

Columbia County Gateway to Florida

FOR PLANNING USE ONLYApplication # PRD

Application Fee \$ _____

Receipt No. _____

Filing Date _____

Completeness Date _____

Planned Residential Development ("PRD") Application

240701

A. PROJECT INFORMATION

1. Project Name: Penelope Place
2. Address of Subject Property: No address, located at Bascom Norris Dr and Lake Jeffery Rd Intersection
3. Parcel ID Number(s): 25-3S-16-02277-100 (8150)
4. Future Land Use Map Designation: Residential Low
5. Current Zoning Designation: Residential Single Family-2 (RSF-2)
6. Acreage: 77.95 Acres
7. Existing Use of Property: Vacant Timberland 70-79
8. Proposed use of Property: Mixed Use Residential & Commercial (MUD-C)
9. Total Number of Lots 29 Residential Single Family Homes, 132 1-BR Apt, 192 2-BR Apt, 54 3-BR Apt

PLEASE NOTE: All subdivisions, whether minor or major, require a pre-application conference with the Land Development Regulation Administrator prior to submittal of an application for subdivision.

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Lance Jones, PE Title: Agent
Company name (if applicable): Jones Engineering & Consulting, LLC
Mailing Address: 855 SW Baya Dr
City: Lake City State: FL Zip: 32024
Telephone: () Fax: () Email: ljones@jonesengineering.net

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Lake Jeffery Land Trust
Mailing Address: PO Box 16
City: Lake City State: FL Zip: 32056
Telephone: () Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

****Proposal for Penelope Place Development Project****

****Introduction****

Real estate development signifies a growing and thriving community. It contributes to economic stability and overall growth. Therefore, it is essential to carefully consider the pros and cons, adopt a forward-thinking approach, and maximize the potential of each property. Our research indicates a significant demand for affordable housing in Columbia County and the surrounding areas, encompassing both single-family and multi-family units.

****Project Overview****

We are pleased to present our development proposal for "Penelope Place," a thoughtfully planned community to be built on 77 acres at the intersection of Lake Jeffery and Bascom Norris. Given its proximity to schools, shopping centers, and sports complexes, we believe this location is ideal for families seeking quality residential housing. The project will include:

- 29 single-family (RSF) dwellings
- 378 multi-family (MF) dwellings
- A commercial area adjacent to the main road

****Amenities****

Penelope Place will feature a variety of amenities designed to enhance the quality of life for its residents, including:

- A swimming pool
- Dog parks
- Walking trails
- A gym
- Picnic areas
- Basketball courts
- Green spaces
- Play ground
- Pickleball Court

Our goal is to make Penelope Place the most sought-after housing community in the Lake City area. Since there will be both single family and multi-family housing in this community, we will have an HOA for the single-family residents. There will be a permanent easement granted for access and use of amenities. There will be HOA dues collected for use and maintenance of roads, green space, and amenities.

****About AB Contracting Inc.:****

AB Contracting Inc. is a leader in the real estate development field, supported by a team of highly skilled professionals. Since our establishment in 1984, we have successfully developed numerous projects, including commercial spaces (banks, malls, restaurants), multi-family, and single-family communities. Our residential communities are renowned for their quality construction and our exceptional management and maintenance standards, with a strong emphasis on cleanliness and professionalism.

****Vision and Commitment:****

Our vision is to become an integral part of the Northern Florida Community. We aim to demonstrate to current residents that we are not a "typical" developer; we strive for excellence in every community we build. We are committed to providing customized development solutions to meet housing needs through our determination, hard work, and sustainable thinking.

We look forward to the opportunity to make Penelope Place a vibrant and desirable community, contributing positively to the growth and development of Lake City and its surrounding areas.

Sincerely,

Kim Cook

Chief Financial Officer

AB Contracting Inc.



Columbia County FL





ENGINEERING & CONSULTING, LLC

July 26, 2024

Subject: Penelope Place Mixed Use Development

The subject property is +/-77.95 acres and will be a Mixed-Use Development consisting of residential, commercial, and open space components. The residential component will consist of 29 single family homes and 378 multifamily units. The makeup of the multifamily component is 132 one-bedroom apartments, 192 two-bedroom apartments, and 54 three-bedroom apartments.

Criteria for analyses (Concurrency impact analysis performed for 1.03 acres):

- Trip generation was calculated per the ITE Trip Generation, 9th Edition, ITE Code 210 for the residential single-family component and ITE code 220 for the multi-family component. Existing AADT provided by the FDOT Traffic Online website and analysis of roadway capacity performed using the FDOT Multimodal Quality/Level of Service Handbook. Additionally, a traffic study was performed for this site and provided as part of this application.
- Potable water analysis for **Residential** per 64E-6.008 Florida Administrative Code, Table 1. Assumed 300 GPD for the residential single-family units and three-bedroom apartments. Assumed 200 GPD for the one-bedroom and two-bedroom apartments.
- Sanitary sewer analysis for **Residential** per 64E-6.008 Florida Administrative Code, Table 1. Assumed 300 GPD for the residential single-family units and three-bedroom apartments. Assumed 200 GPD for the one-bedroom and two-bedroom apartments.
- Solid waste analysis based on standard of 0.73 tons per person per year. Assumed 2.5 persons per dwelling unit.

Summary of analyses (Analysis based on residential component):

- Trip generation report: 2790 Total ADT and 263 Peak PM Trips
- Potable water: 89,700 gpd
- Sanitary sewer: 89,700 gpd
- Solid Waste: 4070 lbs/day

Please see attached concurrency worksheets for analyses.

Please contact me if you have any questions.

Best Regards,

Lance Jones, P.E.

"Keeping It Civil"

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Units	Total ADT	Total PM Peak
210	Single Family Homes (Per DU)	9.52	1.00	29.00	276.08	29.00

*Per Dwelling Unit (i.e. $9.52 \times 100 \text{ Units} = 952$)

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Units	Total ADT	Total PM Peak
220	Apartment (Per DU)	6.65	0.62	378.00	2513.70	234.36

*Per Dwelling Unit (i.e. $6.65 \times 100 \text{ Units} = 665$)

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Residential Mix	220.39	407.00	89700.00

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Residential Mix	220.39	407.00	89700.00

* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

Use	Pounds Per Dwelling Unit Per Day*	Dwelling Units	Total (Lbs Per Day)
Apartment (Per DU)	10.00	407.00	4070.00

*0.73 tons per person per year \times 2.5 persons per dwelling unit = 10 lbs per dwelling unit per day

SUBJECT: Comprehensive Plan Consistency Analysis

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I-IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVES AND POLICIES

FOR URBAN DEVELOPMENT AREAS

- **OBJECTIVE 1.1** The county shall continue to direct future population growth and associated urban development areas as established within this comprehensive plan.

Consistency: The subject property is located within the Designated Urban Development Boundary.

- **Policy 1.1.1** The county shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The subject property is located at the intersection of NW Bascom Norris Drive and NW Lake Jeffery Road. The property is centrally located between US Highway 90 and US Highway 41 near Interstate 75 and Interstate 10. A traffic study was conducted to demonstrate an acceptable level of service for traffic. Public facilities for potable water and sewer are located at the site with excess capacity to serve the proposed development.

- **Policy 1.1.2** The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial use category.

Consistency: The subject property is in a residential and commercial land use area where potable water and sewer facilities are located at the site. The general land use mix west of NW Bascom Norris Road is residential and the intersection includes commercial businesses New Millennium and Dollar General. The site is also centrally located between commercial land uses on US Highway 90 and US Highway 41. The proposed use is for a Mixed-Use District, thereby achieving this policy for residential, commercial, and recreational land uses.

- **Policy 1.1.3** The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonably expected to develop by the year 2040.

Consistency: Commencement of construction of the proposed improvements would likely occur by 2040.

- **Policy 1.1.4** The county shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas

(including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: A creek runs along the western side of the property, creating a floodplains and wetlands area that will be avoided per the jurisdictional guideline requirements to avoid adverse impacts. No development is planned to take place in these areas, and they will be protected as part of the open area requirement in the Mixed-Use District.

- Policy I.1.5 The county shall continue to regulate govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Consistency: No impacts to adjacent land topography or soil conditions are expected to occur because of the proposed change. The development will utilize the existing natural topography of the land.

- Policy I.1.6 The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency: The proposed use is compatible with existing residential and commercial land uses in the immediate area. The applicant is seeking a land use of Residential, Medium from Residential, Low. The proposed change is compatible with the adjacent properties and can co-exist without negative impacts to other uses in relative proximity to the development over time. The development shall meet the requirements of the Mixed-Use District-Commercial with a deviation requesting the percentage of Non-Residential being requested at 10% instead of 30% and percentage of Open Space being 30% instead of 10%.

OBJECTIVES AND POLICIES

FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

- OBJECTIVE I.3 The county shall include within the site plan review process to be adopted as part of the land development regulations, that adjacent land uses shall not be adversely impacted by any change in land use.

Consistency: Adjacent land uses are similar in nature and would not be adversely impacted by the proposed change in land use.

- Policy I.3.1 The county shall continue to regulate the location of public facilities so as to discourage the proliferation of urban sprawl. However, nothing in this provision shall limit the improvement of any public road in an area of the county.

Consistency: The development does not encourage proliferation of urban sprawl. The medium density land use would have a positive impact on urban sprawl by keeping housing close to developed areas.

- Policy I.3.2 The county shall continue to have mechanisms which protect public lands from the adverse impact of adjacent incompatible land uses, which include but are not limited to high density residential land use, commercial and industrial land use and mining activity.

Consistency: The proposed land use is compatible with adjacent land uses.

- Policy I.3.5 The county shall continue to have provisions for drainage, stormwater management, open space, convenient on-site traffic flow and needed vehicle parking for all development.

Consistency: Drainage and stormwater management would be provided in accordance with the requirements of the Suwannee River Water Management District and on-site traffic flow and parking would be provided in accordance with the Columbia County Land Development Regulations, Columbia County Subdivision Requirements, and FDOT Standards for Roadway and Bridge Construction.

- **OBJECTIVE I.11** The county shall require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Consistency: Potable water and sewer utilities are available at the site. A traffic study has been conducted to show that the traffic generated by the development will not exceed the adopted Level of Service (LOS) standards.

TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

GOAL II - PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.OBJECTIVES AND POLICIES

- **OBJECTIVE II.1** The County shall maintain a safe, convenient and efficient level of service standard for all roadways.

Consistency: As demonstrated in the traffic study and concurrency impact analysis, a safe, convenient and efficient level of service standard will be maintained in concurrence with the development.

Policy II.1.1 Establish the Service Standards as noted below at peak hour for the following roadway segments within the County as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

Consistency: As demonstrated in the traffic study and concurrency impact analysis, NW Lake Jeffery Rd and NW Bascom Norris Dr has the additional service capacity for the additional AADT and Peak Hour Traffic Flows generated as a result of the development and will not cause a failure in the adopted Level of Service.

OBJECTIVE II.2 The County shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map by limiting higher density and higher intensity land use locations to be adjacent to collector or arterial roads.

Consistency: This is a medium density land use development, and the site is centrally located 1.22 miles south of US Highway 41 (Segment 14) and 1.91 miles north of US Highway 90 (Segment 30), which are arterial roads. NW Bascom Norris Drive and NW Lake Jeffery Road are collector roads.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE GOALS, OBJECTIVES AND POLICIES

GOAL IV.1 - ENSURE THE PROVISION OF PUBLIC FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE POPULATION OF THE COUNTY.

Consistency: A concurrency impact analysis has been provided to show that the development would not create a failure of the adopted level of service for public facilities and utilities. Please see the concurrency impact analysis for assessment of the resulting utility needs created by the proposed use.

SUMMARY

The proposed Large Scale Amendment to the Future Land Use Map of the Comprehensive Plan would amend the FLUM Designation of ±39.34-acres from Residential, Very Low to Residential, Low Density. The accompanying Site Specific Amendment to the Official Zoning Atlas ("rezoning") would amend the zoning of the subject property from Rural Residential ("RR") to Residential, Single Family-2 ("RSF-2"). The subject property use is mostly vacant with planted pine trees with the exception of an older residence on the northwest corner of the property.

Existing Official Zoning Atlas District Definition

The Residential Single Family-2 ("RSF-2") Zoning District is described as follows in Section 4.7 of the Land Development Regulations ("LDRs"):

"The 'RSF' Residential, Single Family category includes three zone districts: RSF-1, RSF-2, and RSF-3. It is the intent of these districts to provide for single-family areas of very low to moderate density together with public and semi-public buildings and facilities and accessory structures as may be desirable and compatible with such development, as well as surrounding development within the designated urban development area as defined within the county's comprehensive plan. Non-residential uses in these districts may be subject to restrictions and requirements necessary to preserve and protect the single family residential character of these districts. Variation among the RSF-1, RSF-2, and RSF-3 districts is in requirements for lot area, width, and certain yards.."

Proposed Official Zoning Atlas District Definition

The Mixed Use District-Commercial ("MUD-C") Zoning District is described as follows in Section 4.22 of the Land Development Regulations ("LDRs"):

"The Mixed Use District-Commercial (MUD-C) is to allow for the development of an integrated mix of commercial and residential uses, to create a vibrant and walkable community with a mix of uses and housing types, to encourage innovating planning and site design, increase flexibility, create more efficient land use patterns, and encourage preservation of environmentally sensitive areas."

Residential FLUM Definition

A comp plan amendment will be applied for to amend the FLUM designation from Residential-Low (2 Dwelling Units per Acre) to Residential-Medium (8 Dwelling Units per Acre). The Residential, FLUM Designation is described as follows in Policy I.1.6 of the Future Land Use Element of the Comprehensive Plan:

Residential land use. Residential land use classifications provide locations for dwelling units at very low, low, moderate, medium, medium/high and high density within the designated urban development areas as defined within this comprehensive plan. Public, charter and private elementary and middle schools are permitted within very low, low and moderate density residential land use classifications. Public, charter and private elementary, middle, medium/high and high schools are permitted within medium and high density residential land use classifications. In addition, churches and other houses of worship, golf courses, country clubs, conference centers, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of 1.0 floor area ratio.

Within the residential land use classifications, notwithstanding the density requirements listed below, any subdivision or planned residential development developed with lots greater than one acre in size shall be limited to 25 such lots. Any lots created pursuant to the floodplain and wetlands policies contained within the conservation element of this comprehensive plan shall not count towards this limit.

<i>Residential very low density</i>	<i>shall be limited to a density of 1.0 dwelling unit per acre;</i>
<i>Residential low density</i>	<i>shall be limited to a density of less than or equal to 2.0 dwelling units per acre;</i>
<i>Residential moderate density</i>	<i>shall be limited to a density of less than or equal to 4.0 dwelling units per acre;</i>
<i>Residential medium density</i>	<i>shall be limited to a density of less than or equal to 8.0 dwelling units per acre;</i>
<i>Residential medium/high density</i>	<i>shall be limited to a density of less than or equal to 14.0 dwelling units per acre;</i>
<i>Residential high density</i>	<i>shall be limited to a density of less than or equal to 20.0 dwelling units per acre.</i>

SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use (s)	FLUM Designation(s)	Zoning District(s)
North	Spring Hollow Subdivision, Azalea Creek Subdivision, Cobblestone Subdivision, Columbia County owned land for Sports Complex	Residential, Low Density	Residential Single Family-2 (RSF-2), Commercial Neighborhood (CN)
South	Vacant Land	Residential, Low Density	Residential Single Family-2 (RSF-2)
East	New Millenium, Dollar General	Industrial, Commercial, and Residential, Low Density	Industrial (I), Commercial Intensive (CI), Residential Single Family-2 (RSF-2)
West	Residential, Max Ravndal Unr Subdivision	Residential, Low Density	Residential Single Family-2 (RSF-2)

Map 1. Vicinity Map with Surrounding Uses



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes a zoning designation that is consistent with the proposed Future Land Use Map ("FLUM") Designation. Below is a chart of the existing and proposed FLUM Designation and the proposed corresponding zoning designation consistent with said proposed FLUM Designation.

Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

Existing FLUM Designation	Proposed FLUM Designation	Proposed Zoning Designation	Consistent
Residential, Low Density	Residential, Medium Density	Mixed Use District-Commercial	Yes

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Site Specific Amendment to the Official Zoning Atlas and Comprehensive Plan Amendment:

- Future Land Use Element
- Transportation Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water, & Natural Groundwater Aquifer Recharge Element
- Capital Improvements Element

PUBLIC FACILITIES IMPACT

Traffic Impact

The subject site is located at the intersection of NW Bascom Norris Drive and Lake Jeffery Road, which are both major collector roads. The intersection is centrally located between US Highway 41 and US Highway 90, which are arterial roads. See analysis below to show an acceptable level of service. Also please see included Traffic Study performed by Buckholz Traffic for a detailed traffic study specific to this project.

Table 5. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
29521001 (FDOT)	SW Bascom Norris Road from US-90 to NW Lake Jeffery Road	2U	Major Collector	Highway Transition	D
¹ Source: Columbia County Comprehensive Plan, Capital Improvements Element ² FDOT roadway segment number shown. For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity					

Table 6. Proposed Trip Generation

Land Use	ADT Multiplier ²	PM Peak Multiplier ³	Dwelling Units ⁴	ADT	PM Peak Hour
Single Family ¹ (ITE Code 210)	9.52	1	29	276.08	29.00
Apartment ¹ (ITE Code 220)	6.65	0.62	378	2513.70	234.36
Total				2789.78	263.36
¹ Source: ITE Trip Generation, 9th Edition. ² Formula: ADT = ITE, 9th Edition - 9.52 trips per dwelling unit single family and 6.65 trips per dwelling unit apartment ³ Formulas: PM Peak = ITE, 9th Edition - 1.00 trips per dwelling unit single family and 0.62 trips per dwelling unit apartment ⁴ Per development plan (29 single family dwellings and 378 multi-family dwellings)					

Table 7. Projected Impact on Affected Comprehensive Plan Roadway Segments)

Traffic System Category	(29521001) ¹
Maximum Service Volume ²	17,360
Existing Traffic ³	8,200
Reserved Trips ⁴	0
Available Capacity	9,160
Projected Daily Trips	2,790
Available Capacity with Approval	6,370

ZONING DISTRICT COMPARISON

Table 3. Zoning District Comparison

	Existing District	Proposed District
Zoning District:	Residential Single Family-2 (RSF-2)	Mixed Use District-Commercial (MUD-C)
Max. Gross Density:	2 Dwelling Units per acre	8 Dwelling Units per acre
Minimum Lot Area:	20,000 SF	5,445 SF
Floor Area Ratio:	N/A	1
Typical Uses:	Single Family Dwellings; Public Parks & Recreational Areas; Homes of Six or Fewer Residents which Otherwise Meet the Definition of "Community Residential Facility"; Public Elementary and Middle Schools; Churches and other Houses of Worship; Existing mobile homes	See section 4.22.7 of the Columbia County Land Development Regulations for typical MUD-C Permitted Use Categories
* The typical uses identified above is not intended to be a complete list of permitted uses, may be subject to use-specific standards which may not be met by the subject property, and may not reflect the actual requirements to which potential development may be subject.		

FLUM DESIGNATION COMPARISON

Table 4. FLUM Designation Comparison

	Existing Designation	Proposed Designation
FLUM	Residential, Low Density	Residential, Medium Density
Max. Gross Density:	Two (2) Dwelling Units per acre	Eight (8) Dwelling Units per acre
Minimum Lot Area:	43,560 SF	5,445 SF
Floor Area Ratio:	1	1

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands Areas, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, some wetlands are located along the western boundary of the property.

Evaluation: Given the subject property contains wetlands, wetlands have been delineated with a field survey and shall be protected in accordance with Florida Department of Environmental Protection and Columbia County Land Development Regulations. Protections include maintaining water levels, protecting wildlife and vegetation, and providing setbacks as required by state and local codes.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of

potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County Florida dated October 1984. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are two (2) main soil types found on the subject property per illustration A-VIII of the Columbia County Comprehensive Plan:

- 1) 3-Plummer-Chipley-Blanton-Albany (s1514) are nearly level to sloping, somewhat poorly drained to moderately well drained soils that are sandy to a depth of 40 to 80 inches and are loam below, or are sandy to a depth of 80 inches.
- 2) 10-Troup-Oil-Waste land-Ichetucknee-Bonneau-Blanton-Alpin (s1524) are nearly level to strongly sloping, moderately well drained to excessively drained soils that are sandy to a depth of 80 inches or more or are sandy to a depth of 40 to 80 inches and loamy below.

The soil descriptions are further broken down into three (3) main soil types found on the subject property per the NRCS Web Soil Survey:

- 1) 8-Blanton fine sand soils (0 to 5 percent slopes)
- 2) 12-Blanton-Bonneau-Ichetucknee complex (5 to 8 percent slopes)
- 3) 20-Chipley fine sand (0 to 5 percent slopes)

Evaluation: During the site and development plan process, the applicant will have to accommodate for soil types in foundation and stormwater design. A geotechnical investigation shall be performed for further analysis of the in-situ soils. At this time, there are no issues related to soil suitability.

Flood Potential

Panel 0283D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property is in Flood Zone "X" (areas determined to be outside of the 500-year floodplain) and Flood Zone "A" (areas inundated by the annual one-percent change of flood with no known base flood elevation established). The flood zone is located along the western property boundary and is part of a drainage system that flows to Lake Harris West.

Evaluation: Development will be located outside of flood prone areas. Stormwater management practices and facilities will be provided in accordance with Suwannee River Water Management District permitting to ensure stormwater runoff volume and rates are not increased on adjacent properties. At this time, there are no issues related to flood potential.

Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the property is not located in a stream to sink watershed. Stream to sink areas are located south of the property, but the property does not appear to have stream to sink watersheds on site.

Evaluation: The property does not appear to be located in a stream to sink area. As such, there is no concern related to Stream to Sink Watersheds at this time.

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 subject property is within an area known to contain Clayey Sand.

Evaluation: There are no issues related to Minerals at this time.

Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 2013, the property is in the general vicinity of Location Number 20 on the Historical Research Map. There does not appear to be any known historic resources located on the subject property.

Evaluation: There are no issues related to Historic Resources at this time.

Aquifer Vulnerability

According to Illustration A-XI of the Comprehensive Plan the subject property is not located in a High Groundwater Aquifer Recharge Area. There are areas of high recharge potential to the Florida aquifer west of the property, but do not appear to be in close proximity to the development.

Evaluation: There are no issues related to Aquifer Vulnerability at this time due to the project not being in an aquifer recharge area.

Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the subject property is located within a non-vegetative community.

Evaluation: There is no known wildlife habitats associated with a non-vegetative community; therefore, there is no issue related to vegetative communities or wildlife.

PM Peak Hour Traffic Analysis		(29521001) ¹
Maximum Service Volume ²		1,560
Existing Traffic ³		779
Reserved Trips ⁴		0
Available Capacity		781
Projected PM Peak Hour Trips		263.36
Available Capacity with Approval		518
<p>1. FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.</p> <p>2. Source: FDOT 2023 Multimodal Quality/Level of Service Handbook, Motor Vehicle Arterial Generalized Service Volume Tables for a 2 lane C3C roadway, multiplied by 0.80 for 2 lane Undivided Roadway with no Exclusive Left Turn Lane(s).</p> <p>3. Florida Department of Transportation, Traffic Online</p> <p>4. Source: Columbia County March 2021 Concurrency Monitoring Report</p>		

Evaluation: The impacts generated by the development will not cause a failure in the adopted Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

Potable Water Impacts

The subject property is located within a community potable water system service area. The subject property will be served potable water via City of Lake City Potable Water System. The City of Lake City potable water system is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan. **Note: Calculations are based upon Chapter 64E-6.008, F.S.**

The proposed density allows for eight (8) dwelling units per acre. The proposed development includes 378 apartment units of varying number of bedrooms and 29 single family homes. The analysis was performed assuming 200 gallons per day for the one-bedroom and two-bedroom apartments and 300 gallons per day for the three-bedroom apartments and single-family homes. This equates to an average usage of 220.39 gallons per day per dwelling unit with a total number of 407 dwelling units.

Water Usage: 407 Dwelling Units x 220.39 Gallons per Day per Dwelling Unit GPD = 89,700 GPD

Table 8. Potable Water Impacts (Data Table Sourced from recent CPA's in the Surrounding Area)

System Category	Gallons Per Day
Current Permitted Capacity ¹	9,940,000
Less Actual Potable Water Flows ¹	3,810,000
Reserved Capacity ¹	0
Residual Capacity ¹	6,130,000
Percentage of Permitted Design Capacity Utilized ¹	38.33%
Projected Impacts from Development ²	89,700
Residual Capacity after Proposed Project	6,040,300
Sources:	
1. City of Lake City Public Services Department, May 2021 – Paul Dyal	
2. Chapter 64-E, F.A.C.	

Evaluation: The impacts generated by the development will not cause the LOS for potable water facilities to fall below standards; therefore, the demand generated by the development is acceptable.

Sanitary Sewer Impacts

The subject property is located within a community centralized sanitary sewer system service area. The subject property will connect to the 6" force main on the western side of NW Bascom Norris Road. The City of Lake City Utilities sanitary sewer system is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan. **Note: Calculations are based upon Chapter 64E-6.008, F.S.**

The proposed density allows for eight (8) dwelling units per acre. The proposed development includes 378 apartment units of a varying number of bedrooms and 29 single family homes. The analysis was performed assuming 200 gallons per day for the one-bedroom and two-bedroom apartments and 300 gallons per day for the three-bedroom apartments and single-family homes. This equates to an average usage of 220.39 gallons per day per dwelling unit with a total number of 407 dwelling units.

Sewer Demand: 407 Dwelling Units x 220.39 Gallons per Day per Dwelling Unit GPD = 89,700 GPD

Table 9. Sanitary Sewer Impacts (Data Table Sourced from recent CPA's in the Surrounding Area)

System Category	Gallons Per Day
Current Permitted Capacity ¹	6,000,000
Less Actual Treatment Plant Flows ¹	3,450,000
Reserved Capacity ¹	0
Residual Capacity ¹	2,550,000
Percentage of Permitted Design Capacity Utilized ¹	57.50%
Projected Sanitary Sewer Demand from Proposed Project ²	89,700
Residual Capacity after Proposed Project	2,460,300
Sources:	
1. City of Lake City Public Services Department, September 2019-Cody Pridgeon	
2. Chapter 64-E, F.A.C.	

Evaluation: The impacts generated by the development will not cause the LOS for sanitary sewer facilities to fall below standards; therefore, the demand generated by the development is acceptable.

Solid Waste Impacts

Solid waste facilities for uses to be located on the site are provided at the sanitary 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 density allows for eight (8) dwelling units per acre. The proposed development includes 378 apartment units of a varying number of bedrooms and 29 single family homes. The analysis was performed assuming 2.5 persons per dwelling unit across all dwelling units. The average person produces approximately 0.73 tons (1,460 lbs) per year.

$[(1,460 \text{ Lbs Per Year Per Person} \times 2.50 \text{ PPH}) \times 407 \text{ Dwelling Units}] / 365 = 4,070 \text{ pounds of solid waste generated per day.}$

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

Evaluation: The demand generated by the proposed 407 residential dwellings will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the approval of this application.

Recreation Facilities

The open space requirement of the Mixed Use District-Commercial requires 30% to be open space. The open space will serve as places where recreational facilities such as walking paths and community locations could be situated. Additionally, the county has purchased property on NW Bascom Norris Road for future "flat-fields" and other recreational areas. The proposed development will not exceed the adopted LOS standards.

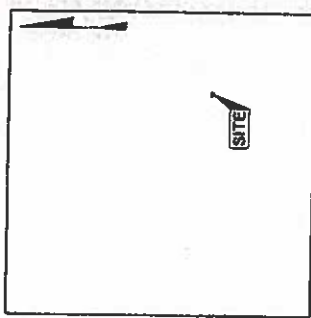
Public School Facilities

The proposed development will result in an additional number of anticipated student stations. New schools are being constructed and renovated under the ½ cent sales tax initiative. It is anticipated that public schools would be able to handle the anticipated number of student stations generated by the development.

Evaluation: LOS for public schools to be further evaluated by the county

Scale: 1" = 100 Feet
 Project # 241015
 Date: 06-2011

PRELIMINARY DEVELOPMENT PLAN
PENELOPE PLACE
 COLUMBIA COUNTY, FLORIDA



LOCATION MAP
 Scale

Existing Parcel # 21-32-16-42377-100
 77.88 Acres

- Proposed Apartment Complex**
 24.82 Acres (32% of Development)
 132 Units
 132 - 1 Bedroom Apartments (55%)
 54 - 2 Bedroom Apartments (45%)
 Max. Density: (2,176/sf) 28 Units Per Acre
 Proposed Density: (778/51.5) 8 Units/Acre
 Current Zoning: Residential, Single Family (RSF-2)
 Proposed Zoning: Residential, Single Family (RSF-2)
 Min. Lot Area: 20,000 S.F.
 Min. Lot Width: 35 S.F.
 Front Setback: 30'
 Side Setback: 15'
 Rear Setback: 15'
 Max. Height: 35'
- Parking: 1 Space/Charging Unit**
 876 - Parking Spaces Provided
- Proposed Residential Subdivision**
 19.433 Acres (25% of Development)
 25 Lots
 Current Zoning: Residential, Single Family (RSF-2)
 Proposed Zoning: Residential, Single Family (RSF-2)
 Min. Lot Area: 20,000 S.F.
 Min. Lot Width: 35 S.F.
 Front Setback: 35'
 Side Setback: 10'
 Rear Setback: 15'
 Max. Building Height: 35'
 Maximum Building Coverage: 15%
- Proposed Commercial Lots**
 7.63 Acres (10% of Development)
 Current Zoning: Residential, Single Family (RSF-2)
 Proposed Zoning: Commercial, Neighborhood (CN)
 Min. Lot Area: None
 Min. Lot Width: None
 Front Setback: 15'
 Side Setback: 15'
 Rear Setback: 15'
 Max. Building Height: 35'
- Proposed Open Space**
 26.7 Acres
 (34% of Development)