

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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April 4, 2023

TO: City Council

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

SUBJECT: Application No. CPA 23-03 (The Pines at Forest Meadows 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 23-03, an application by The Pines at Forest Meadows 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 RESIDENTIAL, HIGH DENSITY (less than or equal to 20 dwelling units per acre) for the property described, as follows:

A parcel of land lying in Section 34, Township 3 South, Range 16 East, Columbia County, Florida.
Being more particularly described, as follows: Lots 1C and 2C of the Forest Plantation Commercial Subdivision, as recorded in the Public Records of Columbia County, Florida.
Containing 1.07 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 21 multifamily residential dwellings 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.

21 (dwelling units) x 247 (gallons of potable water usage per dwelling unit per day) = 5,187 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 = 5,187 gallons of potable water per day.

Residual capacity after this proposed amendment = 743,813 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 21 multifamily residential dwellings 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.

21 (dwelling units) x 173 (gallons of sanitary sewer effluent per capita per dwelling unit) = 3,633 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 2022, 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 = 3,633 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 796,367 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 21 multifamily residential dwellings on site.

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

21 (dwelling units) x 12 (pounds of solid waste per day per dwelling unit) = 252 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 21 multifamily residential dwellings on site.

Based upon an average of 2.47 persons per dwelling unit.

$21 \text{ (dwelling units)} \times 2.47 \text{ (persons per dwelling unit)} = 52 \text{ persons.}$

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 21 multifamily residential dwellings on site.

Summary Trip Generation Calculations for a Multifamily Housing (Low Rise).

Based upon 0.51 p.m. peak hour trip per multifamily dwelling unit.

$21 \text{ (dwelling units)} \times 0.51 \text{ (p.m. peak hour trips per weekday)} = 11 \text{ p.m. peak hour trips.}$

Existing p.m. peak hour trips = 1,800 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 (from Turner Road to C.R. 252)	1,800 a	C	0	11	1,811	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 single family residential land use, on the east by single family residential land use, on the south by 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, 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 and silt.

Soil Types

According to the U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey Geographic Database dated 2023, the site is comprised of Blanton fine sand soils.

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.

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 located in an area of high aquifer groundwater recharge.



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April 4, 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 23-03 (The Pines at Forest Meadows LLC)

Concurrency Management Assessment
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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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