

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
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November 18, 2024

TO: City Council

FROM: Planning and Zoning Technician

SUBJECT: Application No. Z 24-05 (VYP, LLC)

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

Rezoning is 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 24-05, an application by Charles Millar, as agent for VYP, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL INTENSIVE COUNTY (CI Co) to COMMERCIAL INTENSIVE CITY (CI) on property described, as follows:

A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public Records of Columbia County, Florida, a subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, according to map of same prepared by C.W. Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Official Records of the Columbia County Clerk of Circuit Courts on July 6, 1926; less and except that portion heretofore acquired by the state of Florida for road Right-of-Ways.

Containing 0.583 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 potentially result in 25,395 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

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

$25,395$ (25,395 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 46 (employees) \times 45 (gallons of potable water usage per employee per day) = 2,070 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 = 2,070 gallons of potable water per day.

Residual capacity after this proposed amendment = 607,930 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 potentially result in 25,395 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

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

$25,395$ (25,395 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 46 (employees \times 34.5 gallons of sanitary sewer effluent per employee per day) = 1,587 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 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 = 1,587 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 1,118,413 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.

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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 result in 25,395 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

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.

$25,395$ (25,395 square feet gross floor area) \times 100% (maximum lot coverage by all buildings) \times 5.5 (pounds of solid waste per 1,000 square feet gross floor area per day) = 139.67 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.

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 potential use of the site.

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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 43,560 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

Summary of Trip Generation Calculations for a Shopping Center Use.

25,395 (25,395 feet gross floor area) x 100% (maximum lot coverage by all buildings) x 3.81 (trips per 1,000 square feet gross floor area) = 97 trips less 25 percent pass by trips (24) = 73 p.m. peak hour trips (189 - 47 = 142).

Existing p.m. peak hour trips = 2475 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
US 90 (from SW Bascom Norris Dr to S.R. 247)	2475	D	0	73	2548	D

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

Sources: Trip Generation, Institute of Transportation Engineers, 10th 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 commercial. The site is bounded on the north by commercial land use, on the east by commercial land use, on the south by commercial 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 August 22, 2023, the site is known to contain clayey sand.

Soil Types

According to the Florida Department of Environmental Protection Soil Descriptions-
Chipley fine sand, 0 to 5 percent slopes - This is a moderately well drained, nearly level to gently sloping soil in somewhat depressed areas and on flats in the uplands. The areas range from 3 to 800 acres and are circular to irregularly elongated. Typically, the surface layer is gray fine sand about 7 inches thick. Fine sand extends to a depth of 80 inches. In sequence downward, 23 inches is very pale brown and has yellow mottles; the next 10 inches is light gray and has very pale brown mottles; the next 20 inches is very pale brown and has brownish yellow, white and yellowish red mottles; and the lowermost 20 inches is white with brownish yellow and yellow mottles.

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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.

EFFECTIVE FLOOD INFORMATION REPORT

Location Information

County: **COLUMBIA**
 Parcel: **363S1602631000**
 Flood Zone: **X**
 Flood Risk: **LOW**

1% Annual Chance Base Flood Elev* **Not Applicable**
 10% Annual Chance Flood Elev* **Not Applicable**
 50% Annual Chance Flood Elev* **Not Applicable**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below



Legend with Flood Zone Designations

	1% Flood - Floodway (High Risk)		Area Not Included		Cross Sections		Wetlands
	1% Flood - Zone AE (High Risk)		SFHA Decrease		County Boundaries		
	1% Flood - Zone A (High Risk)		SFHA Increase		FIRM Panel Index		
	1% Flood - Zone VE (High Risk)		Depressions		Parcels		
	0.2% Flood-Shaded Zone X (Moderate Risk)		Base Flood Elevations (BFE)		River Marks		

Supplemental Information

Watershed	Upper Suwannee	Map Effective Date	11/2/2018	Special Flood Hazard Area	No
FIRM Panel(s)	12023C0291D				

Anywhere it can rain, it can flood.
 Know your risk.



www.srwmdfloodreport.com

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA [Change Your Flood Zone Designation | FEMA.gov](https://www.floodsmart.com). Information about flood insurance may be obtained at (<https://www.floodsmart.com>)

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed flooding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood Insurance Rate Map for this project.

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANGE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060
(386) 362-1001

Toll Free:

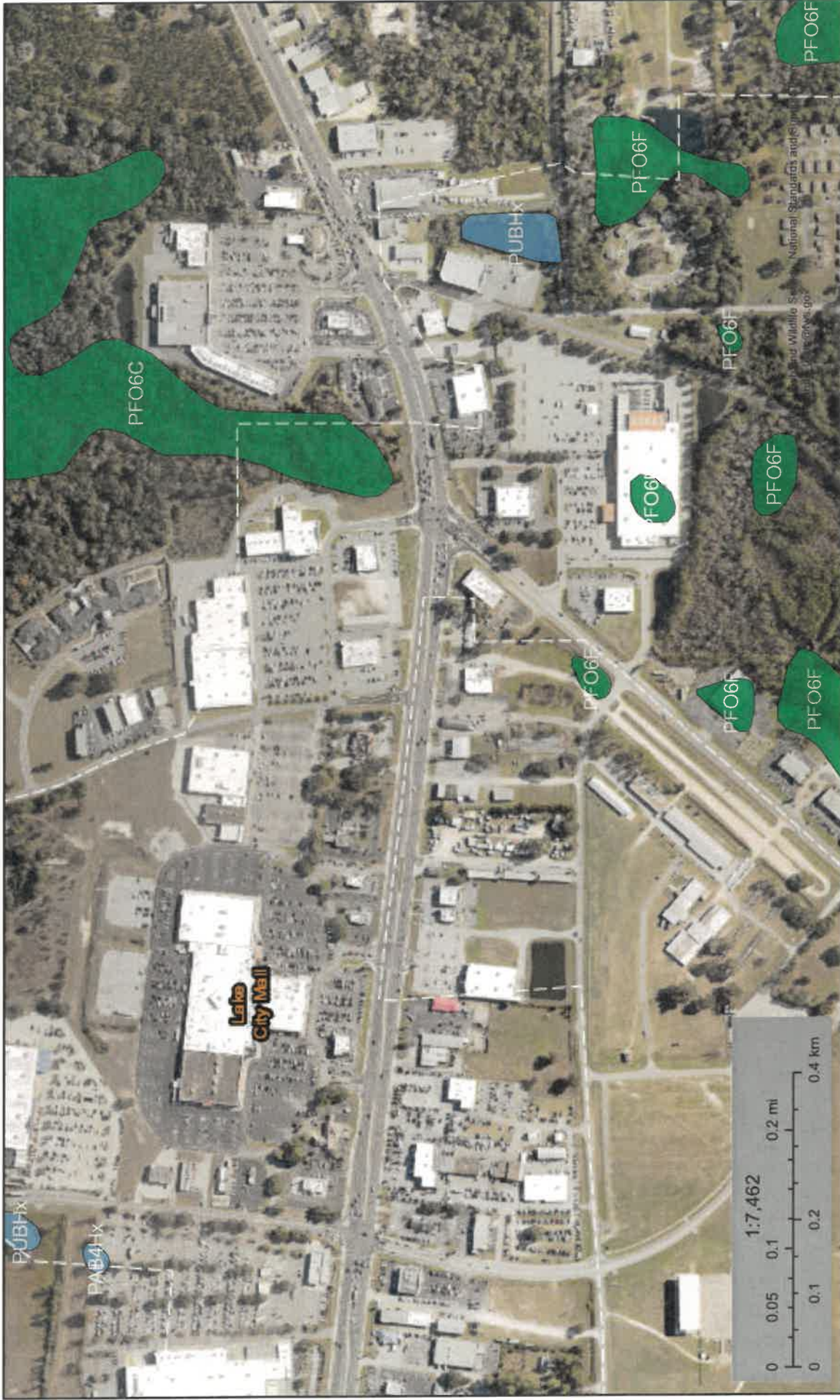
(800) 226-1066



U.S. Fish and Wildlife Service

National Wetlands Inventory

Parcel 02631-000



November 18, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

Freshwater Emergent Wetland

- Freshwater Forested/Shrub Wetland
- Freshwater Pond

Lake

- Other
- Riverine

This map is for general reference only. The US 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



FDEP Open Data Administrator
 Florida Department of Environmental Protection

Summary

To produce a new State Geological Map

[View Full Details](#)

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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: Filtering 1 of 2,822



Environmental Geology - Rock and Sediment Distribution

Zoom to

OBJECTID	49
DEP_GEOLOGY_ENVIRONMENTA_L_AREA	8,306,444,629.9
PERIMETER	1,548,154.116
TYPE	3
CATEGORY	CLAYEY SAND
SHAPE	undefined
SHAPE.AREA	8,306,444,625.519
SHAPE.LEN	1,548,154.116

CATEGORY: CLAYEY SAND