

Level 4 Review

Old Tampa Highway Industrial

3045 Old Tampa Highway, Lakeland, FL 33803

Prepared By:

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109 South Kentucky Avenue

Lakeland, FL 33801



APPLICANT INFORMATION

OWNER

Name: Big Fish 1, Inc.

Address: 204 E Silver Star Road

Ocoee, FL 34761

Email: rosenenoel@gmail.com

APPLICANT/ENGINEERING FIRM

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LEVEL 4 REVIEW

Big Fish 1, Inc. (the “Owner”) is proposing a Small-Scale Comprehensive Plan Amendment to allow for the development of a Vehicle Repair Shop within a residential district. The subject property consists of Parcel 23-28-21-090500-000401 (approximately 2.87 acres) located north of Old Tampa Highway, east of Doc Gay Road and west of Wilkinson Road. The address of the property is 3045 Old Tampa highway, Lakeland, FL, 33803.

The existing land use of the subject parcel is Residential (RL-4). The proposed amendment would amend the land use to Industrial (IND).

This application includes an Impact Assessment Statement as well as a description of this project’s consistency with the Polk County Land Development Code and Polk County Comprehensive Plan. Attachments include a boundary survey, deed, site plan, and map series.

The following legal descriptions were taken from the Polk County Property Appraiser for Parcel 23-28-21-090500-000401. A more detailed legal description for the proposed 2.87 acres development is also included.

Legal Description of Parcel 23-28-21-090500-000401: WEBSTER & OMOHUNDRO SUB PB 3 PG 81 LOT 4 LESS E 7 AC

Land and Neighborhood Characteristics

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

1. How and why is the location suitable for the proposed uses?

The location is suitable for the proposed use as the property is adjacent to Old Tampa Highway. The property frontage along the highway is ideal for industrial establishments. The property is within a Transit Supportive Development Area. The property is also adjacent to existing industrial land use, so the proposed use would be compatible with existing land use in the area.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

The adjacent properties are vacant or existing residential and industrial uses. The proposed industrial use would be compatible with the existing industrial use to the east of the property. The property is bordered on the south and north side by an existing roadway and railway, respectively, which serve as buffers between neighboring properties. To the west of the property is a single-family residential property, which will require a 20-foot Type C landscape buffer with the proposed land use change.

3. How will the request influence future development of the area?

The request will allow for a slight increase in the amount of industrial development in the area. Much of the surrounding area along the Old Tampa Highway corridor is currently vacant, existing industrial, or existing residential development. The proposed use may encourage future development of the vacant parcels into industrial uses, which supports the TSDA development area.

Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.

The property is currently estimated to be 5,000 SF of Vehicle Repair Shop. The ITE Manual for Automobile Parts and Service Center (943) generates 16.28 trips per 1000 SF daily, and 2.75 trips per 1,000 SF at the AM peak hour. Therefore, the formula is as follows:

Automobile Parts and Service Center (943):

$(5,000/1,000) * 16.28 = 81 \text{ Daily Trips}$

$(5,000/1000) * 2.75 = 14 \text{ Peak Hour Trips}$

2. What modifications to the present transportation system will be required as a result of the proposed development?

A driveway connection will be constructed on Old Tampa Highway to provide access to the property. If necessary, Right-of-way will be dedicated along Old Tampa Highway to make the right-of-way width compatible with Polk County standards. No modifications to the roadway are anticipated to be needed along Old Tampa Highway at this time, as the proposed use will not significantly increase the demand to the transportation system. Modification to the guard rail is anticipated with the addition of the driveway which will be designed to meet County and FDOT standards.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

The developer of the property will be required to meet the parking requirements. The parking requirements for the expected land use, according to section 708 of the Polk County Land Development Code (LDC), is as follows:

- Vehicle Service, Mechanical is required to provide 4 spaces per service bay.

Handicapped parking will be provided in accordance with the Federal Americans with Disabilities Act.

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

The site will have access to Old Tampa Highway along the south property boundary. Old Tampa Highway is a road maintained by Polk County.

NOTE: Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for “Infrastructure Impacts” items 3 through 9 above.

Sewage

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (Response may be based on Section 703.F of the LDC)

Using Polk County standards, the expected volume of sewage generation in GPD was calculated for the proposed land use – industrial. For Automobile Parts and Service Center, the site will generate 0.3 GPD per gross square foot of building area.

Automobile Parts and Service Center: 0.3 GPD* 5,000 SF = 1,500 GPD

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

Not applicable as the site does not utilize on-site systems.

3. If offsite treatment, who is the service provider?

The service provider is City of Lakeland Utilities. The wastewater treatment plant that will serve the project is the West Lakeland Wasteload Reduction Facility.

4. Where is the nearest sewer line (in feet) to the proposed development (*Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code*)

There is an existing 16" and 20" DIP sewer force main that cross under Old Tampa Highway approximately 250 LF east of the property going south towards the West Lakeland WRF. Connection will be made to the 16" DIP force main.

5. What is the provider's general capacity at the time of application?

There are no anticipated capacity issues at the time of this application.

6. What is the anticipated date of connection?

The anticipated date of connection to the existing sanitary sewer system is April 2026.

7. What improvements to the providers system are necessary to support the proposed request (*e.g., lift stations, line extensions/expansions, interconnects, etc.*)?

The project will include one (1) on-site lift station. 4" PVC force main will be installed to connect to the existing 16" DIP force main that is within the Old Tampa Highway right of way, approximately 250 feet east of the property boundary, on the north side of the road.

Water Supply

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. What is the proposed source of water supply and/or who is the service provider?

Potable water will be provided by City of Lakeland Utilities public supply.

2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC)

Using Polk County standards, the expected volume of consumption in GPD was calculated for the proposed land use – industrial. For Automobile Parts and Service Center, the site will consume 0.3 GPD per gross square foot of building area.

Automobile Parts and Service Center: 0.3 GPD* 5,000 SF = 1,500 GPD

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

There is an existing 8” unknown (UNK) watermain located approximately 25 LF to the south of the property along the north side of Old Tampa Highway. Connection will be made to the existing 8” UNK watermain.

4. Who is the service provider?

The service provider is City of Lakeland Utilities.

5. What is the anticipated date of connection?

The anticipated date of connection to the existing potable water system is April 2026.

6. What is the provider’s general capacity at the time of application?

There are no anticipated capacity issues at the time of this application.

7. Is there an existing well on the property(ies)?

No, there is not an existing well on the property.

Surface Water Management and Drainage

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues)

The north and south boundaries of the property are at an elevation of 129 feet. Additionally, the property slopes east (El. 130 ft) to west (El. 126 ft), to an existing on-site creek. The property is located within the Trailer Park Drainage Basin. There are no existing wetlands or floodplains onsite. A storm water management system will tie into the existing pond to collect and control runoff so that discharge is equal or less than pre-development conditions.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

The construction of this project will not impact any existing wetlands or the existing on-site creek. Fill will be introduced to the north portion of the site for the building pads and parking areas. A storm sewer system will be installed to collect runoff and direct it towards the stormwater pond onsite. The site will still generally slope from east to west, directing any runoff not collected by the storm sewer system towards the existing creek and storm sewer network at rates equal or less than pre-development conditions.

Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.

Development on the property will adhere to state, regional, and local regulations regarding impacts to wetlands, floodplain, endangered species, etc.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from the development of the site.

There are no existing wetlands or floodplains on the subject property. Development on the property will adhere to state, regional, and local regulations regarding impacts to wetlands and floodplains.

3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*).

There are no existing wells on the property. The project will connect to an existing 8" UNK watermain to the south of the property along Old Tampa Highway. The Polk County GIS website does not indicate the land being within a wellfield protection district.

4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

The subject site is not located within an airport buffer zone.

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

A breakdown of soil types and percent coverage of the development area is shown in **Table 1** below. The property contains two major soil groups which are suitable for the development. The site coverage is Pomona Fine Sand and Myakka-Immokolee-Urban Land Complex, both of which are Hydrologic Group A/D.

Table 1: Soil Types and Percent Coverage on Development Site

Soil Type	Hydrologic Group	Area (Acres)	Percent Coverage
Pomona Fine Sand	A/D	2.15	74.9%
Myakka-Immokolee-Urban Land Complex	A/D	0.72	25.1%

Soils are compatible with the proposed development.

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation; The closet park is Westside Park, which is north of Josephine Street, in the West End Farm subdivision. The park is approximately 1.6 miles east of the property.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school); The closest school is Jesse Keen Elementary, which is located approximately 1.17 miles east of the property. The closest high school is Kathleen High School, which is located approximately 1.72 miles northeast of the property.

3. Health Care (e.g., emergency, hospital); The nearest Hospital is Lakeland Regional Health Medical Center, located approximately 3.76 miles northeast of the property.

4. Fire Protection; The nearest fire station is Lakeland Fire Department Station 4 (City of Lakeland Fire Rescue Station), located at 215 N Brunnell Parkway, Lakeland, FL 33815. The fire station is approximately 1.90 miles east of the property.

5. Emergency Medical Services (EMS); See answer to 4 above.

6. Solid Waste (collection and waste generation); All waste is transported to the Polk County Landfill Solid Waste.

7. How may this request contribute to neighborhood needs?

The request would contribute to neighborhood needs by allowing for an additional industrial business to support and provide services to the surrounding industrial developments.