

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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March 7, 2023

TO: City Council

FROM: Planning and Zoning Board
Serving also as the Local Planning Agency

SUBJECT: Application No. Z 23-02 (Tennis Forever, LLC)

Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Rezoning 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.

Z 23-02, an application by Carol Chadwick, P.E., as agent for Citadel I Holdings Company, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COUNTY RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to CITY RESIDENTIAL, MULTIPLE FAMILY-1 (RMF-1) on property described, as follows:

A parcel of land lying in Section 6, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of said Section 6; thence South 85°45'49" West 1,381.02 feet, along the South line of said Section 6; thence North 02°04'49" East 30.18 feet to the North right-of-way line of Southwest Bascom Norris Drive to the Point of Beginning; thence South 85°45'49" West 1,313.19 feet, along the North right-of-way line of said Southwest Bascom Norris Drive; thence South 85°56'04" West 247.07 feet, still along the North right-of-way line of said Southwest Bascom Norris Drive; thence North 00°09'46" East 612.96 feet; thence North 85°46'54" East 1,580.93 feet; thence South 02°04'49" West 615.20 feet to the Point of Beginning.

Containing 22.05 acres, more or less.

Availability of and Demand on Public Facilities

Potable Water Impact

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 potentially result in 176 multifamily residential dwellings on site.

Based upon an average of 100 gallons of potable water usage per capital per day x 2.47 persons per dwelling unit = 247 gallons of potable water per dwelling unit per day.

176 (dwelling units) x 247 (gallons of potable water usage per dwelling unit per day) = 43,472 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 2020, 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 = 43,472 gallons of potable water per day.

Residual capacity after this proposed amendment = 705,528 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 potential use of the site.

Sanitary Sewer Impact -

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 potentially result in 176 multifamily residential dwellings on site.

Based upon an average of 70 gallons of sanitary sewer effluent per capital per day x 2.47 persons per dwelling unit = 173 gallons of sanitary sewer effluent per day.

176 (dwelling units) x 173 (gallons of sanitary sewer effluent per capita per dwelling unit) = 30,448 gallons of sanitary sewer effluent per capita per day.

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

During calendar year 2020, 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 = 30,448 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 769,552 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 potential use of the site.

Solid Waste Impact -

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 potentially 176 multifamily residential dwellings on site.

Based upon 12 pounds of solid waste per dwelling unit per day.

176 (dwelling unit) x 12 (pounds of solid waste per day per dwelling unit) = 2,112 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 potential use of the site.

Drainage Impact -

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.

Recreation Impact -

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 potentially result in 176 multifamily residential dwellings on site.

Based upon an average of 2.47 persons per dwelling unit.

$176 \text{ (dwelling units)} \times 2.47 \text{ (persons per dwelling unit)} = 435 \text{ persons.}$

Recreation facilities are anticipated to continue to operate at a level of service which meets or exceeds the level of service standards established within the Comprehensive Plan after the potential use of the site.

Traffic Impact -

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 potentially result in 176 multifamily residential dwellings on site.

Summary Trip Generation Calculations for a Multifamily Housing (Low Rise).

Based upon 0.51 p.m. peak hours per multifamily dwelling unit.

$176 \text{ (dwelling unit)} \times 0.51 \text{ (p.m. peak hour trips per weekday)} = 90 \text{ p.m. peak hour trips.}$

Existing p.m. peak hour trips = 1,179 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
S.R. 47 (from SW Burnett Road to U.S. 41)	1,179 a	C	0	90	1,269	C

a 2021 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 11th Edition, 2021.

Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 3,290 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 potential number of trips associated with the proposed amendment.

Affordable Housing

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

Surrounding Land Uses

Currently, the existing land use of the site is vacant land. The site is bounded on the north by public land use and single family residential land use, on the east by institutional land use, on the south by single family residential land use and vacant land and on the west by public land use.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2023, 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, November 2, 2018, approximately 7 percent of the site is located within a 100-year flood prone area.

Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2007, approximately 5 percent of the site is not located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated November 28, 2018, the site is known to contain clay sand.

Soil Types

According to the U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey Geographic Database dated 2023., the site is comprised of approximately 84 percent Mascotte fine sand soils, approximately 10 percent Albany fine sand (0 to 5 percent), and approximately 6 percent Surrency fine sand soils.

Mascotte fine sand soils are poorly drained, nearly level soil around wet depressions on the uplands and throughout the flatwoods.

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

Albany fine sand (0 to 5 percent) soils are somewhat poorly drained, nearly level to gently sloping soil on broad flats bordering poorly defined drainageways and in undulating areas.

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

Surrency fine sand soils are very poorly drained, nearly level soil in depression, near shallow ponds, and along drainageways.

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

High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridian Aquifer, prepared by the Water Management District, dated 2016, the site is not located in an area of high aquifer groundwater recharge.

Vegetative Communities

According to the Comprehensive Plan, Ecological Communities map, the site is located in a Swamp Hardwoods. Known wildlife habitats or vegetative communities associated with Swamp Hardwoods vegetative community include mink, otter and hawks.



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March 3, 2023

Mr. Robert Angelo
Planning and Zoning Technician
City of Lake City
205 North Marion Avenue
Lake City, FL 32055-3918

TRANSMITTED VIA ELECTRONIC MAIL ONLY

RE: Application No. Z 23-02 (Tennis Forever, LLC)

Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Dear Robert:

Please find enclosed the above referenced concurrency management assessment.

If you have any questions concerning this matter, please do not hesitate to contact Sandra Joseph, Senior Planner, at (352) 955-2200, ext. 111.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

SRK/sj

xc: Joyce Bruner, Executive Assistant
Paul Dyal, City Manager
Audrey Sikes, City Clerk
Marshall Sova, Code Enforcement Officer

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