastewater	85% of potable water GPD demand
Solid Waste	11 pounds per day per 2,000 sq ft

*Projects generating over 750 Daily Trips require a full traffic study. Refer to Illustration III-35 of The Lakeland Comprehensive Plan for LOS areas.

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

For other uses, contact Community Development Department at 863-834-6011.
Source: Trip Generation, 9th Edition, Institute of Transportation Engineers