

Level 4 Review

Hamilton Road Industrial

4025 Hamilton Road, Lakeland, Florida 33811

Prepared By:

Kimley-Horn and Associates, Inc.

116 South Kentucky Avenue

Lakeland, FL 33801



APPLICANT INFORMATION

OWNER

Name: Arrowrock IV Hamilton Road, LLC

Address: 4025 Hamilton Road

Lakeland, FL 33811

Email: emcgowan@summitstl.com

APPLICANT/ENGINEERING FIRM

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LEVEL 4 REVIEW

Arrowrock IV Hamilton Road, LLC (the “Owner”) is proposing a subdistrict change to allow for outdoor storage on Parcel 23-29-06-000000-032010 (approximately 37.71 acres) located southwest of the intersection of Hamilton Road and Anchuca Drive in unincorporated Polk County, Florida. The address of the property is 4025 Hamilton Road, Lakeland, FL 33811.

The existing land use of Parcel 23-29-06-000000-032010 is BPC-1. The proposed amendment would change the subdistrict from BPC-1 to BPC-2.

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 23-29-06-000000-032010. A more detailed legal description for the proposed 37.71 acres development is also included.

Legal Description of Parcel 23-29-06-000000-032010: COMM N1/4 OF SEC S0-13-53E ALONG E LINE OF NW1/4 1327.04 FT TO N LINE OF SE1/4 OF NW1/4 S89-48-54W ALONG N LINE OF SE1/4 OF NW1/4 27.12 FT TO POB S0-04-54W ALONG WLY R/W OF HAMILTON RD 2.51 FT S89-59-54W 12.07 FT S0-08-05W 1317.63 FT S38-30- 50E 3.53 FT TO S LINE OF SE1/4 OF NW1/4 S89-46-30W 504.54 FT N0-09-55W 57 FT S89-46-30W 780 FT N0-09- 55W ALONG W LINE OF SE1/4 OF NW1/4 1265.74 FT N89-48-54E ALONG N LINE OF SE1/4 OF NW1/4 1301.33 FT TO POB LESS ADDNL RD R/W PER OR 12946-2032

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 current use of the property is industrial warehousing. The property is currently within the BPC-1 subdistrict, adjacent to BPC-2 subdistricts located to the north, northeast, northwest, and southwest. The site is bordered on the east and southeast by PUD Industrial zoning within the City of Lakeland. Changing the subdistrict of the subject property to BPC-2 would be compatible with the surrounding uses.

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 mostly industrial or business park land uses, with some rural low density residential uses to the south and west. There are natural wetland features on the western property boundary that can serve as natural buffers along with The Land Development Code requirements that should be adequate to address buffering needs.

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

The surrounding area is currently being developed with multiple industrial projects. It is anticipated that this industrial development will continue. The request for BPC-2 would not affect the future development negatively.

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 site was previously approved through a Level 2 approval process which included improvements to offsite access roadway to address the trip generation impacts. The total acreage of the site is 37.71 acres. The property contains two warehouses with a total building footprint of 317,746 SF. The ITE Manual for warehousing (150) generates 1.71 trips per 1000 SF of warehouse daily, and 0.23 trips per 1000 SF at the PM peak hour. Therefore, the formula is as follows:

$$(317,746/1000)*1.71 = 543.35 \text{ Daily Trips}$$

$$(317,746/1000)*0.23 = 73.08 \text{ Peak Hour Trips}$$

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

There will be no required modification to the present transportation system. The development has already been constructed, including all required offsite improvements to the existing roadways. The subdistrict change from BPC-1 to BPC-2 will not change the use of the property and therefore will not add any additional demand to the transportation system.

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

According to section 708 of the Polk County Land Development Code (LDC), warehousing land uses are required to provide 1 space per employee, plus 1 space for each vehicle used in connection with the facility, plus sufficient space to accommodate the largest number of vehicles that may be expected at one time. The development was previously approved through the Level 2 process. Handicapped parking has been 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 has access to Hamilton Road along the east property frontage. Hamilton Road is a Local Commercial roadway owned and maintained by Polk County. Hamilton road was widened as part of the improvements of this development to have a pavement width of 24-feet.

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 development would generate 15 GPD per employee. Demand is calculated by assuming 1 employee per 1000 square-foot of warehouse. Therefore, the maximum sewage generated is as follows:

$$317,746 \text{ SF}/1000 = 317.746 \text{ units}$$

$$317.746 \text{ units} \times 15 \text{ GPD} = 4766.19 \text{ GPD}$$

The lift station for the property was designed to handle 5,367 GPD with a peak flow of 31 GPM.

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 Water Utilities Department. The treatment plant serving the project is the Lakeland Glendale WWTP.

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*)

The property is already connected to the existing sanitary sewer system. The nearest existing sanitary sewer force-main is located approximately 2000 LF north of the project along Drane Field Road.

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

At the time of application, the provider had a capacity of 13.70 AADF. The sanitary system has been permitted and has received clearance from FDEP.

6. What is the anticipated date of connection?

The property has already connected to the existing sanitary sewer system as of May 2025.

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 included one onsite lift station. This project included approximately 4875 LF of offsite force-main improvements. Approximately 2000 LF of 4" PVC force-main was installed on Hamilton Road to connect the onsite lift station to an existing 8" PVC force-main on Drane Field Road. Approximately 1900 LF of 8" PVC and 175 LF of 8" DIP force-main was installed on Drane Field Road to connect to an existing 8" PVC force-main near the intersection of Drane Field Road and Fiddle Leaf Way. Approximately 350 LF of 8" PVC force-main and 450 LF of 10" HDPE force-main was installed along Kidron Road to connect to an existing 12" DIP force-main near the intersection of Kidron Road and Airpark Drive.

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 is provided by City of Lakeland Water 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 development would have an estimated consumption of 15 GPD per employee. Demand is calculated by assuming 1 employee per 1000 square-foot of warehouse. Therefore, the estimated volume of consumption is as follows:

$$317,746 \text{ SF}/1000 = 317.746 \text{ units}$$

$$317.746 \text{ units} \times 15 \text{ GPD} = 4766.19 \text{ GPD}$$

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

There is a 10" PVC watermain located approximately 1900 LF to the north of the property near Drane Field Road. There is an existing 8" PVC watermain approximately 1400 LF to the northeast of the property along Anchuca Drive. Connection has been made to both existing watermains.

4. Who is the service provider?

The service provider is City of Lakeland Water Utilities Department.

5. What is the anticipated date of connection?

The property has already connected to the existing water system as of January 2025.

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

At the time of application, the provider had a capacity of 59 MGD. The public portion of the watermain has been permitted and has received clearance from FDEP.

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

Yes, there was an existing well on the property. This well was plugged and abandoned at the time of construction.

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 property generally slopes from northeast (about elevation 129) to west (about elevation 105) before discharging into an existing wetland to the west of the property. A storm water

management system has been installed to direct all runoff to discharge runoff from two stormwater ponds constructed onsite that are 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 had no impact on the existing wetlands. Fill was introduced to the eastern portion of the site for the building pads and parking areas. A storm sewer system was installed to collect runoff and direct it towards the two stormwater ponds constructed onsite. The site still slopes from east to west, directing any runoff not collected by the storm sewer system towards the existing wetland 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 adhered 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 development of the site.

There is an existing wetland along the west property boundary. The western portion of the property is located within FEMA flood zone A. Development on the property adhered 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*), and;

There was an existing well on the property that was plugged and abandoned during construction. The project included roughly 1900 LF of watermain extension in order to connect the property to existing watermains on Drane Field Road and Anchuca Drive. 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 located approximately 4000 LF west of the Lakeland Linder Regional Airport. All necessary permits and approvals were obtained from the FAA before construction of the project.

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 soils are suitable for the development, with 78.7% of the site coverage having hydrologic group A, and 21.3% being group A/D.

Table 1: Soil Types and Percent Coverage on Development Site

Soil Type	Hydrologic Group	Area (Acres)	Percent Coverage
Tavares fine sand	A	22.56	59.82%
Placid fine sand	A/D	8.03	21.29%
Zolfo fine sands	A	7.12	18.89%

Soils were 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 Rollingwoods Park, which is located near the intersection of Cleveland Heights Boulevard and Westover street to the east of the site. The park is approximately 6.5 miles from the property.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school); The closest schools include R. Bruce Wagner Elementary, which is located approximately 3.75 miles southeast of the property.

3. Health Care (e.g., emergency, hospital); The nearest Hospital is Lakeland Regional Medical Center. Lakeland Regional Medical Center is approximately 10.5 miles northeast of the property.

4. Fire Protection; The nearest fire station is Medulla #2 (City of Lakeland Fire Rescue Station), located at 4525 Ewell Road, Lakeland 33811. The fire station is approximately 4.25 miles from 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 County's Landfill.

7. How may this request contribute to neighborhood needs?

The request would allow for outdoor storage but require screening of material protecting adjacent neighboring views. The site is mostly shielded by natural wetland vegetation and trees.

Demonstration of Need

See separate document