

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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February 7, 2023

TO: City Council

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

SUBJECT: Application No. CPA 23-01 (John B. Hunter Revocable Trust)

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.

Pursuant to an application, CPA 23-01, by Gerry Dedenbach, AICP, of CHW Professional Consultants, as agents for George T. Hunter, John B. Hunter, Terry L. Hunter and Michael D. Pokitko Trustees of their successors in trust, under the John B. Hunter Revocable Trust, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification of certain lands from COUNTY RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwelling units per acre), COUNTY COMMERCIAL and CITY COMMERCIAL to CITY RESIDENTIAL, MODERATE DENSITY (less than or equal to 4 dwelling units per acre) on property described, as follows:

A parcel of land lying in Section 6 and Section 7, Township 4 South Range 17 East, Columbia County, Florida. Being more particularly described as follows: Commence at the Southwest corner of said Section 6; thence North 00°29'55" West 1,414.39 feet, along the West line of said Section 6 to the South right-of-way line of Southwest Bascom Norris Drive; thence South 49°34'38" East 105.83 feet, along the South right-of-way line of said Southwest Bascom Norris Drive to the Point of Beginning; thence continue South 49°34'38" East 2,595.40 feet, along the South right-of-way line of said Southwest Bascom Norris Drive; thence South 23°13'10" West 463.79 feet; thence North 89°36'24" West 311.88 feet; thence South 0°17'44" East 1,129.66 feet; thence North 89°52'19" West 1,453.69 feet; thence North 00°39'11" West 1,894.82 feet to the South line of said Section 6 also being the North line of said Section 7; thence North 00°29'55" West 1,338.75 feet to the Point of Beginning.

Containing 93.80 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 theoretically result in 375 single family residential dwellings on site.

Based upon an average of 100 gallons of potable water usage per capital per day x 2.49 persons per dwelling unit = 249 gallons of potable water per dwelling unit per day.

$375 \text{ (dwelling units)} \times 249 \text{ (gallons of potable water usage per dwelling unit per day)} = 93,375 \text{ gallons of potable water usage per day.}$

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2022, 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 = 93,375 gallons of potable water per day.

Residual capacity after this proposed amendment = 655,625 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 375 single family residential dwellings on site.

Based upon an average of 70 gallons of sanitary sewer effluent per capital per day x 2.49 persons per dwelling unit = 175 gallons of sanitary sewer effluent per day.

375 (dwelling units) x 175 (gallons of sanitary sewer effluent per capita per dwelling unit) = 65,625 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 = 65,625 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 734,375 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 375 single family residential dwellings on site.

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

375 (dwelling units) x 12 (pounds of solid waste per day per dwelling unit) = 4,500 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.

The proposed amendment could theoretically result in 375 single family residential dwellings on site.

Based upon an average of 2.49 persons per dwelling unit.

$375 \text{ (dwelling units)} \times 2.49 \text{ (persons per dwelling unit)} = 934 \text{ persons.}$

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 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 375 single family residential dwelling units on site. Approximately 50 percent of the single family dwelling units or 188 single family dwelling units would theoretically access the subject property via State Road 247 and the other approximate 50 percent of the single family dwelling units or 187 single family dwelling units would theoretically access the subject property via State Road 47.

Summary Trip Generation Calculations for a Single Family Detached Dwelling Unit.

Based upon 0.94 p.m. peak hour trip per single family detached dwelling unit.

188 (dwelling units) x 0.94 (p.m. peak hour trips per weekday) =177 p.m. peak hour trips.

Existing p.m. peak hour trips = 951 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. 247 (from U.S. 90 to SW Zierke Road)	951 a	C	0	177	1,128	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 2,020 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.

Summary Trip Generation Calculations for a Single Family Detached Dwelling Unit.

Based upon 0.94 p.m. peak hour trip per single family detached dwelling unit.

187 (dwelling units) x 0.94 (p.m. peak hour trips per weekday) =176 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	176	1,355	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 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 by recreational land use, vacant land, and commercial land use on the east by institutional land use and commercial land use, on the south by institutional land use, vacant land and on the west by single family residential 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 13 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 12 percent of the site is 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 2021, the site is comprised of approximately 33 percent Sapelo fine sand, approximately 19 percent Albany fine sand (0 to 5 percent slope) soils, approximately 14 percent Pelham fine sand, approximately 11 percent Blanton-Bonneau-Ichetucknee Complex (2 to 5 percent slope) soils, approximately 8 percent Mascotte Fine Sand, approximately 3 percent Ocilla fine sand (0 to 5 percent slope) soils, approximately 3 percent Blanton fine sand (0 to 5 percent slope) soils, approximately 2 percent Blanton-Bonneau-Ichetucknee Complex (5 to 8 percent slope) soils, approximately 2 percent Surrency Fine Sand soils, approximately 1 percent Ichetucknee Fine Sand (2 to 5 percent slope) soils, and approximately 4 percent water.

Sapelo Fine Sand soils are nearly level, poorly drained soil in the flatwoods.

Sapelo Fine Sand soils have moderate limitations for building site development.

Albany Fine Sand, 0-5 percent slopes soils are somewhat poorly drained, nearly level to gently sloping soil on broad flats bordering poorly defined drainage ways and in undulating areas.

Albany Fine Sand, 0-5 percent slopes soils have severe limitations for building site development.

Pelham Fine Sand soils are nearly level, poorly drained soil in shallow depressions, on broad low-lying flats in the flatwoods and in nearly level areas on the uplands.

Pelham Fine Sand soils have severe limitations for building site development.

Blanton-Bonneau-Ichetucknee Complex, 2-5 percent slopes soils are nearly level to gently sloping on upland knolls on broad, elevation, undulating karst landscapes.

Blanton-Bonneau-Ichetucknee Complex, 2-5 percent slopes soils have slight limitations for building site development.

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.

Ocilla Fine Sand, 0-5 percent slopes soils are somewhat poorly drained, gently sloping soil on undulating landscapes in the uplands.

Ocilla Fine Sand, 0-5 percent slopes soils have moderate limitations for building site development.

Blanton fine sand (0 to 5 percent slope) soils are moderately well drained, nearly level to gently sloping soil on broad ridges and undulating side slopes.

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

Blanton-Bonneau-Ichetucknee Complex, 5-8 percent slopes soils are complex and are on undulating landscapes.

Blanton-Bonneau-Ichetucknee Complex, 5-8 percent slopes soils have slight limitations for building site development.

Surrency Fine Sand soils are very poorly drained, nearly level soil in depressions, near shallow ponds and along drainageways.

Surrency Fine Sand soils have severe limitations for building site development.

Ichetucknee Fine Sand, 2-5 percent slopes soils are somewhat poorly drained, gently sloping soil on small knolls and undulating terrain on erosional uplands.

Ichetucknee Fine Sand, 2-5 percent slopes soils have moderate 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.



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February 6, 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. CPA 23-01 (John B. Hunter Revocable Trust)

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

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