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March 3, 2025

City of Lake City
Robert Angelo
Growth Management
205 North Marion Avenue
Lake City, Florida 32055

RE: AutoZone Lake City Site Plan Review
Concurrency Narrative
Parcel ID: 34-3S-16-02461-007
CPH Project #: A20190

To whom it may concern,

Let this letter serve as our project's concurrency analysis, per Section D Number 6 of the Site plan application.

Potable Water, Sewer, Solid Waste, and Drainage.

The project site will be served by the Lake City Utilities. The developer is proposing to tap existing water main from the NW Forest Meadows Ave to the project site. The sanitary sewer will be connected to the existing sanitary structure at NW Forest Meadows Ave. The project site drainage will be served by a proposed on-site stormwater management system with an ultimate discharge to the NW Forest Meadows Ave drainage system.

Roads/Transportation

The concurrency requirement will be met by satisfying all required conditions by the City of Lake City land development regulation section 13.12.3.1. Specific to this project, no capital improvement is proposed or necessary; however, the proposed project will not interfere with any capital improvement project proposed along this project's frontages. The capital improvements project proposed on NW Forest Meadows Ave (designed by CPH) is being accommodated by the proposed AutoZone development.

Parks and Recreation.

The concurrency requirement will be met as per the City of Lake City land development regulation section 13.12.3.1.

Public Schools.

This project does not have any concurrency requirements for public schools; therefore, this section is not applicable.

Information for LDR Sec.13.12.4 Concurrency Determination Procedure:**a) Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4, SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 06°06'06" EAST ALONG HE ROAD NO. 10 (U.S. HIGHWAY 90), THENCE SOUTH 63°54'24" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1215.59 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 63°54'24" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 150.00 FEET TO THE WEST RIGHT OF WAY LINE OF PLANTATION BOULEVARD, THENCE NORTH 06°49'16" EAST ALONG SAID WEST RIGHT OF WAY LINE, 370.45 FEET TO A POINT OF CURVE, THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE ALONG SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1530.00 FEET AND A CENTRAL ANGLE OF 01°00'04", AN ARC DISTANCE OF 26.73 FEET, THENCE NORTH 63°54'24" WEST, 107.02 FEET TO A POINT ON A CURVE, THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 56°08'18", AN ARC DISTANCE OF 48.99 FEET THENCE SOUTH 07°49'57" WEST 351.16 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED ON MARCH 4, 2005 IN OFFICIAL RECORDS BOOK 1039, PAGE 2032.

RESERVING HOWEVER TO GRANTOR, OWNERSHIP OF AN ADVERTISING SIGN LOCATED ON THAT PORTION OF THE ABOVE DESCRIBED PROPERTY MORE DESCRIBED PROPERTY MORE DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED ON MARCH 4, 2005 IN OFFICIAL RECORDS BOOK 1039, PAGE 2032.

AND

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE ABOVE DESCRIBED LANDS TO REPAIR, REPLACE AND MAINTAIN SAID ADVERTISING SIGN.

THE LEGAL DESCRIPTION, TO BE DETERMINED BY A SURVEY, IS TO BE PROVIDED TO THE COMPANY, BY A FLORIDA REGISTERED LAND SURVEYOR; MEETING THE MINIMUM STANDARDS FOR ALL LAND SURVEYS AS SET FORTH IN CHAPTER 472.027, FLORIDA STATUTES OR IN CHAPTER 21 HH 6, FLORIDA ADMINISTRATIVE CODE.

THE COMPANY RESERVES THE RIGHT TO MAKE SUCH ADDITIONAL SCHEDULE B-I, REQUIREMENTS; SCHEDULE B-II, EXCEPTIONS; AND/OR TO MODIFY THE FOREGOING LEGAL DESCRIPTION, AS IT DEEMS NECESSARY.

b) Narrative Description

This project includes the construction of a 7,381 square foot AutoZone automobile parts store with site improvements including, but not limited to, new parking/storm water, water and sewer utilities.

The subject property is located within the Commercial Intensive (CI) future land use designation and current designation. The proposed use is consistent with these designations as it will provide a new business location that will contribute to the commercial use.

c) Identification of All Roadways Adjacent to the Site

The roadways adjacent to the site are W US HWY 90 and NW Forest Meadows Ave and NW American Ln.

d) Projected Average Daily Traffic (ADT) and Peak-Hour Traffic

The proposed development is anticipated to generate 372 daily vehicle trips and 33 peak-hour trips.

e) Projected Potable Water Demand

400 GPD based on FAC 62-6.008

f) Projected Wastewater Demand

400 GPD based on FAC 62-6.008

g) Projected Solid Waste Generation

24 pounds per day

h) Description of the Stormwater Management System

Stormwater management system will use a dry retention pond to accommodate the treatment and attenuation required.

i) Identification of Required Park and Recreation Facilities

The proposed development does not provide park and recreation areas.

j) Development Schedule

Pending final permitting approvals, the proposed development is anticipated to start construction in July 2025. Pending the actual start date, construction is anticipated to take approximately four months, putting an anticipated completion date in November 2025.

If there are any questions about this concurrency analysis, do not hesitate to call our office at (813) 288 0233 or email me at mdangelo@cphcorp.com

Sincerely,
CPH, LLC.

Matthew D'Angelo, P.E.
Project Manager