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City of Lake City
Robert Angelo
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205 North Marion Avenue
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RE: AutoZone Lake City Site Plan Review
Comprehensive Plan Consistency Analysis
Parcel ID: 34-3S-16-02461-007
CPH Project #: A20190

To whom it may concern,

Let this report serve as our project's comprehensive plan consistency analysis, per Section D Number 7 of the Site plan application.

The relevant goals, objectives and policies are outlined from the city of Lake City comprehensive plan 2024 and consistency has been analyzed for the proposed project. The project specific description has been made under each element.

Future Land use element:

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVE I.1 The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs to provide for urban densities and intensities within the City.

Policy I.1.2 The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) as per each classification.

Project Specific 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.

Transportation Element:

GOAL II - PROVIDE FOR A TRANSPORTATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.

OBJECTIVE II.1 The City shall establish a safe, convenient and efficient level of service standard which shall be maintained for all roadways.

Policy II.1.3. The City shall continue to require development to provide safe and convenient on-site traffic flow, which includes the provision for vehicle parking.

Project Specific Description:

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

The development has the 24 number of off-street parking spaces which is consistent with the comprehensive plan and policy.

The proposed development is anticipated to generate 372 daily vehicle trips and 33 peak-hour trips. The number and frequency of connections and access points of driveways are in conformance with Chapter 14-96 and 14-97, Florida Administrative Code.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

SANITARY SEWER FACILITY SUB ELEMENT

GOAL IV-2- ENSURE THE PROVISION OF PUBLIC SANITARY SEWER FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE CITY'S POPULATION.

OBJECTIVE IV.3 The City shall coordinate the extension of or increase in the capacity of facilities by scheduling the completion of public sanitary sewer facility improvements concurrent with projected demand.

Policy IV.3.1 The City hereby establishes the level of service standards for sanitary sewer facilities.

Project Specific Description:

The projected Wastewater demand for the development is 400 GPD as per FAC 62-6.008. The level of service standards for the sewer connection is consistent with the plan.

SOLID WASTE FACILITY SUB ELEMENT

GOAL IV-3 - ENSURE THE PROVISION OF PUBLIC SOLID WASTE FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE CITY'S POPULATION.

OBJECTIVE IV.4 The City shall continue to coordinate the extension of, or increase in the capacity of solid waste facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.4.1 The City establishes the level of service standards for solid waste disposal facilities.

Project Specific Description:

Projected solid waste generation is 24 pounds per day and the level of service standards is consistent with the plan.

DRAINAGE FACILITY SUB ELEMENT

GOAL IV-4 - ENSURE THE PROVISION OF PUBLIC DRAINAGE FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE CITY'S POPULATION.

OBJECTIVE IV.5 The City shall continue to coordinate the extension of or increase in the capacity of drainage facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.5.1 The City hereby establishes the level of service standards for drainage facilities.

Policy IV.5.2 The City shall prohibit the construction of structures or landscape alterations which would interrupt natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy IV.5.3 The City shall require a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

Project Specific Description:

For this development a dry detention system has been planned 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:

A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.

This project also adheres to the standards as specified in Chapter 40B-4, Florida Administrative Code (Rules of the Suwannee River Water Management District).

So, the level of service of this project on drainage facility is consistent with the city comprehensive plan.

POTABLE WATER FACILITY SUB ELEMENT

GOAL IV-5 - ENSURE THE PROVISION OF PUBLIC POTABLE WATER FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE IN ORDER TO PROVIDE A SAFE RELIABLE POTABLE WATER SYSTEM WITH THE ABILITY TO MEET PROJECT DEMANDS THROUGH THE YEAR 2025.

OBJECTIVE IV.6 The City shall continue to coordinate the extension of, or increase in the capacity of potable water facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.6.1 The City hereby establishes the level of service standards for potable water.

Project Specific Description:

Projected Potable Water demand is 400 GPD based on FAC 62-6.008. The level of service standards for the potable water connection is consistent with the city's comprehensive plan.

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