



COLUMBIA COUNTY FIRE RESCUE

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Fire Chief
David L. Boozer

22 September 2014

TO: Troy Crews
Columbia County Building Department

FROM: David L. Boozer
Fire Chief

RE: Application #1409-27
Columbia Grain Office Expansion

A plan review was conducted of the Columbia Grain Office Expansion to their building located on Brown Road in Lake City, Florida. This building meets the requirements as set forth in the Florida Fire Prevention Code, 2010 edition. I recommend approval with the following additions;

Door Hardware

- All exit or exit access doors shall be arranged to open readily from the egress side whenever the building is occupied. Locks or latches if provided shall not require the use of a key, tool, or special knowledge or effort for operation from the egress side. The releasing mechanism for any latch shall be located not less than 34 in and not more than 48 in above the finished floor. The door must not require more than 1 action to open. NFPA 1:14.5.2.2
(Adjust swing of exiting door to a left swing)
 - All portable fire extinguishers must have a current (less than 12 months old) inspection tag by a licensed fire extinguisher contractor. FAC 69A-21.237

Emergency Lighting

- Emergency lighting shall be provided for not less than 1 1/2 hours in the event of failure of normal lighting. Emergency Lighting facilities shall be arranged to provide initial illumination that is not less than an average of 1-candle (10.8 lux) and at any point, not less than .01 ft-candle (6.5 lux), measured along the path of egress at floor level.
NFPA 101:7.9
(Combination EXIT / Emergency Light not required as indicated on prints. Emergency Light alone is sufficient)

Light Weight Truss Marking

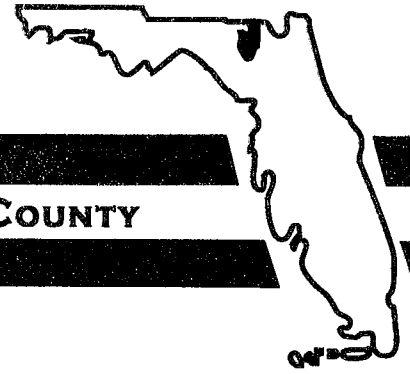
- Florida Statute, Section 633.027, (2008) requires the owner of any commercial, industrial or multiunit residential structure of three units or more constructed of light-frame trusses, to install a symbol adopted by rule of the State Fire Marshal's Office. This rule establishes the dimensions, color, and location of the symbol to be applied to every commercial, industrial and multiunit residential structure of three units or more constructed of light-frame trusses.

Should require any additional information please feel free to contact my office.

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Stephen E. Bailey
District No. 5 - Scarlet P. Frisina

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

22 September 2014



TO: Building Permit File

FROM: Land Development Regulation Administrator

SUBJECT: Building Permit Application 1409-27 (Columbia Grain & Ingredients, Inc.)

Concurrency Assessment Concerning a Building Permit

The following assessment is provided for the purpose of a binding concurrency determination concerning the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System. This assessment serves as a binding concurrency determination, but does not ensure that facilities, which are not owned, operated or permitted by the County will be available to the property at the time development occurs.

BPA 1409-27, an application by Columbia Grain & Ingredients, Inc., to request an additional 1,600 gross square foot office use, to be located on property described, as follows:

A parcel of land lying within Sections 18 and 19, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 19; thence North 00°21'22" East, along the East line of said Northeast 1/4 of the Northwest 1/4 of Section 19, a distance of 600.00 feet to the Point of Beginning; thence South 88°45'45" West 1,345.97 feet to the East right-of-way line of Northwest Noegel Road (County Road 135); thence North 00°18'35" West, along said East right-of-way line of Northwest Noegel Road (County Road 135), a distance of 660.35 feet; thence North 01°58'22" West still, along said East right-of-way line of Northwest Noegel Road (County Road 135), a distance of 532.33 feet to the South right-of-way line of Northwest Brown Road; thence South 81°42'30" East, along said the South right-of-way line of Northwest Brown Road, a distance of 1,141.30 feet to the point of a curve of a curve concaved Southwesterly, having a radius of 5,897.58 feet; thence, along the arc of said curve, still along said South right-of-way line of Northwest Brown Road a chord bearing of South 78°41'16" East and an arc distance of 621.52 feet; thence South 00°21'22" West 548.81 feet; thence North 89°23'30" West 372.94 feet to said East line the Northeast 1/4 of the Northwest 1/4 of Section 19; thence South 00°21'22" West, along said East line of the Northeast 1/4 of the Northwest 1/4 of Section 19 a distance of 332.35 feet to the Point of Beginning.

Containing 38.45 acres, more or less.

BOARD MEETS FIRST THURSDAY AT 5:30 P.M.
AND THIRD THURSDAY AT 5:30 P.M.

Availability of and Demand on Public Facilities

Potable Water Impact -

The site is not located within a community potable water system service area. Consequently, the use to be located on the site will be served by individual well. The individual water well is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed building permit application will result in the location of an additional 1,600 square feet gross floor area of general office use on the site.

An average general office use is estimated to have 3.39 employees per 1,000 square feet gross floor area.

$1.6 (1,600 \text{ square feet gross floor area}) \times 3.39 (\text{employees per } 1,000 \text{ square feet gross floor area}) = 6 \text{ employee} \times 30 (\text{gallons of potable water generated per } 1,000 \text{ square feet gross floor area}) = 180 \text{ gallons of potable water generated per day.}$

Sanitary Sewer Impact -

The site is not located within a community centralized sanitary sewer system service area. Consequently, the use to be located on the site will be served by an individual septic tank. The individual septic tank is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed building permit application will result in the location of an additional 1,600 square feet gross floor area of general office use on the site.

An average general office use is estimated to have 3.39 employees per 1,000 square feet gross floor area.

$1.6 (1,600 \text{ square feet gross floor area}) \times 3.39 (\text{employees per } 1,000 \text{ square feet gross floor area}) = 6 \text{ employees} \times 23 (\text{gallons of sanitary sewer effluent generated per day}) = 138 \text{ gallons of sanitary sewer effluent generated per day.}$

Solid Waste Impact -

Solid waste disposal is provided for uses to be located on the site at the County landfill. 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 building permit application will result in the location of an additional 1,600 square feet gross floor area of general office use on the site.

Based upon a solid waste generation of 5.5 pounds per 1,000 square feet gross floor area per day:

$1.6 (1,600 \text{ square feet gross floor area}) \times 5.5 (\text{pounds of solid waste per 1,000 square feet gross floor area}) = 9 \text{ pounds of solid waste per day.}$

Total County average solid waste disposal per day (including municipalities) = 471,300 pounds per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill for 2014, 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 additional general office use of the site.

Drainage Impact -

Drainage facilities will be required to be maintained on site for the management of stormwater. As stormwater is to be retained on site, the proposed development is not anticipated to adversely impact drainage systems. Therefore, the adopted level of service standard for drainage established within the Comprehensive Plan is anticipated to continue to be met or exceeded.

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 there will be no additional population generated by the additional general office use, it is not anticipated to adversely impact recreational facilities. Therefore, the level of service standards established within the Comprehensive Plan for the provision of resource-based and user-based recreation facilities are anticipated to continue to be met or exceeded the level of service established within the Comprehensive Plan after the proposed development of the site.

Traffic Impact -

The roadway serving the site is meeting or exceeding the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed building permit application will result in the location of an additional 1,600 square feet gross floor area of general office use on the site.

Summary of Trip Generation Calculations for a General Office Use

Based upon 1.49 p.m. peak hour trips per 1,000 square feet gross floor area per day:

1.6 (1,600 square feet gross floor area) x 1.49 (p.m. peak hour trips per 1,000 square feet gross floor area per day) = 3 p.m. peak hour trip per day.

Existing p.m. peak hour trips for Section 68 = 500 annual average daily traffic trips per day (2014 Estimates Based on 1989 Annual Average Daily Traffic Count Station Data, Florida Department of Transportation) x .095 (k factor) = 48 p.m. peak hour trips per day.

The following table contains information concerning the assessment of the traffic level of service on the surrounding road network by the proposed development.

Level of Service Section	Existing P.M. Peak Hour Trips	Existing Level of Service	Reserved Capacity P.M. Peak Hour Trips Previously Approved	Development P.M. Peak Hour Trips	P.M. Peak Hour Trips With Development	Level of Service With Development
Section 68 C.R.135 (from C.R. 250 to U.S. 90)	48 ^a	A	0	3	51	A

a 2013 Estimates Based on 1998 Annual Average Daily Traffic Count Station Data, Florida Department of Transportation and Previously Approve Development.

Sources: Trip Generation. Institute of Transportation Engineers, 8th Edition, 2008.

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

Based upon the above analysis and the adopted level of service to standard of "D" with a capacity of 1,350 peak hour trips for Section 68, the roadway serving the site is anticipated to continue to meet or exceed the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan after adding the potential trips associated with the proposed development.

Surrounding Land Uses

The current land use of the site is an agricultural products and commodities facility. The site is bounded on the north by a railroad, on the east by single family residential, on the south by single family residential and agricultural-row crops and on the west by single family residential and agricultural-row crops land uses.

Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based on the Florida Division of Historical Resources Master Site File, dated 2013, there are no known historic resources on the site.

Flood Prone Areas

According to Illustration A-V of the Comprehensive Plan, entitled General Flood Map, which is based upon the Flood Insurance Rate Map, prepared by the Federal Emergency Management Agency, dated February 4, 2009, the site is located within a zone X. Zone X's are areas with a 0.2 percent chance of annual flooding.

Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetland Areas, which is based upon the National Wetlands Reconnaissance Survey, dated 1981, and the National Wetlands Inventory, dated 1987, there are no wetlands located on the site.

Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the site is within an area known to contain clayey sand.

Soil Types

According to Illustration A-VIII of the Comprehensive Plan, entitled General Soil Map, which is based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated October 1984, the portion of the site where the new warehouse/storage use is being proposed contains Blanton fine sand soils (0 to 5 percent slopes).

Blanton fine sand soils (0 to 5 percent slopes) are moderately well drained, nearly level to gently sloping soils on broad ridges and undulating side slopes. The surface and subsurface layers are comprised of fine sand to a depth of 52 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches.

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

Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District, dated October 7, 1997, the site is not located within a stream to sink area.

Aquifer Vulnerability

According to the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpatial Inc., dated September 29, 2009, the site is located in a most vulnerable area.

Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the site is located within a non-vegetated and agriculture community. There are no known wildlife habitats associated with a non-vegetated and agriculture community.