

# LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

*Ordinance 2020-2162*

Project Information	
Project Name and Case No.	CPA 20-05
Applicant	City of Lake City
Owner	Audrey Bullard
Requested Action	Approval of Comprehensive Plan Amendment of property annexed into the city as Agriculture (Columbia County) to (COLC) Industrial, Light Warehouse
City Council Date	August 17, 2020
Staff Analysis/Determination	Ms. Bullard requested this at time of annexation but could not occur until after annexation
Prepared By	David C. Young

Subject Property Information	
Size	77.55 + 47.69= 125.24 acres
Location	North Side of NW Bell St.
Parcel Number	04868-000 + 04864-000
Future Land Use	Light Industrial
Current Zoning District	Ag and ILW Columbia County
Flood Zone	X and A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Agriculture-3	Agriculture	Timber	NC
South	Light Industrial	ILW	ILW	NC
East	Commercial	A-3	Vacant	NC
West	Light Industrial	I	Vacant	NC

### **Summary of Request**

This is to request a Comprehensive Plan Amendment as requested into COLC Industrial, Light Warehouse to place this newly annexed properties into COLC zoning from Columbia County zoning.

**Staff Analysis.** Staff is presenting this to Planning and Zoning as requested by owner at time of annexation. This is to complete the annexation process by changing the Columbia County zoning to City of Lake City Zoning

ORDINANCE NO. 2020-2162

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF MORE THAN TEN ACRES OF LAND, PURSUANT TO AN APPLICATION, CPA 20-05, BY THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM COUNTY AGRICULTURE-3 (LESS THAN OR EQUAL TO 1 DWELLING UNIT PER 5 ACRES) AND COUNTY LIGHT INDUSTRIAL TO CITY INDUSTRIAL CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, to prepare, adopt and implement a comprehensive plan;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers and requires the City Council to prepare, adopt and implement a comprehensive plan;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board has been designated as the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Council approval of said application for an amendment, as described below;

WHEREAS, the City Council held the required public hearings, with public notice having been provided, under the procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended, on said application for an amendment, as described below, and at said public hearings, the City Council reviewed and considered all comments received during said public hearings, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the City Council has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the City Council has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, CPA 20-05, by D & B Timber and Land Trust, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification of certain lands, the land use classification is hereby changed from COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) and COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL on property described, as follows:

From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL  
Parcel No. 07-3S-17-04864-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The North 1/2 of the Southeast 1/4 lying South of Interstate 10 (State Road 8).

Containing 47.69 acres, more or less.

From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL

A portion of Parcel No. 07-3S-17-04868-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of said Section 7; thence North 01°30'47" West 134.84 feet, along the East line of said Section 7 to the Point of Beginning, said point being a point on a curve concave to the South having a radius of 1,482.40 feet, a central angle of 07°23'23", a chord bearing of South 75°26'32" West, and a chord distance of 191.06 feet; thence Southwesterly, along the arc of said curve, being also the North right-of-way line of Northwest Bell Street, 191.19 feet to the point of tangency of said curve; thence South 71°44'50" West 44.16 feet, along the North right-of-way line of said Northwest Bell Street; thence North 47°39'49" West 431.66 feet; thence South 71°43'00" West 263.23 feet; thence South 12°01'54" West 92.57 feet; thence South 47°39'49" East 339.74 feet to the North right-of-way line of said Northwest Bell Street; thence South 71°44'50" West 55.54 feet, along the North right-of-way line of said Northwest Bell Street to the point of a curve of a curve concave to the North having a radius of 1,382.40 feet, a central angle of 22°31'16", a chord bearing of South 83°00'28" West, and a chord distance of 539.88 feet; thence Westerly, along the arc of said curve, being also the North right-of-way line of said Northwest Bell Street, 543.37 feet; thence North 85°43'54" West 701.22 feet; thence North 85°43'54" West 813.56 feet to the point of curve of a curve concave to the South having a radius of 1,482.40 feet, a central angle of 02°39'02", a chord bearing North 87°03'25" West, and having a chord distance of 68.57 feet; thence Westerly, along the arc of said curve, being also the North right-of-way line of said Northwest Bell Street, 68.58 feet to the West line of the Southeast 1/4 of said Section 7; thence North 01°15'11" West 1,229.04 feet, along the West line of the Southeast 1/4 of said Section 7 to the North line of the South 1/2 of the Southeast 1/4 of said Section 7; thence East 2,715.55 feet to the East line of said Section 7; thence South 01°30'47" East 1,182.06 feet, along the East line of said Section 7 to the Point of Beginning.

Containing 77.55 acres, more or less.

All said lands containing 125.24 acres, more or less.

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall be effective upon adoption.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED upon first reading this 17th day of August 2020.

PASSED AND DULY ADOPTED, upon second and final reading, in regular session with a quorum present and voting, by the City Council this 16th day of November 2020.

Attest:

CITY COUNCIL  
CITY OF LAKE CITY, FLORIDA

---

Audrey Sikes, City Clerk

---

Stephen M. Witt, Mayor

APPROVED AS TO FORM AND LEGALITY:

---

Frederick L. Koberlein Jr., City Attorney

**RESOLUTION NO. PZ/LPA CPA 20-05**

**A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF MORE THAN TEN ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM COUNTY AGRICULTURE-3 (LESS THAN OR EQUAL TO 1 DWELLING UNIT PER 5 ACRES) AND COUNTY LIGHT INDUSTRIAL TO CITY INDUSTRIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS, the City of Lake City Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend to the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, approval or denial of amendments to the City of Lake City Comprehensive Plan, hereinafter referred to as the Comprehensive Plan, in accordance with said regulations;**

**WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, empower the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Council approval or denial of amendments to the Comprehensive Plan, in accordance with said statute;**

**WHEREAS, an application for an amendment, as described below, has been filed with the City;**

**WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency;**

**WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;**

**WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and**

**WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.**

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, THAT:**

**Section 1. Pursuant to an application, CPA 20-05, by D & B Timber and Land Trust, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the City Council that the future land use classification be changed from COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) and COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL on property described, as follows:**

From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL Parcel No. 07-3S-17-04864-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The North 1/2 of the Southeast 1/4 lying South of Interstate 10 (State Road 8).

Containing 47.69 acres, more or less.

From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL

A portion of Parcel No. 07-3S-17-04868-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of said Section 7; thence North 01°30'47" West 134.84 feet, along the East line of said Section 7 to the Point of Beginning, said point being a point on a curve concave to the South having a radius of 1,482.40 feet, a central angle of 07°23'23", a chord bearing of South 75°26'32" West, and a chord distance of 191.06 feet; thence Southwesterly, along the arc of said curve, being also the North right-of-way line of Northwest Bell Street, 191.19 feet to the point of tangency of said curve; thence South 71°44'50" West 44.16 feet, along the North right-of-way line of said Northwest Bell Street; thence North 47°39'49" West 431.66 feet; thence South 71°43'00" West 263.23 feet; thence South 12°01'54" West 92.57 feet; thence South 47°39'49" East 339.74 feet to the North right-of-way line of said Northwest Bell Street; thence South 71°44'50" West 55.54 feet, along the North right-of-way line of said Northwest Bell Street to the point of a curve of a curve concave to the North having a radius of 1,382.40 feet, a central angle of 22°31'16", a chord bearing of South 83°00'28" West, and a chord distance of 539.88 feet; thence Westerly, along the arc of said curve, being also the North right-of-way line of said Northwest Bell Street, 543.37 feet; thence North 85°43'54" West 701.22 feet; thence North 85°43'54" West 813.56 feet to the point of curve of a curve concave to the South having a radius of 1,482.40 feet, a central angle of 02°39'02", a chord bearing North 87°03'25" West, and having a chord distance of 68.57 feet; thence Westerly, along the arc of said curve, being also the North right-of-way line of said Northwest Bell Street, 68.58 feet to the West line of the Southeast 1/4 of said Section 7; thence North 01°15'11" West 1,229.04 feet, along the West line of the Southeast 1/4 of said Section 7 to the North line of the South 1/2 of the Southeast 1/4 of said Section 7; thence East 2,715.55 feet to the East line of said Section 7; thence South 01°30'47" East 1,182.06 feet, along the East line of said Section 7 to the Point of Beginning.

Containing 77.55 acres, more or less.

All said lands containing 125.24 acres, more or less.

Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 4th day of August 2020.

PLANNING AND ZONING BOARD OF THE  
CITY OF LAKE CITY, FLORIDA,  
SERVING ALSO AS THE  
LOCAL PLANNING AGENCY OF THE  
CITY OF LAKE CITY, FLORIDA

Attest:

  
David C. Young, Secretary

  
Chris Lydick, Chair

# City of Lake City

205 NORTH MARION AVENUE  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031  
FAX: (386) 752-4896

---

August 24, 2020

TO: City Council

FROM: Land Development Regulation Administrator

SUBJECT: Application No. CPA 20-05 (D & B Timber and Land Trust)

Concurrency Management Assessment  
Concerning an Amendment to the  
Future Land Use Plan Map of the Comprehensive Plan

Land use amendment requests are ineligible to receive concurrency reservation because they are too conceptual and, consequently do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided, which quantifies for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

CPA 20-05, an application by D & B Timber and Land Trust, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) and COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL for the property described, as follows:

From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL

Parcel No. 07-3S-17-04864-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The North 1/2 of the Southeast 1/4 lying South of Interstate 10 (State Road 8).

Containing 47.69 acres, more or less.

From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL

A portion of Parcel No. 07-3S-17-04868-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of said Section 7; thence North 01°30'47" West 134.84 feet, along the East line of said Section 7 to the Point of Beginning, said point being a point on a curve concave to the South having a radius of 1,482.40 feet, a central angle of 07°23'23", a chord bearing of South 75°26'32" West, and a chord distance of 191.06 feet; thence Southwesterly, along the arc of said curve, being also the North right-of-way line



of Northwest Bell Street, 191.19 feet to the point of tangency of said curve; thence South 71°44'50" West 44.16 feet, along the North right-of-way line of said Northwest Bell Street; thence North 47°39'49" West 431.66 feet; thence South 71°43'00" West 263.23 feet; thence South 12°01'54" West 92.57 feet; thence South 47°39'49" East 339.74 feet to the North right-of-way line of said Northwest Bell Street; thence South 71°44'50" West 55.54 feet, along the North right-of-way line of said Northwest Bell Street to the point of a curve of a curve concave to the North having a radius of 1,382.40 feet, a central angle of 22°31'16", a chord bearing of South 83°00'28" West, and a chord distance of 539.88 feet; thence Westerly, along the arc of said curve, being also the North right-of-way line of said Northwest Bell Street, 543.37 feet; thence North 85°43'54" West 701.22 feet; thence North 85°43'54" West 813.56 feet to the point of curve of a curve concave to the South having a radius of 1,482.40 feet, a central angle of 02°39'02", a chord bearing North 87°03'25" West, and having a chord distance of 68.57 feet; thence Westerly, along the arc of said curve, being also the North right-of-way line of said Northwest Bell Street, 68.58 feet to the West line of the Southeast 1/4 of said Section 7; thence North 01°15'11" West 1,229.04 feet, along the West line of the Southeast 1/4 of said Section 7 to the North line of the South 1/2 of the Southeast 1/4 of said Section 7; thence East 2,715.55 feet to the East line of said Section 7; thence South 01°30'47" East 1,182.06 feet, along the East line of said Section 7 to the Point of Beginning.

Containing 77.55 acres, more or less.

All said lands containing 125.24 acres, more or less.

#### Availability of and Demand on Public Facilities

##### Potable Water Impact

##### **From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL**

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could theoretically result in 1,038,688 square feet of industrial land use on the site.

An average industrial use is estimated to have 1.87 employees per 1,000 square feet gross floor area.

Based upon a potable water usage of 22.5 gallons per employee per day.

$1,038,688 \text{ (1,038,688 square feet gross floor area)} \times 1.87 \text{ (employees per 1,000 square feet gross floor area)} = 1,943 \text{ employees}$   
 $1,943 \text{ employees} \times 22.5 \text{ (gallons of potable water usage per employee per day)} = 43,718 \text{ gallons of potable water usage per day.}$

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2019, the average daily potable water usage = 3,351,000 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development =  
749,000 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development =  
749,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment =  
43,718 gallons of potable water per day.

Residual capacity after this proposed amendment = 705,282 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the theoretical use of the site.

#### **From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL**

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could theoretically result in 1,689,039 square feet of industrial land use on the site.

The proposed amendment is not anticipated to result in an increase in the theoretical potable water usage per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the theoretical use of the site.

---

#### **Sanitary Sewer Impact -**

#### **From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL**

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could theoretically result in 1,038,688 square feet of industrial land use on the site.

An average industrial use is estimated to have 1.87 employees per 1,000 square feet gross floor area. Based upon an average of 17.25 gallons of sanitary sewer effluent per employee per day.

$1,038.688 (1,038,688 \text{ square feet gross floor area}) \times 1.87 (\text{employees per 1,000 square feet gross floor area}) = 1,943 \text{ employees} \times 17.25 (\text{gallons of sanitary sewer effluent per employee per day}) = 33,517 \text{ gallons of sanitary sewer effluent per day.}$

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2019, the average sanitary sewer usage = 2,200,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 800,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 800,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 33,517 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 766,483 gallons of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the theoretical use of the site.

#### **From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL**

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could theoretically result in 1,689,039 square feet of industrial land use on the site.

The proposed amendment is not anticipated to result in an increase in the theoretical sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the theoretical use of the site.

---

Solid Waste Impact -

**From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL**

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could theoretically result in 1,038,688 square feet of industrial land use on the site.

Based upon 5.5 pounds of solid waste per 1,000 square feet gross floor area of industrial use per day.

$1,038,688 \text{ (1,038,688 square feet gross floor area)} \times 5.5 \text{ (pounds of solid waste per 1,000 square feet gross floor area per day)} = 5,713 \text{ pounds of solid waste per day.}$

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the theoretical use of the site.

**From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL**

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could theoretically result in 1,689,039 square feet of industrial land use on the site.

The proposed amendment is not anticipated to result in an increase in the theoretical solid waste generation per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the theoretical use of the site.

---

Drainage Impact -

**From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL**

The proposed amendment could theoretically result in 1,038,688 square feet of industrial land use on the site.

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

**From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL**

The proposed amendment could theoretically result in 1,689,039 square feet of industrial land use on the site.

The proposed amendment is not anticipated to result in an increase in the theoretical stormwater runoff coefficient.

Based upon the above analysis, drainage facilities are anticipated to continue to meet or exceed the adopted level of service standard for drainage facilities, as provided in the Comprehensive Plan.

---

Recreation Impact -

**From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL**

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

The proposed amendment could theoretically result in 1,038,688 square feet of industrial land use on the site.

The proposed amendment will not result in additional population. Therefore, recreational facilities are anticipated to continue to meet or exceed the level of service standards established within the Comprehensive Plan after the theoretical use of the site.

**From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL**

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

The proposed amendment could theoretically result in 1,689,039 square feet of industrial land use on the site.

The proposed amendment will not result in additional population. Therefore, recreational facilities are anticipated to continue to meet or exceed the level of service standards established within the Comprehensive Plan after the theoretical use of the site.

---

Traffic Impact -

**From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL**

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could theoretically result in 1,038,688 square feet of industrial land use on the site.

Summary of Trip Generation Calculations for Industrial Use.

An industrial use is estimated to generate 0.68 trips per p.m. peak hour per 1,000 square feet of use.

1,038,688 (1,038,688 square feet gross floor area) x 0.68 (p.m. peak hour trips per 1,000 square feet gross floor area) = 707 p.m. peak hour trips

Existing p.m. peak hour trips = 603 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
U.S. 441/Marion St. (from US 90 (Duval St.) to north limits)	603a	C	0	707	1,310	C

a 2019 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.  
Quality/Level of Service Handbook, Florida Department of Transportation, 2012.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 3,200 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the theoretical number of trips associated with the proposed amendment.

#### **From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL**

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could theoretically result in 1,689,039 square feet of industrial land use on the site.

The proposed amendment is not anticipated to result in an increase in the theoretical p.m. peak hour trips.

Based upon the above analysis, roads are anticipated to continue to meet or exceed the adopted level of service standard for traffic facilities, as provided in the Comprehensive Plan, after the theoretical use of the site.

---

#### Affordable Housing

The change in land use is not anticipated to have an impact on the affordable housing stock.

#### Surrounding Land Uses

Currently, the existing land use of the site is agriculture forest land use. The site is bounded on the north by agriculture forest land use, on the east by agriculture forest land use, on the south by agriculture forest land use, and on the west by agriculture forest land use.

#### Historic Resources

According to the Florida Division of Historical Resources Master Site File, dated January 2014, there are no known historic resources on the site.

#### Flood Prone Areas

According to the Federal Emergency Management Agency, Digital Flood Insurance Rate Map data layer, February 2, 2009, approximately 41 percent of the site is located within a 100-year flood prone area.

### Wetlands

According to the Water Management Geographic Information Systems wetlands data layer, dated 2007, approximately 30 percent of the site is located within a wetland.

### Minerals

According to Natural Resources, North Central Florida Regional Planning Council, 1977, the site is known to contain sand and silt.

### Soil Types

According to the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated October 1991, the site is comprised of approximately 64 percent Mascotte fine sand, approximately 29 percent Surrency fine sand soils, approximately 7 percent Pits soil, and approximately percent Plummer muck, depressional soils.

Mascotte fine sand soils are poorly drained, nearly level soils around wet depressions on the uplands and throughout the flatwoods. The slope ranges from 0 to 2 percent.

Mascotte fine sand soils have severe limitations for building site development.

Surrency fine sand (0 to 5 percent slope) soils are very poorly drained, nearly level soil in depressions, near shallow ponds, and along drainageways.

Surrency fine sand (0 to 5 percent slope) soils have severe limitations for building site development.

Plummer muck, depressional soils are nearly level, poorly drained soil in concave depressions and poorly defined drainageways. The slope is less and 2 percent.

Plummer muck, depressional soils have severe limitations for building site development.

### High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential To the Floridan Aquifer, prepared by the Water Management District, dated July 17, 2001, the site is not located in high aquifer groundwater recharge area.