

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
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August 14, 2024

TO: City Council

FROM: Planning and Zoning Technician

SUBJECT: Application No. CPA 24-02 (Heritage Oaks)

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

Land use amendment request 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 24-02, an application by Lance Jones, as agent for Daniel Crapps owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL MEDIUM (less than or equal to 8 dwelling units per acre) TO RESIDENTIAL HIGH (less than or equal to 20 dwelling units per acre) on property described, as follows:

PARCEL 1: 34-35-16-02463-147 (10251) 1.62 ACRES PER SURVEY

DESCRIPTION:

LOT(S) 47 AND 48 OF "FLORIDA'S GATEWAY CENTER NORTH" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 25 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Containing 1.62 acres, more or less.

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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 theoretically result in 32 multifamily residential dwelling units 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.

32 (dwelling units) x 247 (gallons of potable water usage per dwelling unit per day) = 7,904 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 2023, the average daily potable water usage = 3,490,000 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 610,000 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 = 610,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 7,904 gallons of potable water per day.

Residual capacity after this proposed amendment = 602,096 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.

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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 theoretically result in 32 multifamily residential dwelling units 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.

32 (dwelling units) x 173 (gallons of sanitary sewer effluent per capita per dwelling unit) = 5,536 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 2023, the average sanitary sewer usage = 1,880,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 1,120,000 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 = 1,120,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 5,536 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 1,114,464 gallon 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 -

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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 32 multifamily residential dwellings on site.

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

32 (dwelling units) x 12 (pounds of solid waste per day per dwelling unit) = 384 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 theoretically result in 32 multifamily residential dwellings on site.

Based upon an average of 2.47 persons per dwelling unit.

32 (dwelling units) x 2.47 (persons per dwelling unit) = 79 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 theoretical 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.

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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 32 multifamily residential dwellings on site.

Summary Trip Generation Calculations for a Multifamily Dwelling Unit.

Based upon 0.53 p.m. peak hours per multifamily dwelling unit.

32 (dwelling unit) x 0.53 (p.m. peak hour trips per weekday) = 17 p.m. peak hour trips.

Existing p.m. peak hour trips = 2700 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. 90/ Duval St. From C.R. 252 to I-75	2700	D	0	17	2717	D

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

Sources: Trip Generation, Institute of Transportation Engineers, 11th Edition, 2017.

Multimodal 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 4,160 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.

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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 residential high land use, on the east by commercial land use, on the south by commercial land use and on the west by residential medium land use.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2021, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Nation Flood Hazard Layer Map data layer, November 2, 2018, the site is not located within a 100-year flood prone area.

Wetlands

According to the National Wetlands Inventory on the U.S. Fish and Wildlife Service Map wetlands data layer, dated 2024 and the Suwannee River Water Management District Map, 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 August 22, 2023, the site is known to contain clayey sand.

Soil Types

According to the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated March 5, 2024, the site is comprised of Blanton fine sand.

According to the Florida Department of Environmental Protection Soil Descriptions- Blanton fine sand, 0 to 5 percent slopes - This is a moderately well drained, nearly level to gently sloping soil on broad ridges and undulating side slopes. Blanton fine sand make up 85 percent of this unit. Typically, the surface and subsurface layers are fine sand to a depth of about 52 inches. The subsoil is a fine sandy loam that extends to a depth of 80 inches. The parent material contains sandy and loamy marine deposits. The available water capacity is low (about 3.6 inches). Depth to the water table ranges from 48 to 72 inches. Included with this soil in

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mapping are small areas of Albany, Alpin, Chipley, Lakeland, Ocilla, Troup, and Bonneau soils. These soils make up less than 15 percent of the map unit.

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.

National Flood Hazard Layer FIRMette



82°42'4"W 30°11'29"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) Zone A, V, ABS
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
	Future Conditions 1% Annual Chance Flood Hazard (Zone X)
	Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
	Area with Flood Risk due to Levee (Zone D)
	NO SCREEN
	Area of Minimal Flood Hazard (Zone X)
	Effective LOMRs
	Area of Undetermined Flood Hazard (Zone X)
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/14/2024 at 12:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



U.S. Fish and Wildlife Service

National Wetlands Inventory

Heritages Oaks



August 14, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

Wetlands

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The U.S. Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Environmental Geology - Rock and Sediment Distribution

Authoritative



FDEP Open Data Administrator
Florida Department of Environmental Protection

Summary

To produce a new State Geological Map

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Details

Dataset
Feature Layer

August 22, 2023
Info Updated

Not Planned
Data Updated: August 22, 2023

January 1, 2001
Published Date

Records: 2,822
[View Data Table](#)

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Records: 2,822



Environmental Geology - Rock and Sediment Distribution

OBJECTID	45
DEP_GEOLOGY_ENVIRONMENTAL_AREA	8306444209
PERIMETER	1546154110
TYPE	3
CATEGORY	CLAYEY SAND
SHAPE	unclassified
SHAPEAREA	830644435519
SHAPELEN	1546154110

CATEGORY: CLAYEY SAND