



CITY OF ARCHER

Mayor: Iris Bailey
Vice-Mayor: Kathy Penny

Commissioners

Fletcher Hope
Marilyn Green
Joan White

City Manager

Charles A. Hammond

March 7, 2024

TO: City Commission

FROM: Planning and Zoning Board

SUBJECT: Application No. CUP 23-01 (Ronnie, LLC)

Concurrency Management Assessment
Concerning a Conditional Use 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 City will be available to the property at the time development occurs.

CUP 23-01, an application by Ronnie LLC, to approve a conditional use permit for a concrete batch plant within an INDUSTRIAL (I) zoning district, as provided for in Table 16.06, Item 4.2 of the Land Development Code, in accordance with a site plan dated October 16, 2023, revised on January 25, 2024, and submitted as part of an application dated November 8, 2023, to be located on property described, as follows:

A parcel of land lying within Section 17, Township 11 South, Range 18 East, Alachua County, Florida. Being more particularly described, as follows: The East 1/2 of the East 1/2 of the Northeast 1/4 of said Section 17, South of State Road 24 and North of the abandoned railroad right-of-way,

Containing 18.92 acres, more or less.

AND

A parcel of land lying within Section 17, Township 11 South, Range 18 East, Alachua County, Florida. Being more particularly described, as follows: The East 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 17.

Containing 5.00 acres, more or less.

AND

A parcel of land lying within Section 17, Township 11 South, Range 18 East, Alachua County, Florida. Being more particularly described, as follows: Lots 7 and 8 of Block 1, and Block 12 of the City of Archer, as recorded in the Public Records of Alachua County, Florida.

Containing 0.25 acre, more or less.

All said lands containing 24.17 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 development will result in a 218, 055 square foot concrete batch plant on the site with an estimated 12 employees.

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

12 employees x 22.5 (gallons of potable water usage per employee per day) = 270 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 1,008,000 gallons of potable water per day.

During calendar year 2023, the average daily potable water usage = 109,418 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 898,582 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 = 898,582 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed development = 270 gallons of potable water per day.

Residual capacity after this proposed development = 898,312 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 proposed development.

Sanitary Sewer Impact -

The site is not located within a community centralized sanitary sewer system. Consequently, the uses 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 established within the Comprehensive Plan.

The proposed development will result in a 218, 055 square foot concrete batch plant on the site with an estimated 12 employees.

Based upon an average of 17.25 gallons of sanitary sewer effluent per employee per day.

12 employees x 17.25 (gallons of sanitary sewer effluent per employee per day) = 207 gallons of sanitary sewer effluent per day.

Solid Waste Impact -

Solid waste disposal is provided for the use to be located on the site at the New River Solid Waste Association 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 development will result in a 218, 055 square foot concrete batch plant on the site with an estimated 12 employees.

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

218.055 (218,055 square feet gross floor area) x 5.5 (pounds of solid waste per 1,000 square feet gross floor area per day) = 1,200 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.

Drainage Impact -

The proposed development will result in a 218, 055 square foot concrete batch plant on the site with an estimated 12 employees.

Drainage facilities will 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 development. 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 development will result in a 218, 055 square foot concrete batch plant on the site with an estimated 12 employees.

The proposed development 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.

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 development will result in a 218, 055 square foot concrete batch plant on the site with an estimated 12 employees.

Summary of Trip Generation Calculations for Manufacturing Use.

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

218, 055 (218, 055 square feet gross floor area) x 0.74 (p.m. peak hour trips per 1,000 square feet gross floor area) = 162 p.m. peak hour trips

Existing p.m. peak hour trips = 917 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 development of the site.

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. 24 (from east city limits to west city limits)	917 a	C	0	162	1,079	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 1,710 p.m. peak hour trips, the road network serving the site not 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 projected number of trips associated with the proposed development.

Affordable Housing

The change in land use is not anticipated to have an adverse impact on 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 vacant land, on the east by industrial land, on the south by vacant land and on the west by industrial land.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2024, there are no known historic resources on the site.

Flood Prone Areas

According to the Suwannee River Water Management District Geographic Information Systems flood zone data layer, June 16, 2006, the site is not located in a flood prone area.

Wetlands

According to the Suwannee River Water Management District Geographic Information Systems wetlands data layer, dated 2007, the site is not located in a wetland.

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 approximately 57 percent Arrendondo-Urban Land Complex (0 to 5 percent slope), approximately 30 percent Arrendondo fine sand (0 to 5 percent slope) soils, approximately 9 percent Mill hopper sand (0 to 5 percent slope), approximately 4 percent Kendrick sand (0 to 5 percent slope).

Arrendondo-Urban Land Complex (0 to 5 percent slope) soils are nearly level to gently sloping, well drained soils.

Arrendondo fine sand (0 to 5 percent slope) soils are nearly level to gently sloping, well drained soils in both small and large areas of uplands.

Arrendondo fine sand (0 to 5 percent slope) soils have slight limitations for building site development and severe limitations for septic tank absorption fields.

Millhopper sand (0 to 5 percent slope) soils are nearly level to gently sloping, moderately well drained soil is in small and large irregularly shaped areas on uplands and on slightly rolling knolls in the broad flatwoods.

Millhopper sand (0 to 5 percent slope) soils have slight limitations for building site development and severe limitations for septic tank absorption fields.

Kendrick sand (2 to 5 percent slope) soils are gently sloping, well-drained soil is in both small and large areas on the gently rolling uplands.

Kendrick sand (2 to 5 percent slope) soils have slight limitations for building site development and severe limitations for septic tank absorption fields.

High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridan Aquifer, prepared by the Water Management District, dated July 17, 2001 and the Alachua County Aquifer Vulnerability Assessment, dated February 10, 2005, the site is located in an area of high aquifer groundwater recharge.

Vegetative Communities

According to the Comprehensive Plan, Vegetative Communities map, the site is located within a nonvegetated and agriculture community. This site has been previously cleared and there are no known wildlife habitats associated with a cleared site.