

Certificate No. \_\_\_\_\_

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

<p><b>FOR OFFICE USE ONLY</b></p> <p>Date Received: _____</p> <p>Received By: _____</p>
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**CONCURRENCY DETERMINATION APPLICATION**

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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 #: \_\_\_\_\_

TYPE OF CONCURRENCY APPLICATION (SELECT ONE):

- Request for CERTIFICATE OF EXEMPTION
- Request for CONCURRENCY DETERMINATION (NON-BINDING)
- Request for CERTIFICATE OF CONCURRENCY

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**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)

<b>PHASE</b>	<b>RES. UNITS</b>	<b>NON-RES. SQ. FOOTAGE</b>	<b>EXPECTED BEGINNING DATE</b>	<b>EXPECTED COMPLETION DATE</b>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

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 have 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.

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**PROJECT INFORMATION:**

Existing Land Use: \_\_\_\_\_  
Proposed Land Use: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_  
Proposed Zoning: \_\_\_\_\_  
Phase and Acreage: \_\_\_\_\_

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**RESIDENTIAL INFORMATION:**

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

**NON-RESIDENTIAL INFORMATION:**

	<b>TYPES</b>	<b>SQ. FOOTAGE</b>	<b>ACRES</b>
Office	_____	_____	_____
Retail	_____	_____	_____
Industrial	_____	_____	_____

Other types of non-residential development:

<b>TYPES</b>	<b>SQ. FOOTAGE/NUMBER</b>	<b>ACRES</b>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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.

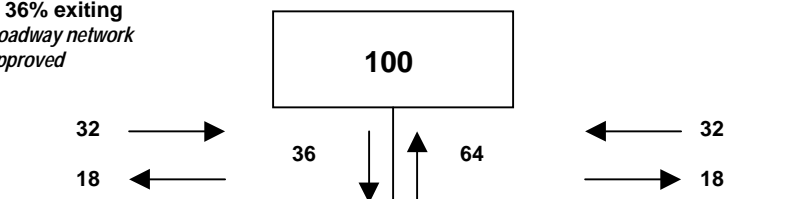
**EXAMPLE  
FOR ILLUSTRATIVE PURPOSES ONLY**

**EXAMPLE: NON-RESIDENTIAL DATA FOR CONCURRENCY DETERMINATION**

<b>TYPE</b>	<b>SQ. FOOTAGE</b>	<b>ACRES</b>
Office	10,000	1
<b>For:</b>	<b>Estimated Demand Per Day</b>	
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.

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

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

**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**

<b>LAND USE (ITE Land Use Code)</b>	<b>UNIT</b>	<b>TRIP RATE (Daily/P.M. Peak)</b>	<b>P.M. PEAK DIR. DISTRIBUTION (In/Out %)</b>
<b>Residential:</b>			
Single Family (210)	du	9.57/1.01	64/36
Multi-Family (220)	du	6.63/.62	67/33
Mobile Home Park (240)	du	4.81/.56	62/38
Elderly Housing – Attached (253)	du	3.48/.10	59/41
Elderly Housing – Detached (251)	du	-- /.23	64/36
Retirement Community (250)	du	-- /.27	56/44
Congregate Care (252)	du	2.15/.17	56/44
<b>Lodging:</b>			
Hotel (310)	room	8.23/.61	53/47
Motel (320)	room	5.63/.47	54/46
<b>Recreation:</b>			
Golf Course (430)	acre	5.04/.30	34/66
Racquet club (492)	1,000 sf	17.14/1.83	N/A
Rec. Community Center (495)	1,000 sf	--/1.75	34/66
<b>Institutions:</b>			
Hospital (610)	1,000 sf	16.78/.92	24/76
Hospital (610)	beds	11.77/1.22	34/66
Clinic (630)	1,000 sf	31.45/5.18	N/A
Nursing Home (620)	bed	2.61/.20	39/61
Elementary School (520)	student	1.02/-	N/A
Middle School (522)	student	1.45/.16	47/53
High School (530)	student	1.79/.15	40/60
Junior College/College (540)	student	1.54/.17	68/32
University (550)	student	2.38/.21	30/70
Church (560)	1,000 sf	9.11/.66	54/46
Day Care (565)	1,000 sf	79.26/13.20	47/53
<b>Retail:</b>			
Automobile Parts Sales (843)	1,000 sf	61.91/5.98	49/51
Self-Service Car Wash (847)	wash stalls	108/5.79	52/48
Shopping Center (820)	1,000 sf GLA	42.92/3.74	48/52
Pharmacy w/ Drive Through (881)	1,000 sf	88.16/10.40	49/51
Apparel Store (870)	1,000 sf	66.40/3.83	50/50
Specialty Retail Center (814)	1,000 sf GLA	40.67/2.59	43/57
Furniture Store (890)	1,000 sf	5.06/.45	44/56
Quality Restaurant (831)	1,000 sf	89.95/7.49	67/33
High-turnover Sit-Down Restaurant (832)	1,000 sf	130.34/10.86	60/40
Fast Food Restaurant w/ Drive Through (834)	1,000 sf	496.12/33.48	52/48
Service Station w/ Convenience Market (845)	pump	162.78/13.38	50/50
Supermarket (850)	1,000 sf	111.51/11.51	51/49
Convenience w/ Gas Pumps (853)	1,000 sf	845.6/60.61	50/50

LAND USE (ITE Land Use Code)	UNIT	TRIP RATE (Daily/P.M. Peak)	P.M. PEAK DIR. DISTRIBUTION (In/Out %)
<b>Retail (continued):</b>			
New Auto Sales (841)	1,000 sf	37.5/2.80	40/60
Bank/Savings Walk-In (911)	1,000 sf	156.48/33.15	N/A
Bank/Saving Drive-In (912)	1,000 sf	265.21/54.77	50/50
<b>Office:</b>			
Medical-Dental (720)	1,000 sf	36.13/3.66	27/73
General (Multi-Tenant) Office (710)	1,000 sf	11.01/1.49	17/83
Single-Tenant (715)	1,000 sf	11.57/1.72	15/85
Corporate Headquarters (714)	1,000 sf	7.72/1.39	11/89
<b>Industry:</b>			
General Light Industrial (110)	1,000 sf	6.97/.98	12/88
Manufacturing/Industrial (140)	1,000 sf	3.82/.74	36/64
Warehouse (150)	1,000 sf	4.96/.51	24/76
Mini-Warehouse (151)	1,000 sf	2.5/.26	51/49

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 *ITE Trip Generation Manual, Sixth Edition*. 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).

Source: *Trip Generation Manual, Sixth Edition*, Institute of Transportation Engineers, 1997.

**Table III-20  
Multi-Modal Transportation Level of Service Standards**

***Base Highway Level-of-Service (LOS) Standards***

Area	Minimum Standard (Peak Hour/Dir)
Urban Transit Service Area	LOS "D"
Rural Transit Service Area	LOS "C"

***Multi-Modal Transportation Districts***

The Multi-Modal Transportation Districts, located within the Urban Transit Service Area, coincide with the service area of the identified fixed-route transit service.

Standard	Highway		Transit	Pedestrian	Bicycle
	Minimum Standard	Duration			
M1	LOS "D" peak direction	Average of two highest peak hours	60 minute headway (Category II)	Sidewalk access to transit stops	Bike racks on buses
M2	LOS "E" peak direction	Average of two highest peak hours	30 minute headway (Category I)	Sidewalk access to transit stops	Bike racks on buses Bike route/system
M3	Not Applicable	Not Applicable	30 minute headway (Category I)	Extensive Sidewalk Network	Bike racks on buses Bike route/system
			route coverage: area within ¼ mile of route		

Source: Polk County TPO, Sept., 2000.

