

# Rib City

## Site Plan Application

# City of Lake City

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I. Statement of Proposed Change:

The proposed project is a site plan application for new construction to be located on 1.064 acres near I-75 exit 427. The proposed site plan proposes to build a 3,428 SF restaurant building with associated parking and utilities on the following parcel

Parcels:

35-3S-16-02524-008

As shown on Tables 1 and 2 and Maps 1 and 2, the site plan is consistent with the execution of the established land use and zoning designations and is consistent with surrounding uses. The Commercial land use category has an intensity of  $\leq +1$ FAR and the proposed FAR of .07 meets this standard. The Commercial Highway Interchange (CHI) zoning category is intended to provide for developments that primarily serve the traveling public including fast food restaurants as proposed by this site development plan.

Table 1: Land Use and Zoning

Location	Land Use	Zoning
<b>Proposed Property</b>	Commercial	Commercial Highway Interchange
<b>North</b>	Commercial	Commercial Highway Interchange
<b>South</b>	Commercial	Commercial Highway Interchange
<b>East</b>	Commercial	Commercial Highway Interchange
<b>West</b>	Commercial	Commercial Highway Interchange

Table 2: Allowable—Proposed Dwelling Units

	Land Use	Zoning
<b>Intensity Standard</b>	1 FAR	1 FAR
<b>Maximum Units Allowed</b>	1 FAR	1 FAR
<b>Proposed Project</b>	.07 FAR	.07 FAR

Map 1: Existing Land Use Designation



Map 2: Zoning Designations





## II. Concurrency Impact Analysis

The State of Florida growth management legislation establishes concurrency standards that ensure that local governments adequately provide public facilities to new developments without constraining adopted local levels of service. The following assessment examines how this proposed rezone application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, open space, recreation, and public school facilities.

### Transportation Mobility

The Columbia County Comprehensive Plan Transportation Element Objective II.1 establishes level of service standards (LOS) for all roadways.

Table 4: Transportation LOS Impact

Land Use Code	Land Use	SF GFA	AADT		AM Peak				PM Peak			
			Rate <sup>(1)</sup>	Trips	Rate <sup>(1)</sup>	Trips	In	Out	Rate <sup>(1)</sup>	Trips	In	Out
930	Fast Casual	3428	315.17	1080	36.21	124	77	47	43.79	150	69	81

(1) - Rate of Vehicle Trip per 1000 Square Feet of Gross Floor Area based on the ITE Trip Generation Manual, 10th Edition, Volume 2

**Concurrency Assessment: As shown on Table 4 above the proposed project will generate 1080 trips per day including 124 trips per day AM Peak and 150 PM Peak. As such it will not place undue demand on the roadway and will maintain its current LOS.**

### Potable Water

The Columbia County Comprehensive Plan Sanitary Sewer, Solid Waste, Drainage, Portable Water, and Natural Groundwater Aquifer Recharge Element Objective IV.5 establishes LOS for Potable Water. Table 5 below shows that the impact the proposed will have on potable water.

Table 5: Potable Water Impact

System Category	Gallons Per Day
Current Permitted Capacity <sup>(1)</sup>	4,192,000
Less actual Potable Water Flows <sup>(1)</sup>	3,400,000
Reserved Capacity	0
Residual Capacity	792,000
Projected Potable Water Demand from Proposed Project <sup>(2)</sup>	3,560
Percentage Utilization Including Proposed Project	81%

(1) Source: City of Lake City Public Services Department; FDEP Permitted Capacity is 9 MGPD, Current SRWMD Capacity is 4,192 MGPD

(2) Source: F.A.C. 64E-6.008, Table 1, Food Operations (a) "Restaurant operating 16 hours or less per day per seat". 89 Seats x 40 GPD/seat = 3560 GPD

**Concurrency Assessment: As shown on Table 5 above the proposed project will generate demand for 3,560 gallons per day. The remaining capacity will be 19%. As such, the County LOS will be maintained so to that it will be able to continue providing for the potable water demands of the community.**



## Sanitary Sewage

The Columbia County Comprehensive Plan Sanitary Sewer, Solid Waste, Drainage, Portable Water, and Natural Groundwater Aquifer Recharge Element Objective IV.2 LOS for Sanitary Sewage. Table 6 shows that the impact the proposed 1,226 square foot commercial restaurant building will have on sanitary sewerage.

Table 6: Sanitary Sewer Impact

System Category	Gallons Per Day
Current Permitted Capacity <sup>(1)</sup>	3,000,000
Less actual Treatment Plant Flows <sup>(1)</sup>	2,530,000
Reserved Capacity	0
Residual Capacity	470,000
Projected Sanitary Sewer Demand from Proposed Project <sup>(2)</sup>	1,950
Percentage Utilization Including Proposed Project	84%

(1) Source: City of Lake City Public Services Department; FDEP Permitted Capacity is 9 MGPD, Current SRWMD Capacity is 4.192 MGPD

(2) Source: F.A.C. 64E-6.008, Table 1, Food Operations (a) "Restaurant operating 16 hours or less per day per seat". 89 Seats x 40 GPD/seat = 3560 GPD

**Concurrency Assessment: As shown on Table 6 above the proposed project will generate 1,950 gallons per day. The remaining capacity will be 16%. As such, the County LOS will be maintained so to that it will be able to continue providing for the sanitary sewer demands of the community.**

The Columbia County Comprehensive Plan Sanitary Sewer, Solid Waste, Drainage, Portable Water, and Natural Groundwater Aquifer Recharge Element Objective IV.4 establishes LOS for Stormwater. The policy establishes the standard as follows: for all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.

**Concurrency Assessment: This project has been designed as part of a master stormwater system that was designed to meet a 10-year, 24-hour rainfall depth. As such, the County LOS will be maintained so to that it will be able to continue providing for the stormwater demands the community.**



### Open Space

The Columbia County Comprehensive Plan Recreation and Open Space Element Objective 5.2 establishes LOS for open space. The standard directs that as applicable and appropriate, open space standards shall be established in the implementing land development code.

**Concurrency Assessment: This land development regulations for the CHI zoning classification does not included standards for specific open space aside from the established FAR, buffering standards, and building setbacks. The proposed site plan meets these standards. As such, this concurrency standard is not applicable to this proposed project as there is no impact.**

### Recreation

The Columbia County Comprehensive Plan Recreation and Open Space Element Objective 1.1 establishes LOS for recreation based on residents to be served. Additionally, Objective VI.3 states this LOS requirements is for new subdivisions or re-subdivisions of land.

**Concurrency Assessment: This site plan application is for the development of a commercial property that does not generate new residents. As such, this concurrency standard is not applicable to this proposed project as there is no impact.**

### Public School Facilities

The Columbia County Comprehensive Plan Recreation and Open Space Element Objective XI.1 establishes LOS for recreation based on number of students and available capacity for educational facilities. Additionally, Objective IX.3 states this LOS requirements is to be applied concurrent with the development of new residential projects.

**Concurrency Assessment: This site plan application is for the development of a commercial property that does not generate new student populations. As such, this concurrency standard is not applicable to this proposed project as there is no impact.**

## III. Comprehensive Plan Consistency

The proposed project is located within the Commercial Land Use Category (FLU). Developments within this FLU are limited to a density of 1 FAR. As shown on Map 4 below, the adjoining land use categories are Commercial to the north, east, south, and west. The following comprehensive plan consistency assessment shows how this proposed project is consistent with Columbia County's adopted comprehensive plan goals, objectives, and policies.

Map 4: Future Land Use Map



## **Future Land Use Element**

*Goal 1: Future Land Use.* In recognition of the importance of conserving the natural resources and enhancing the quality of life, the county shall direct development to those areas which have in place, or have agreements to prove, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

**Comprehensive Plan Consistency: The location of this proposed site plan application is within an established development area where there is the funding and infrastructure capacity to provide for the demands of the proposed development.**

*Objective 1.2: Urban Development Areas.* The County shall continue to direct future population growth and associated urban development to urban development areas as established within this Comprehensive Plan.

**Comprehensive Plan Consistency: The location of this proposed site plan is consistent with the County's urban development areas.**

*Policy I.1.1: Public Facility Availability.* The County shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity





**Comprehensive Plan Consistency: The location of this proposed development with an I75 Interchange area is consistent with the policy to locate new development in areas that have the public facilities and infrastructure needed to support higher intensities.**

*Policy I.1.5 Development—Public Facility Coordinated Locations.* The County shall continue to regulate govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

**Comprehensive Plan Consistency: The location of this proposed site plan is able to be served by public facilities and services consistent with this policy.**

*Policy I.1.6 Land Use Classifications.* The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the County. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use....

#### COMMERCIAL LAND USE

Highway interchange uses shall be permitted within the urban and rural area of the County.

Highway interchange uses shall be permitted within areas surrounding Interstates 75 and 10, which shall be limited to the following:

1. Tourist oriented facilities, such as restaurants, automotive service stations, motels and campgrounds;
2. Retail outlets;
3. Truck stops;
4. Light manufacturing, assembling, processing, packaging or fabricating in completely enclosed building; and
5. Facilities for the storage and distribution of foods and products including wholesale activity.

Commercial uses shall be limited to an intensity of 1.0 floor area ratio.

**Comprehensive Plan Consistency: The development of this property is consistent with the future land use requires for the development of residential properties in general and the Commercial FLU category in specific.**

*Objective I.3 Compatibility of Adjacent Land Uses:* The County shall include within the site plan review process to be adopted as part of the land development regulations, that adjacent land uses shall not be adversely impacted by any change in land use.

**Comprehensive Plan Consistency: The proposed site plan is located in an area that is compatible with highway interchange commercial uses consistent with this policy.**



OBJECTIVE I.11 Public Facilities and Developable Land: The County shall require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

**Comprehensive Plan Consistency: The location of this proposed development is an area the County is able to provide public services consistent with this policy.**

Policy I.11.1 Level of Service Standards The County shall establish procedures for the review of proposed development to determine its impact on level of service standards for public facilities so that such public facilities will meet the County's level of service standards and are available concurrently with the impacts of development.

**Comprehensive Plan Consistency: As proven by the Concurrency Analysis, the development of this property is consistent with establish LOS standards and the proposed impacts do not unduly impact the ability for the County to provide public infrastructure facilities and services.**

Policy I.12.1 Land Development Standards and Regulations. The County's land development regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;
3. Protect environmentally sensitive lands identified within the Conservation Element;
4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Protect potable water wellfields and aquifer recharge areas;
6. Regulate signage;
7. Ensure safe and convenient onsite traffic flow and vehicle parking needs; and
8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan

**Comprehensive Plan Consistency: As shown through this application and attached proposed site development plan, the proposal to development this site is consistent with the County's adopted land development standards and regulations.**

### Transportation Element

Policy II.1.1 Establish the Service. Standards as noted below at peak hour for the following roadway segments within the County as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

**Comprehensive Plan Consistency: The provision of roadway services is provided according to the adopted comprehensive plan LOS standards for such services and infrastructure systems.**



OBJECTIVE II.2 Traffic Circulation System. The County shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map by limiting higher density and higher intensity land use locations to be adjacent to collector or arterial roads.

**Comprehensive Plan Consistency: The location of this development in a highway interchange area near I75 is consistent with the County policy to provide for higher intensity development areas adjacent to major roadways.**

### **Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element**

Goal IV-1 Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Goals, Objectives, and Policies. Ensure the provision of public facilities in a timely, orderly, efficient, and environmentally sound manner at an acceptable level of service for the population of the county.

**Comprehensive Plan Consistency: The provision of public facilities and infrastructure systems for sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge is provided according to the adopted comprehensive plan LOS standards for such services and infrastructure systems.**

### **Conservation Element**

Policy V.2.5 Runoff Standards. The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

**Comprehensive Plan Consistency: As a result of the execution of this site plan and the development of this project, the development will provide for the runoff rates and pollutant loads that are consistent with this comprehensive plan policy.**

#### **IV. Conclusions:**

The site plan application request is consistent with and serves to implement the Goals, Objectives and Policies of the Columbia County Comprehensive Plan. The request meets all of the review criteria and standards for rezoning applications found in the Columbia County Land Development Code, including consistency, compatibility, similarity of development patterns in the area of the subject property, suitability, adequacy of public services, access, and promotion of the public health, safety and welfare. The applicant would request approval of the application based upon the demonstrated consistency and implementation of the applicable Plan Goals, Objectives and Policies as well as the conformance to all applicable provisions of the land development code.