City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

October 14, 2025

TO: City Council

FROM: Land Development Regulation Administrator

SUBJECT: Application No. CPA 25-10 (Price Creek 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 25-10, an application by Price Creek LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from COUNTY RESIDENTIAL, VERY LOW DENSITY (1 dwelling units per acre) to CITY INDUSTRIAL for the property described, as follows:

A parcel of land lying in Section 2 and 11, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southwest corner of said Section 2; thence South 00°30'20" West 50.60 feet, along the West line of said Section 11; thence North 89°53'18" East 71.01 feet to the East right-of-way line of County Road 245 (Price Creek Road) for the Point of Beginning; thence North 00°03'43" East 886.66 feet, along the East right-of-way line of said County Road 245 (Price Creek Road); thence North 89°40'56" East 420.21 feet; thence North 00°31'39" West 622.17 feet; thence North 89°41'56" East 328.15 feet; thence South 01°19'19" East 117.78 feet; thence South 88°21'17" East 3,047.22 feet; thence South 02°49'21" West 203.84 feet; thence South 03°48'37" West 955.64 feet; thence North 89°05'56" East 67.70 feet to the Westerly right-of-way line of County Road 245A; thence Southerly, along the arc of a curve to the left of the Westerly right-of-way line of said County Road 245A, having a radius of 2,904.79 feet, an included angle of 01°36'54" for an arc distance of 81.88 feet to the intersection with the South line of said Section 2; thence South 89°05'56" West 968.40 feet, along the South line of said Section 2; thence South 00°13'21" West 50.60 feet; thence South 89°53'18" West 2,801.78 feet to the Point of Beginning.

Containing 110.46 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 4,811,637 square feet of industrial land use on the site.

An average industrial use is estimated to have 1.87 employees per 1,000 square feet gross floor area.

Based upon a potable water usage of 22.5 gallons per employee per day.

4,811.637 (4,811,637 square feet gross floor area) x 1.87 (employees per 1,000 square feet gross floor area) = 8,998 employees x 22.5 (gallons of potable water usage per employee per day) = 202,455 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,401,000 gallons of potable water per day.

During calendar year 2024, the average daily potable water usage = 3,461,667 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 939,333 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 = 939,333 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 202,455 gallons of potable water per day.

Residual capacity after this proposed amendment = 736,878 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 4,811,637 square feet of industrial land use on the site.

An average industrial use is estimated to have 1.87 employees per 1,000 square feet gross floor area. Based upon an average of 17.25 gallons of sanitary sewer effluent per employee per day.

4,811.637 (4,811,637 square feet gross floor area) x 1.87 (employees per 1,000 square feet gross floor area) = 8,998 employees x 17.25 (gallons of sanitary sewer effluent per employee per day) = 155,216 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 2024, the average sanitary sewer usage = 2,350,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 650,000 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 = 650,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 155,216 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 494,784 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 4,811,637 square feet of industrial land use on the site.

Based upon 5.5 pounds of solid waste per 1,000 square feet gross floor area of industrial use per day.

4,811.637 (4,811,637 square feet gross floor area) x 5.5 (pounds of solid waste per 1,000 square feet gross floor area per day) = 26,464 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 -

The proposed amendment could theoretically result in 4,811,637 square feet of industrial land use on the site.

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 4,811,637 square feet of industrial land use on the site.

The proposed amendment will not result in additional population. Therefore, recreational facilities are anticipated to continue to meet or exceed 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 4,811,637 square feet of industrial land use on the site.

Summary of Trip Generation Calculations for Industrial Use.

An industrial use is estimated to generate 0.74 trips per p.m. peak hour per 1,000 square feet of use.

4,811.637 (4,811,637 square feet gross floor area) x 0.74 (p.m. peak hour trips per 1,000 square feet gross floor area) = 3,561 p.m. peak hour trips

Existing p.m. peak hour trips = 396 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 100 (from Lake City's urban area boundary to U.S. 90)	396a	C	0	3,561	3,957	F

a 2023 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 1,950 p.m. peak hour trips, the road network serving the site is not 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 an impact on the affordable housing stock.

Surrounding Land Uses

Currently, the existing land use of the site is agriculture forest land use. The site is bounded on the north by single family residential land use, public land use, industrial land use and vacant land, on the east by single family residential land use, on the south by agriculture forest land use, agriculture row crop/pasture land use, and on the west by agriculture row crop/pasture land use, single family residential land use, and vacant land.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, 2025, 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 30 percent of the site is located within a 100-year flood prone area.

Wetlands

According to the Water Management Geographic Information Systems wetlands data layer, dated 2007, approximately 14 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 clayey sand.

Soil Types

According to the U.S. Department of Agriculture, Natural Resources Conservation Service, Soils Geographic Database, dated 2002, the site is comprised of approximately 47 percent Albany fine sand 0 to 5 percent slopes, approximately 11 percent Sapelo fine sand, approximately 9 percent Chipley fine sand soil, approximately 9 percent Ocilla fine sand 0 to 5 percent slopes, approximately 9 percent Mascotte fine sand, approximately 5 percent Hurricane fine sand soils, approximately 5 percent Blanton fine sand, approximately 4 percent Surrency fine sand soils, and approximately 1 percent Plummer fine sand, occasionally flooded

Albany Fine Sand, 0 to 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 to 5 percent slopes soils have severe 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.

Chipley fine sand (0 to 5 percent slope) soils are moderately well drained, nearly level to gently sloping soil in somewhat depressed areas and on flats in the uplands.

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

Hurricane fine sand (0 to 5 percent slope) soils are somewhat poorly drained, nearly level soil on flats and in areas adjacent to depressions and poorly defined drainageways.

Hurricane fine sand (0 to 5 percent slope) soils have moderate 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 to 5 percent slopes soils are somewhat poorly drained, gently sloping soil on undulating landscapes in the uplands.

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

Plummer muck, depressional soils are nearly level, poorly drained soil in concave depressions and poorly defined drainageways. The slope is less and 2 percent.

Plummer muck, depressional soils have severe limitations for building site development.

Surrency fine sand (0 to 5 percent slope) soils are very poorly drained, nearly level soil in depressions, near shallow ponds, and along drainageways.

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

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

Sapelo Fine Sand soils have moderate 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 2016, the site is not located in high aquifer groundwater recharge area.

North Central Florida Regional Planning Council

Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

October 14, 2025

Mr. Richard Benderson
Principal Planner
City of Lake City
205 North Marion Avenue
Lake City, FL 32055

TRANSMITTED VIA ELECTRONIC MAIL

RE: Application No. CPA 25-10 (Price Creek LLC)

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

Dear Richard:

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: Robert Angelo, Planning and Zoning Technician
Joyce Bruner, Executive Assistant
Michelle Cannon, Deputy City Clerk
Demetrious Johnson, Assistant City Manager
Clay Martin, City Attorney
Robyn Pena, Assistant to the City Attorney
Donald Rosenthal, City Manager
Scott Thomason, Building Official/Growth Management Director

l:\2025\lake_city\cpa_25-10_pricecreek\cpa 25-10_cma.docx