

Section 4(f) Resources

Florida Department of Transportation

OLD DIXIE TRAIL FROM AUBURNDALE TO HAINES CITY

District: FDOT District 1

County: Polk County

ETDM Number: 14328

Financial Management Number: 435391-1-22-01

Federal-Aid Project Number: D117-054-B

Project Manager: Steven Anthony Andrews

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated May 26, 2022 and executed by the Federal Highway Administration and FDOT. Submitted pursuant 49 U.S.C. § 303.

# Table of Contents

Summary and Approval .....	1
Shared Use Non-motorized (SUN) Trail Network .....	2
Lake Ariana Park .....	4
Downtown City Park .....	5
Lake Stella Gazebo and Park .....	6
Spivey Little League Sports Complex .....	7
Frank C. Gardner Park / Veterans Memorial .....	8
Ember Dog Park .....	10
Project-Level Attachments .....	11
Resource Attachments .....	14

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## Summary and Approval

Resource Name	Facility Type	Property Classification	Owner/Official with Jurisdiction	Recommended Outcome	OEM SME Action
Shared Use Non-motorized (SUN) Trail Network	Transportation corridor with existing and proposed segments	Park/Rec Area	FDOT/FDEP	Exception/Exemption	Determination Pending
Lake Ariana Park	Existing public park	Park/Rec Area	City of Auburndale	Exception/Exemption	Determination Pending
Downtown City Park	Existing public park	Park/Rec Area	City of Auburndale	Exception/Exemption	Determination Pending
Lake Stella Gazebo and Park	Existing public park	Park/Rec Area, Historic Site	City of Auburndale	No Use	Determination Pending
Spivey Little League Sports Complex	Existing public athletic fields	Park/Rec Area	City of Auburndale / Polk County School Board	No Use	Determination Pending
Frank C. Gardner Park / Veterans Memorial	Existing public park	Park/Rec Area	City of Lake Alfred	<i>de minimis</i>	Concurrence Pending
Ember Dog Park	Existing public dog park	Park/Rec Area	City of Haines City	No Use	Determination Pending

Director of the Office of Environmental Management  
 Florida Department of Transportation

## Shared Use Non-motorized (SUN) Trail Network

**Facility Type:** Transportation corridor with existing and proposed segments

**Property Classification:** Park/Rec Area

**Address and Coordinates:**

Address: Adams Barn Rd, Auburndale, FL, 33823, USA

Latitude: 28.08816 Longitude: -81.75762

**Description of Property:**

The Florida Shared-Use Nonmotorized (SUN) Trail Program was created pursuant to Section 339.81, Florida Statutes (F.S.) in 2015 in coordination with the Florida Department of Environmental Protection (FDEP) to establish a statewide system of interconnected multi-use trails for bicyclists and pedestrians. Today, the SUN Trail network includes a combination of existing, planned, and conceptual multiple-use trails that increase the reliability of Florida's transportation system.

The FDOT's SUN Trail geographic information system (GIS) data layer shows the majority of the Auburndale to Haines City SUN Trail segment as occurring along abandoned Seaboard Coast Line and existing CSX railroad corridors between downtown Auburndale and Haines City. However, due to safety concerns, the horizontal separation needed between active railroad tracks and a potential recreational trail, and restrictions in using CSX's right-of-way, the Old Dixie Trail alignment has been modified to more closely follow existing roadway rights-of-way and provide connections to other trail segments as discussed below. The proposed trail alignment will be constructed as an asphalt trail varying in width from 10 to 12 feet, with 4 to 5-foot-wide sodded shoulders on both sides.

**Auburndale to Haines City SUN Trail (Auburndale to Haines City Trail Corridor)**

This trail segment is mapped from Denton Avenue (mile post (MP) 0.242) in Auburndale, on the west end of the project, to the Shinn Boulevard/N. Buena Vista Avenue intersection (MP 7.231) in Lake Alfred, near the middle of the project. The entire segment is shown in the FDOT's SUN Trail data layer as "partially funded for pre-construction".

However, the portion from Denton Avenue to the Plymouth Road/Berkley Avenue intersection was previously constructed as the Auburndale Trail by the City of Auburndale. This trail was constructed along an abandoned (former Seaboard Coast Line) railroad grade. This existing asphalt trail is open to the public from dawn to dusk and allows opportunities for walking, bicycling, and dog walking. It provides connections to the Auburndale TECO Trail, Lake Myrtle Park and Auburndale Dog Park. Amenities along the trail include sheltered bench stops and way-finding signage. With the exception of maintenance vehicles, motorized vehicles are not allowed.

The portion from the Plymouth Road/Berkley Avenue intersection (in Auburndale) to the Shinn Boulevard/N. Buena Vista Avenue intersection (in Lake Alfred) is proposed for construction as part of this project. The Old Dixie Trail will connect to the existing Chain of Lakes SUN Trail segment, which extends from the W. Haines Boulevard / Shinn Boulevard intersection (MP 11.162) in Lake Alfred south to Avenue A SW (MP 16.121) in Winter Haven, as well as the future proposed US 17/92 Overpass segment extending from the W. Haines Boulevard / Shinn Boulevard intersection (MP 11.162) north to the N. Buena Vista Drive crossing of the CSX Railroad tracks (MP 16.304) in Lake Alfred. The US 17/92 Overpass subsegment is shown in the FDOT's SUN Trail data layer as an "unfunded gap", and is not part of this project.

**Auburndale to Haines City SUN Trail (Auburndale to Haines City Corridor)**

This trail segment is mapped from the N. Buena Vista Drive crossing of the CSX Railroad tracks (MP 16.304) in Lake Alfred, near the middle of the project, to E. Main Street (MP 48.540) in Haines City, near the eastern end of the project. This portion is also shown in the FDOT's SUN Trail data layer as "partially funded for pre-construction" and is generally being constructed as part of this project.

**Ridge Scenic Highway Trail SR 17 (Heartland Trail Corridor)**

This trail segment is mapped from E. Main Street (MP 41.538) to the north end of the existing Haines City Trail, which extends from north of the Lily Avenue/7th Street intersection (MP 41.774) to Grace Avenue E. (MP 40.427). The subsegment between E. Main Street and the Haines City Trail is shown in the FDOT's SUN Trail data layer as an "unfunded gap" and will be constructed as part of this project using on-street connections ("sharrows"), modifying existing sidewalk segments to an 8-foot width and connecting to existing pathways through downtown Haines City.

**Owner/Official with Jurisdiction:** FDOT/FDEP

**Recommended Outcome:** Exception/Exemption

**Exception/Exemption Type:** Certain trails, paths, bikeways, and sidewalks that meet one of the circumstances in 23 CFR 774.13(f)(1-4).

**Exception/Exemption Justification:**

This determination anticipates minor, temporary disturbance during construction as may be needed for connection/harmonizing of the new trail pavement and connections to existing trail pavement, where available. As these existing and proposed trail segments are components of the SUN Trail Network, they are exempt from Section 4(f) in accordance with 23 CFR 774.13(f)(4) trails, paths, bikeways, and sidewalks that are part of the local transportation system, and which function primarily for transportation. The FDOT will continue coordination with the Cities of Auburndale, Lake Alfred and Haines City on trail design and project construction specifics as the project proceeds.

**OEM SME Determination Date:** Pending

## Lake Ariana Park

**Facility Type:** Existing public park

**Property Classification:** Park/Rec Area

**Address and Coordinates:**

Address: 320 Ramsgate Rd, Auburndale, FL, 33823, USA

Latitude: 28.07324 Longitude: -81.80864

**Description of Property:**

Lake Ariana Park, including Mac's Beach, is a public park located between the western edge of Lake Ariana and the Dixie Highway/Ramsgate Road intersection. This park is approximately 7.843 acres in size. Of this acreage, the approximately 2.285 acres is shown within the Polk County Property Appraiser to be state Trustees of the Internal Improvements Trust Fund (TIITF) land under lease to the City of Auburndale. The City of Auburndale is currently renovating and modernizing the park to include a new Civic Center building, new boat dock, picnic pavilions, outdoor event space, playground, beach volleyball courts, and parking to accommodate all uses. The park is currently closed due to the City's construction, however, it will re-open approximately Summer 2025 following the completion of construction. The City's construction will include the construction of approximately 800 feet of the Old Dixie Trail as a 10-foot-wide shared use path along the western park boundary adjacent to Ramsgate Road using local funds.

**Owner/Official with Jurisdiction:** City of Auburndale

**Recommended Outcome:** Exception/Exemption

**Exception/Exemption Type:** Transportation enhancement activities, transportation alternatives projects, and mitigation activities that meet the conditions in 23 CFR 774.13(g)(1-2).

**Exception/Exemption Justification:**

Although a portion of the subject Old Dixie trail project will be constructed within the park boundary using local funds, this determination anticipates minor, temporary disturbance during construction as may be needed for connection/harmonizing of the new trail pavement to the existing (City-constructed) trail pavement. Public access to this resource will not be interrupted during trail construction.

**OEM SME Determination Date:** Pending

## Downtown City Park

**Facility Type:** Existing public park

**Property Classification:** Park/Rec Area

**Address and Coordinates:**

Address: 199 W Park St, Auburndale, FL, 33823, USA

Latitude: 28.06670 Longitude: -81.78923

**Description of Property:**

The Downtown City Park is an approximately 5.478-acre park comprised of two halves that are bisected by a CSX Transportation railroad track. The park is bounded by Bobby Green Place on the south side, W. Park Street on the west side, Main Street on the north side, and E. Park Street on the east side. Amenities in the eastern half of the park include playgrounds, picnic pavilions, a performance bandstand/pavilion, restroom facilities, walking paths, benches, shade trees, decorative lighting, landscaping, and a parking area. Amenities in the western half of the park include the Rotary Butterfly Garden, the former Seaboard Air Line Rail Depot (now used as a community event center), walking paths, benches, shade trees, decorative lighting, landscaping, a transit shelter and a parking area.

This park occurs across W. Park Street from the City of Auburndale's Parks and Recreation Department office and the Lake Stella Gazebo and Park. Downtown City Park frequently hosts community events throughout the year

**Owner/Official with Jurisdiction:** City of Auburndale

**Recommended Outcome:** Exception/Exemption

**Exception/Exemption Type:** Transportation enhancement activities, transportation alternatives projects, and mitigation activities that meet the conditions in 23 CFR 774.13(g)(1-2).

**Exception/Exemption Justification:**

The construction of the Old Dixie Trail is proposed to occur within the western half of the park only and would entail widening the existing 8-foot paver path adjacent to the W. Park Street on-street parking to a 10-foot-wide shared use path. Public access to this resource will not be interrupted during construction.

**OEM SME Determination Date:** Pending

## Lake Stella Gazebo and Park

**Facility Type:** Existing public park

**Property Classification:** Park/Rec Area, Historic Site

**Address and Coordinates:**

Address: 208 W Lake Ave, Auburndale, FL, 33823, USA

Latitude: 28.06728 Longitude: -81.78943

**Description of Property:**

The Lake Stella Gazebo and Park is an approximately 1.274-acre park facility on the north side of downtown Auburndale. This is a small park used primarily for weddings and community events. The park is bounded by W. Lake Avenue on the south side, Shelby Street on the west side, Main Street on the north side, and W. Park Street on the east side. Amenities include a gazebo, a veteran's memorial, transit shelter, walking paths, benches, shade trees, decorative lighting, landscaping, and a grassed parking area.

The southwestern corner of the park also contains the National Register of Historic Places (NRHP)-listed Ephriam M. Baynard House. This resource was listed in the NRHP as of November 11, 2001.

**Owner/Official with Jurisdiction:** City of Auburndale

**Relationship Between the Property and the Project**

The Old Dixie Trail is proposed to cross W. Park Street from the northwest corner of the Downtown City Park to the existing Main Street right-of-way along the north side of the Lake Stella Gazebo and Park. However, the existing Main Street right-of-way appears to be sufficient in width for the completion of construction activities for a 10-foot-wide shared use pathway along the existing paver pathway and adjacent sod area. Therefore, impacts to the Lake Stella Gazebo and Park are not anticipated. Public access to this resource will not be interrupted during construction.

**Yes No**

Will the property be "used" within the meaning of Section 4(f)?

**Recommended Outcome:** No Use

**OEM SME Determination Date:** Pending



## Spivey Little League Sports Complex

**Facility Type:** Existing public athletic fields

**Property Classification:** Park/Rec Area

**Address and Coordinates:**

Address: 720 Hampton St, Auburndale, FL, 33823, USA

Latitude: 28.06968 Longitude: -81.78646

**Description of Property:**

The Spivey Little League Sports Complex is a 3.594-acre resource consisting of two baseball fields, spectator seating, team dugouts, high-mast field lighting, restroom facilities, water fountains, and a concession stand. This park is bounded by Hampton Street on the west side, Auburndale High School on the north side, and Stadium Road on the east side. This resource is shown by the Polk County Property Appraiser as being co-owned by the City of Auburndale (south field) and the Polk County School Board (north field). These facilities are used for recreational youth baseball leagues.

**Owner/Official with Jurisdiction:** City of Auburndale / Polk County School Board

**Relationship Between the Property and the Project**

The Old Dixie Trail is proposed to proceed northeast out of downtown Auburndale along the west side of Stadium Rd. adjacent to the south side of the Spivey Little League Sports Complex. The existing Stadium Rd. right-of-way has a sufficient width for the completion of construction activities for the proposed 10-foot-wide shared use path along the existing concrete sidewalk and adjacent grassed area. Therefore, impacts to the Spivey Little League Sports Complex are not anticipated. Public access to this resource will not be interrupted during construction.

**Yes No**

Will the property be "used" within the meaning of Section 4(f)?

**Recommended Outcome:** No Use

**OEM SME Determination Date:** Pending

## Frank C. Gardner Park / Veterans Memorial

**Facility Type:** Existing public park

**Property Classification:** Park/Rec Area

**Address and Coordinates:**

Address: 258 E Main St, Lake Alfred, FL, 33850, USA

Latitude: 28.09455 Longitude: -81.72758

**Description of Property:**

Frank C. Gardner Park / Veterans Memorial is an approximately 0.89-acre park property in Lake Alfred. It is bounded by E. Main St. on the south side, E. Seminole Avenue on the west side, US 17/92 (Lake Shore Drive/E. Alfred Street) on the north side, and N. Rochelle Avenue on the east side. The park consists of a sodded grass park with a veterans memorial in the western third of the park. The veterans memorial contains flags for each branch of military service and monuments for promoting the recognition of veterans from Lake Alfred and regionally within Polk County who served in specific wars and military campaigns, as well as purple heart medal recipients. Additional amenities walking paths, benches, shade trees, decorative lighting, landscaping, a transit shelter, and a parking area.

**Owner/Official with Jurisdiction:** City of Lake Alfred

**Recommended Outcome:** *de minimis*

**Yes No**

- Was there coordination with the Official(s) with Jurisdiction to identify an opportunity for a *de minimis* finding?
- Was the OWJ informed by the District of FDOT s intent to pursue a *de minimis* approval option?
- Was the OWJ informed in writing that their concurrence with a no adverse effect finding to the activities, features or attributes which qualify the property for protection may result in FDOT making a *de minimis* approval under Section 4(f)?
- Did the OWJ concur that the proposed project, including any enhancement, mitigation and minimization of harm measures, will result in no adverse effects to the activities features or attributes of the property?

**Basis on Which the Determination was Made**

The Old Dixie Trail will construct a 10-foot-wide asphalt shared path with 4- to 5-foot-wide sodded areas along the north side of the Frank C. Gardner Park. These improvements will require the installation of a vertical stabilization wall and require the relocation of existing street lighting (2 poles) and associated wiring, an existing Citrus Connection transit shelter and park signage. Approximately 307.5 linear feet of the roadside slope along the north side of the park will be impacted affecting the root balls of three mature oaks and associated irrigation. Construction-induced impacts to these root balls may be significant enough to result in the loss of these trees, which provide shade and contribute to the overall character and aesthetics of the park resource. However, no direct or indirect impacts to any features associated with the veterans memorial are anticipated. The total impact footprint to the Frank C. Gardner Park is anticipated to total approximately 2,305 square feet (0.053 acres).

*(Pending coordination with City of Lake Alfred representatives.)*

Public access to this resource will not be interrupted during construction.

**Public Involvement Activities:**

*(To be updated for this project)* A public hearing was held on February 3, 2022. The hearing notifications, as well as the formal presentation, included information regarding the proposed impacts to the Crescent Beach Family Park and FDOT's intent to make a *de minimis* Section 4(f) impact determination. Design plans and other project documentation depicting the project effects associated with this evaluation were available for public review and comment. Although, no public comments opposing the proposed impacts to the Crescent Beach Family Park were received, several comments were received questioning the need/expense for the bus bay relocation (i.e., which results in the proposed impact to the park). Two respondents at the hearing stated their support to convert the Crescent Beach Family Park for enhanced parking or transit opportunities.

Public comments provided are available within the certified public hearing transcript and the Comments and Coordination Report (available in the project file).

Following the close of the post-hearing public comment period, FDOT District One followed up with Lee County representatives. This correspondence provided information regarding the public hearing and public comments received. The letter requested that the County provide a confirmation of the park's significance and their concurrence that the proposed improvements will not adversely affect the recreational activities, features, and attributes of the Crescent Beach Family Park, and reiterated the FDOT's intent to make a *de minimis* Section 4(f) determination. Via a letter signed March 29, 2022, the County provided their concurrence with the FDOT's determination that Crescent Beach Family Park is a significant resource and the proposed impacts are *de minimis* in nature.

**OEM SME Concurrence Date:** Pending

## Ember Dog Park

**Facility Type:** Existing public dog park

**Property Classification:** Park/Rec Area

**Address and Coordinates:**

Address: 896 Lily Ave, Haines City, FL, 33844, USA

Latitude: 28.11111 Longitude: -81.62503

**Description of Property:**

The Ember Dog Park is an approximately 1.074-acre fenced dog recreation facility along the east and south side of the Haines City Trail, north of Lily Avenue near downtown Haines City. This resource contains two fenced park areas, separated for use by large and small dogs, respectively. Amenities include benches, sidewalks, trash receptacles, play structures (sand hill and concrete tubes), two shade pavilions, shade trees, water fountains and a monument to the park's namesake.

**Owner/Official with Jurisdiction:** City of Haines City

**Relationship Between the Property and the Project**

The proposed Old Dixie Trail will connect to the existing north end of the Haines City Trail, which is immediately adjacent to the west side of the Ember Dog Park. Although the Old Dixie Trail may help to facilitate use of the Ember Dog Park, the Old Dixie Trail will not connect to any part of the Ember Dog Park.

**Yes No**

Will the property be "used" within the meaning of Section 4(f)?

**Recommended Outcome:** No Use

**OEM SME Determination Date:** Pending

## Project-Level Attachments

435391-1 ODT Project Location Map

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## Resource Attachments

### Shared Use Non-motorized (SUN) Trail Network

FDOT SUN Trail Alignment vs Old Dixie Trail Preferred Alt

### Lake Ariana Park

Lake Ariana Park

### Downtown City Park

Downtown City Park Map

### Lake Stella Gazebo and Park

Lake Stella Gazebo and Park\_6\_5\_24

### Spivey Little League Sports Complex

Spivey Little League Complex Map

### Ember Dog Park

Ember Dog Park\_5\_28\_24

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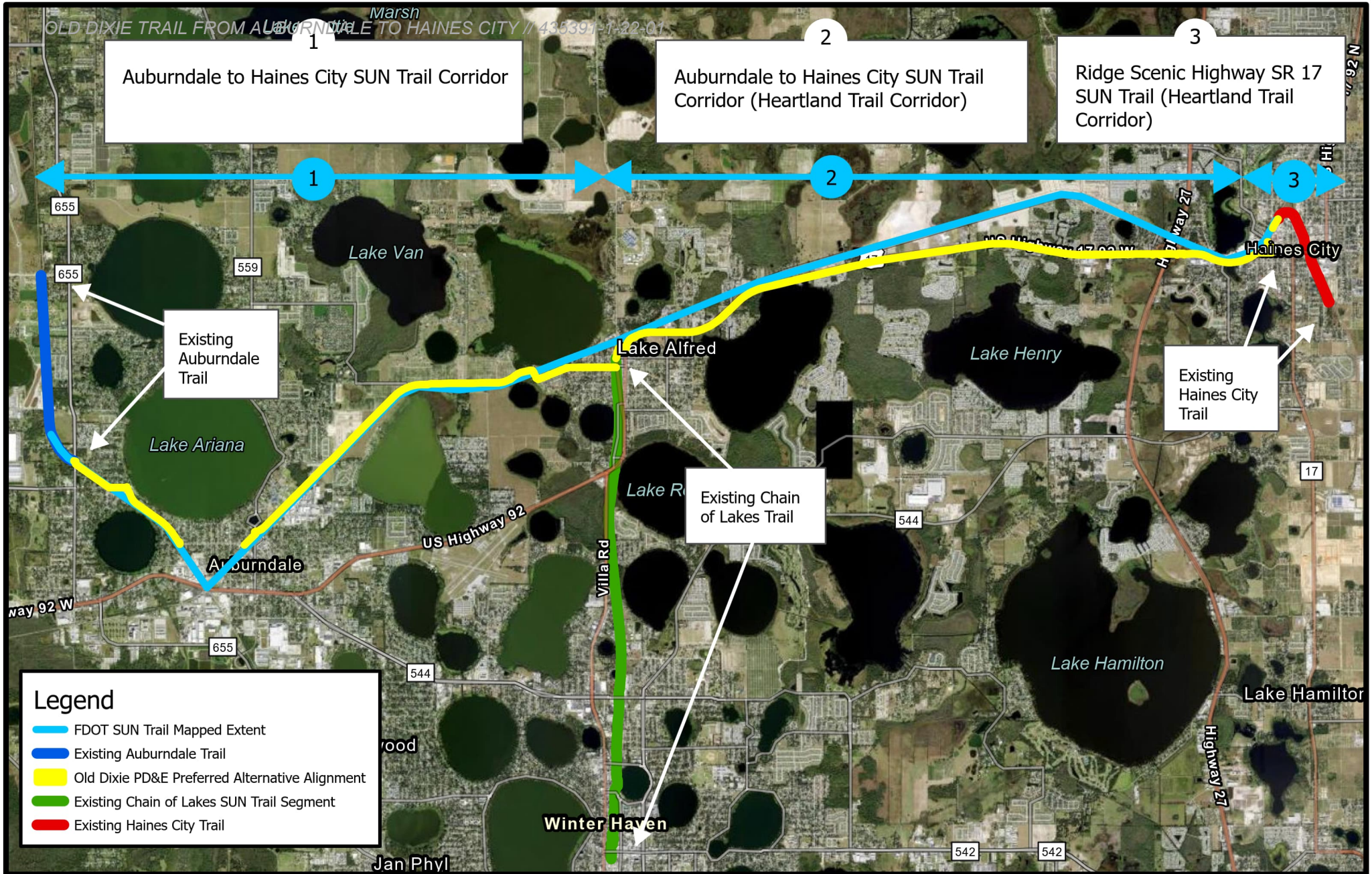


## **Shared Use Non-motorized (SUN) Trail Network**

Contents:

FDOT SUN Trail Alignment vs Old Dixie Trail Preferred Alt

DRAFT



1  
Auburndale to Haines City SUN Trail Corridor

2  
Auburndale to Haines City SUN Trail Corridor (Heartland Trail Corridor)

3  
Ridge Scenic Highway SR 17 SUN Trail (Heartland Trail Corridor)

Existing Auburndale Trail

Existing Haines City Trail

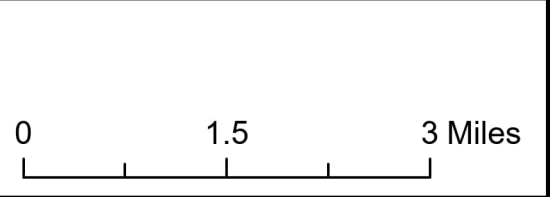
Existing Chain of Lakes Trail

**Legend**

- FDOT SUN Trail Mapped Extent
- Existing Auburndale Trail
- Old Dixie PD&E Preferred Alternative Alignment
- Existing Chain of Lakes SUN Trail Segment
- Existing Haines City Trail




Section 4(f) Resources



FDOT SUN Trail Alignment  
vs  
Old Dixie Trail Preferred Alternative Alignment

Old Dixie Trail PD&E  
FPID: 435391-1-22-01  
Polk County, Florida



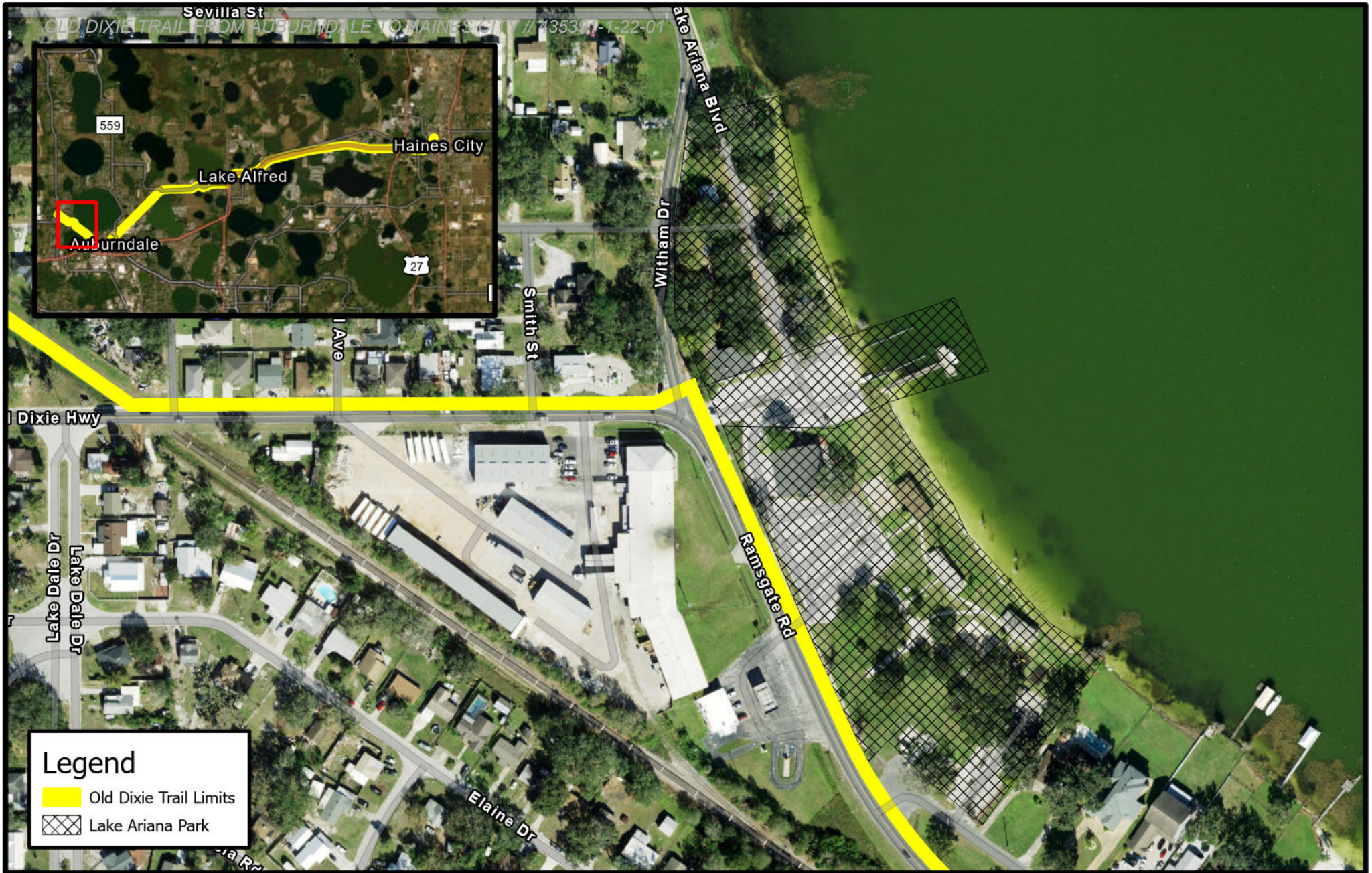
Page 16 of 26

## Lake Ariana Park



Contents:

Lake Ariana Park

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**Legend**

-  Old Dixie Trail Limits
-  Lake Ariana Park

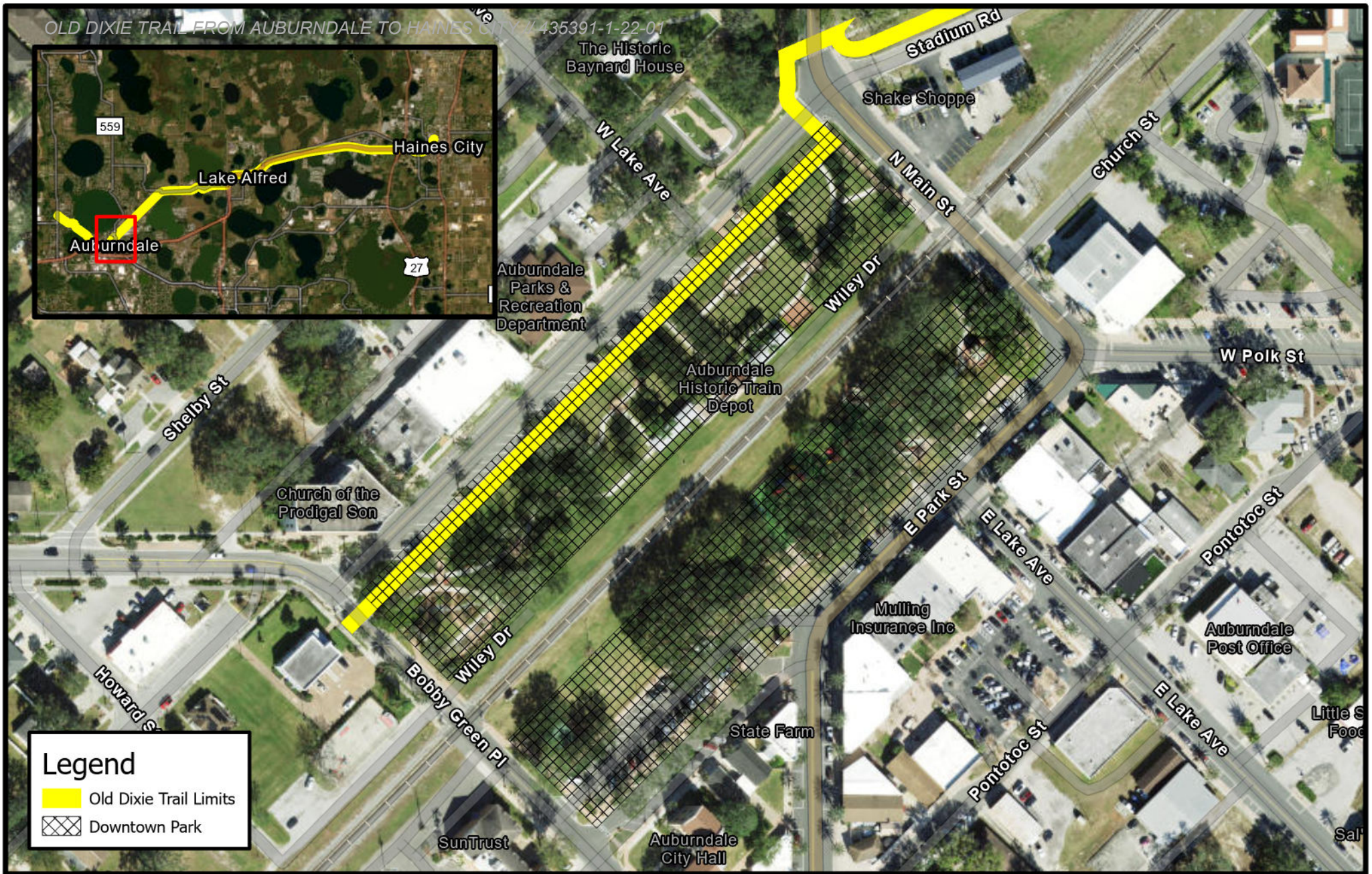


## **Downtown City Park**

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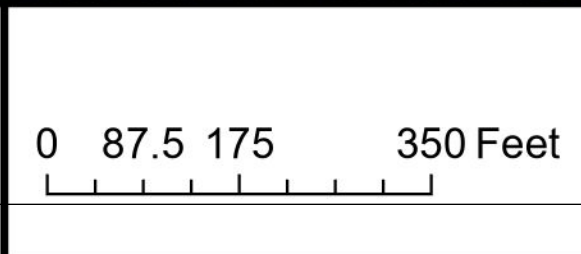
Downtown City Park Map

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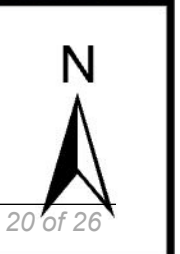
**Legend**

- Old Dixie Trail Limits
- Downtown Park



**Downtown Park**  
(City of Auburndale)

Old Dixie Trail PD&E  
FPID: 435391-1-22-01  
Polk County, Florida

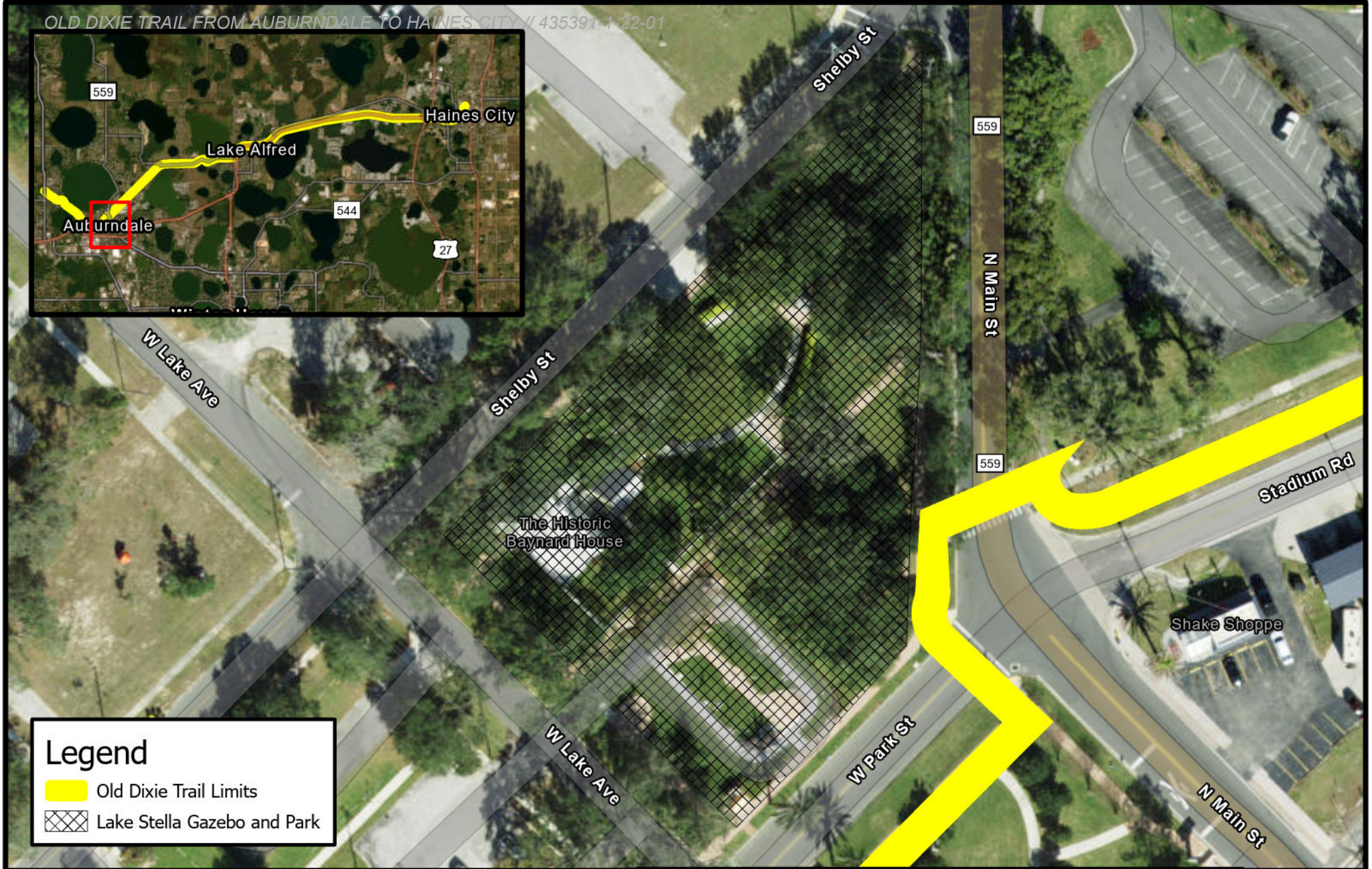


## **Lake Stella Gazebo and Park**



Contents:

Lake Stella Gazebo and Park\_6\_5\_24

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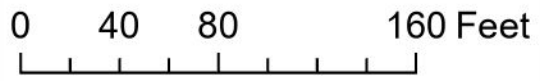


**Legend**

-  Old Dixie Trail Limits
-  Lake Stella Gazebo and Park



Section 4(f) Resources



Lake Stella Gazebo and Park  
(City of Auburndale)

Old Dixie Trail PD&E  
FPID: 435391-1-22-01  
Polk County, Florida



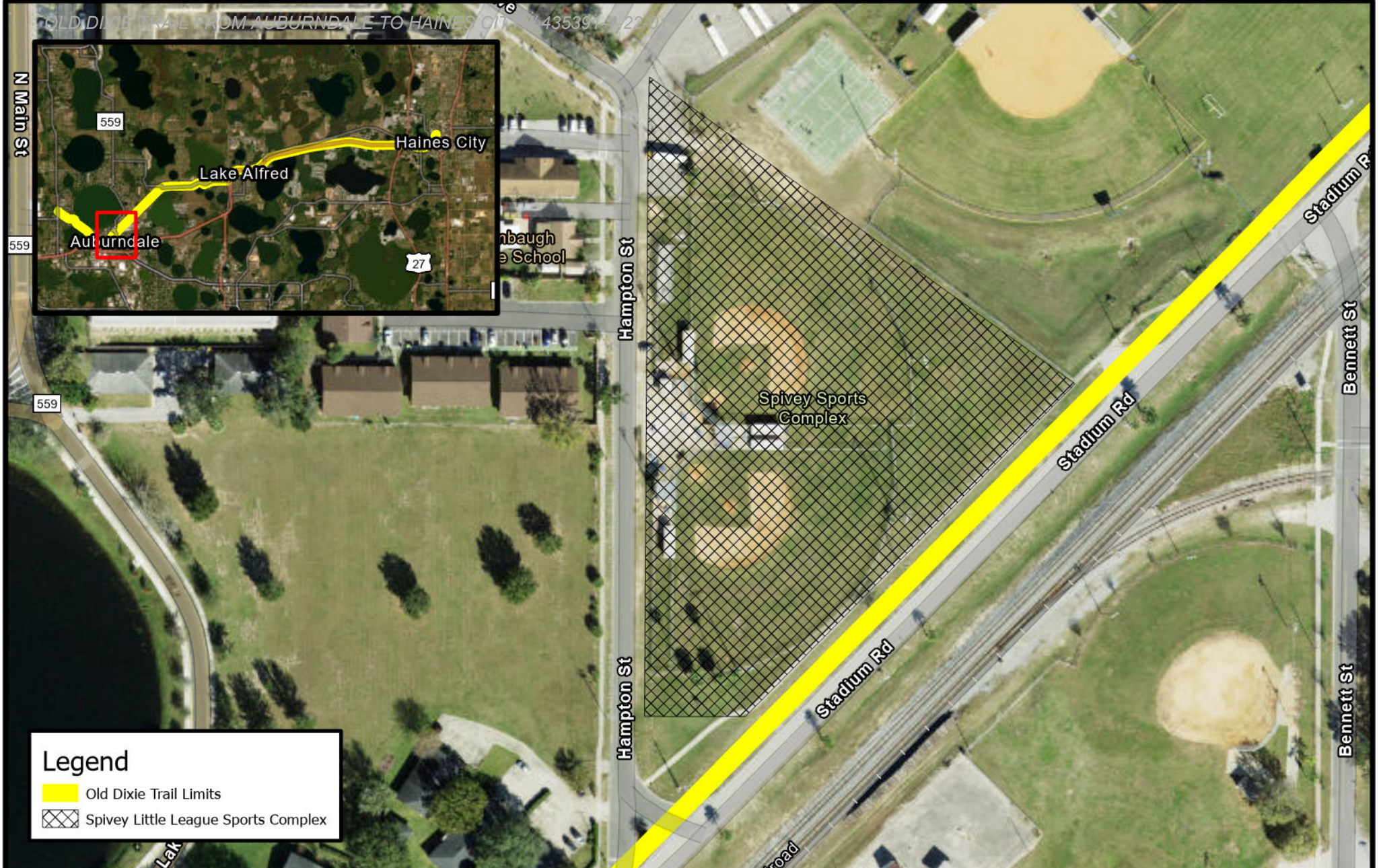


## **Spivey Little League Sports Complex**

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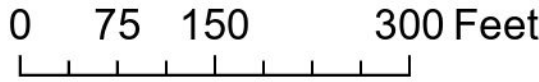
Spivey Little League Complex Map

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**Legend**

-  Old Dixie Trail Limits
-  Spivey Little League Sports Complex



Spivey Little League Sports Complex (City of Auburndale)

Old Dixie Trail PD&E  
FPID: 435391-1-22-01  
Polk County, Florida

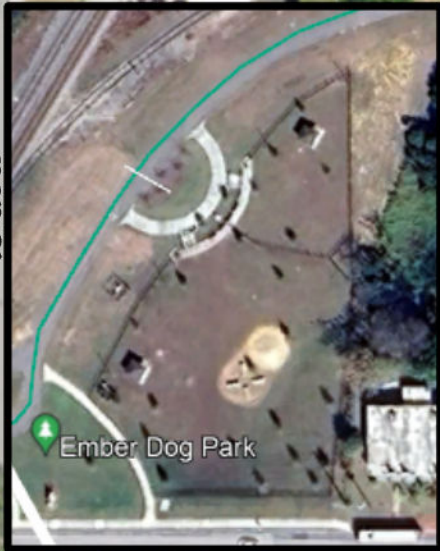


## **Ember Dog Park**

Contents:

Ember Dog Park\_5\_28\_24

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N 6th St

N Railroad Ave

Sea Board Coast Line Railroad



Sea Board Coast

Haines City

Lily Ave

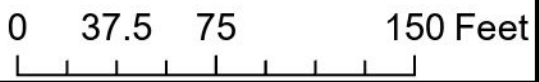
Lily Ave

### Legend

-  Old Dixie PD&E Preferred Alternative Alignment
-  Ember Dog Park



Section 4(f) Resources



Ember Dog Park  
(City of Haines City)

Old Dixie Trail PD&E  
FPID: 435391-1-22-01  
Polk County, Florida

