City of Lake City
205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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May 3, 2022

TO: City Council

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

SUBJECT: Application No. CPA 22-03 (Franks & Lane Heating & Air LLC)

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

Land use amendment requests 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 22-03, an application by Carol Chadwick, PE, as agent for Franks & Lane Heating and Air LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL, MEDIUM DENSITY (less than or equal to 8 dwelling units per acre) to COMMERCIAL for the property described, as follows:

A parcel of land lying within Section 32, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Lots 47 through 52 of Block L of the Canova Subdivision, as recorded in the Public Records of Columbia County, Florida.

Containing 0.77 acre, 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 theoretically result in 8,385 square feet of shopping center use on the site.

An average specialty retail use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

8.385 (8,385 square feet gross floor area) x 1.82 (employees per 1,000 square feet gross floor area) = 16 (employees) x 45 (gallons of potable water usage per employee per day) = 720 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 2021, 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 = 720 gallons of potable water per day.

Residual capacity after this proposed amendment = 748,280 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 theoretical 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 theoretically result in 8,385 square feet of shopping center use on the site.

An average shopping center use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

8,385 (8,385 square feet gross floor area) x 1.82 (employees per 1,000 square feet gross floor area) = 16 employees x 34.5 (gallons of sanitary sewer effluent per employee per day) = 552 gallons of sanitary sewer effluent per day.

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

During calendar year 2021, 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 = 552 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 799,448 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 theoretical 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 theoretically result in 8,385 square feet of shopping center use on the site.

An average shopping center use is estimated to generate 5.5 pounds of solid waste per 1,000 square feet gross floor area per day.

8,385 (8,385 square feet gross floor area) x 5.5 (pounds of solid waste per 1,000 square feet gross floor area per day) = 47 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 theoretical 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.

As no population increase will result from the proposed amendment, there will be no need for additional recreational facilities as a result of the proposed amendment. Therefore, the proposed amendment is not anticipated to impact recreation facilities.

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.

The proposed amendment could theoretically result in 8,385 square feet of shopping center use on the site.

Summary of Trip Generation Calculations for a Shopping Center Use.

Based upon an average of 3.81 trips per p.m. peak hour per 1,000 square feet gross floor area. 8,385 (8,385 feet gross floor area) x 3.81 (trips per 1,000 square feet gross floor area) = 32 trips less 25 percent pass by trips (8) = 24 p.m. peak hour trips (32 - 8 = 24).

Existing p.m. peak hour trips = 1,755 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.10A / BayaAve. (from U.S. 41 to East City Limit)	1,755a	C	0	24	1,779	C

a 2020 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

Quality/Level of Service Handbook, Florida Department of Transportation, 2012.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 4,820 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 theoretical 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 single family residential land use, on the east by single family residential land use and commercial land use, on the south by institutional land use and on the west by commercial 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, Digital Flood Insurance Rate Map data layer, November 2, 2018, the site is not located within a 100-year flood prone area.

Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2007, 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 fine sand silt.

Soil Types

According to the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated October 1991, the site is comprised of Alpine fine sand (0 to 5 percent slope) soils.

Alpine fine sand (0 to 5 percent slope) soils are somewhat poorly drained, nearly level to gently sloping soil on broad flats bordering poorly defined drainage ways and in undulating area.

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

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.

North Central Florida Regional Planning Council

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May 3, 2022

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. CPA 22-03 (Franks & Lane Heating & Air LLC)

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

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, Interim City Manager
Audrey Sikes, City Clerk
Marshall Sova, Code Enforcement Officer

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