
CITY COUNCIL REGULAR SESSION

CITY OF LAKE CITY

November 16, 2020 at 6:00 PM

Venue: Columbia County School Board Administrative Complex Auditorium

AGENDA

Due to the COVID-19 social distancing requirements, the City of Lake City will meet at the Columbia County School Board Administrative Complex Auditorium located at 372 West Duval Street, Lake City, FL 32055. The meeting will also be available via communications media technology.

CMT instructions are located at the end of this Agenda.

Events Prior to Meeting

5:30 PM Special Called Canvassing Board Meeting

Pledge of Allegiance

Invocation - Council Member Eugene Jefferson

Roll Call

Appreciation award and proclamation in recognition of outgoing City Council District 13 Member Melinda Moses

Swearing In Ceremony

Stephen Witt - Mayor/City Council Member

Jake Hill, Jr. - City Council Member District 12

Christopher Todd Sampson - City Council Member District 13

Proclamations - none

Minutes - none

Approval of Agenda

Presentations

- [1.](#) Kim Denmark - 2nd Annual Community Thanksgiving Dinner

Approval of Consent Agenda

2. The City held an Evaluation Committee Meeting on 11/12/2020 for RFQ-001-2021 Owners Representative for the Design-Build Projects of the Westside Fire Station No. 2 and the new City Hall Complex. Passero Associates, LLC is the top-ranked firm. The committee is requesting the Council's consent to begin negotiations with Passero Associates, LLC.

Persons Wishing to Address Council

Citizens are encouraged to participate in City of Lake City meetings. The City of Lake City encourages civility in public discourse and requests that speakers direct their comments to the Chair. Those attendees wishing to share a document and or comments in writing for inclusion into the public record must email the item to submissions@lcfla.com no later than noon on the day of the meeting. Citizens may also provide input to individual council members via office visits, phone calls, letters and e-mail that will become public record.

Old BusinessOrdinances***Open Public Hearing***

3. City Council Ordinance No. 2020-2162 (final reading), if adopted, amends the future land use classification from County Agriculture-3 (less than or equal to 1 dwelling unit per 5 acres) and County Light Industrial to City Industrial of certain lands within the corporate limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. This property is owned by D & B Timber and Land Trust and is located on the north side of NW Bell Street.

First Reading on 8/17/2020

Close Hearing

Adopt City Council Ordinance No. 2020-2162 (final reading)

Open Public Hearing

4. City Council Ordinance No. 2020-2163 (final reading), if adopted, relates to the rezoning of ten or more contiguous acres of land from County Agricultural-3 (A-3) and County Industrial, Light and Warehousing (ILW) to City Industrial, Light and Warehousing (ILW) of certain lands within the corporate limits of the City of Lake City, Florida; proving severability; repealing all ordinances in conflict; and providing an effective date. this property is owned by D & B Timber and Land Trust and is located on the north side of NW Bell Street.

First reading 08/17/2020

Close Hearing

Adopt City Council Ordinance No. 2020-2163 (final reading)

New BusinessOrdinances***Open Transmittal Public Hearing***

- [5.](#) City Council Ordinance No. 2020-2167 (first reading and transmittal public hearing), if adopted will amend Ordinance No. 91-688, as amended, relating to an amendment to the text of the City of Lake City Comprehensive Plan, Pursuant to application, CPS 20-06, by the City Council, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended, providing for amending policy I.1.2 of the Future Land Use Element by changing the floor area ratio from less than or equal to 0.50 to less than or equal to 1.0 within the Industrial Land Use classification; providing severability; repealing all ordinances in conflict; and providing an effective date.

Close Hearing

Adopt City Council Ordinance No. 2020-2167 (first reading and transmittal public hearing)

Resolutions

- [6.](#) City Council Resolution No. 2020-128 - A resolution of the City Council of the City of Lake City, Florida, amending the annual operating budget for the fiscal year beginning October 1, 2019.
- [7.](#) City Council Resolution No. 2020-129 - A resolution of the City Council of the City of Lake City, Florida authorizing the addition of the current Assistant City Manager as an authorized signator of all checks, vouchers, transfers or disbursements on all bank accounts of the City of Lake City, Florida.
- [8.](#) City Council Resolution No. 2020-130 - A resolution of the City Council of the City of Lake City, Florida, ratifying the Mayor's extension of the State of Emergency arising from the COVID-19 Public Health Emergency.
- [9.](#) City Council Resolution No. 2020-134 - A resolution of the City Council of the City of Lake City, Florida authorizing Task Assignment Number Two to the continuing contract with Mittauer & Associates, Inc., a Florida Corporation, for preparation of the Florida Department of Environmental Protection permit

application renewal for St. Margarets Waste Water Treatment Facility at a total cost not-to-exceed \$15,724.00.

Other Items

10. City Clerk Contract (Mayor Witt) -On November 3, 2020 the voters passed City Charter Amendment Number Three, Section 306 - Duties of the City Clerk. This amendment states the City Clerk shall have a written contract. A motion is needed to begin the negotiation process for a contract for the City Clerk.

Departmental Administration

11. Discussion and Possible Action: Approval of feasibility study for water route to serve the North Florida Mega Industrial Park (Joe Helfenberger)

Comments by Council Members

Adjournment

Zoom CMT Information

Members of the public may attend the meetings **online** at:
<https://us02web.zoom.us/j/85143910809> or

Telephonic by toll number (no cost to the city), audio only at: 1-346-248-7799

Meeting ID: 851 4391 0809#

Then it will ask for Participant id, just press #.

Telephonic by toll-free number (cost per minute, billed to the city, zero cost to the caller), audio only at: 1-888-788-0099

Meeting ID: 851 4391 0809#

Then it will ask for Participant id, just press #.

Public Participation

The public may participate at the appropriate time via: (i) video conference by utilizing the software chat function or raise hand function to request to speak; or (2) telephonically by dialing *9 to raise hand. The Chair will allow for sufficient time for all participants to be heard.

Those attendees wishing to share a document must email the item to **submissions@lcfla.com** no later than noon on the day of the meeting.

Instructions for meeting attendance and participation are also available at www.lcfla.com under the calendar entry for the corresponding City Council Regular

Session Meeting.

To receive a copy of the agenda packet with supporting documentation, please contact the City Clerk's Office at **clerk@lcfla.com** or **386-719-5826**.

Contingency Information

Contingency Plan Meeting: This will be activated and held if the City experiences connection or web conferencing failure. Any meeting taking place via the contingency plan will be held and/or reconvened via a conference call utilizing the information provided below.

The public may attend the contingency plan meeting as follows:

1-844-992-4726 (toll free)

Enter access code: 173 541 6832#

Then it will ask for attendee ID number, just press #

The public may participate in the contingency plan meeting at the appropriate time when the chair requests public comment. The Chair will allow for sufficient time for all participants to be heard.

Pursuant to 286.0105, Florida Statutes, *the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

SPECIAL REQUIREMENTS: *Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in these meetings should contact the **City Manager's Office at (386) 719-5768.***

File Attachments for Item:

1. Kim Denmark - 2nd Annual Community Thanksgiving Dinner



Women of Distinction

Happy
Thanksgiving



Walk Across America

2nd Annual - Free Unity in The Community Dinner

Sunday, Nov.22, 2020

5:00pm –7:30 pm

Richardson Community Center

255 N.E Coach Anders Lane

Lake City, Florida

Hosted By: Evan. Kim Denmark

Contact: 678 818-9907 – Email: kdenmarkwalks@hotmail.com

Sponsors:

Express Bail Bonds * Meeks Construction * Shardes' Balloons * Walk Across America

Families dine with us, and take complete Thanksgiving Dinner Gift Box home.



Women of Distinction

Christmas Dinner

Family & Friends

Friday, December 13, 2019

7:00pm – 9:00pm

Fairfield Inn & Suites by Marriott

(Conference Room)

Lake City, Florida



Matthew 15:36 He took the seven loaves and two fish, looking up toward heaven, He blessed the food ...

Also, receive your Christmas Dinner Box and Toy for child(ren) take home with you.



























File Attachments for Item:

2. The City held an Evaluation Committee Meeting on 11/12/2020 for RFQ-001-2021 Owners Representative for the Design-Build Projects of the Westside Fire Station No. 2 and the new City Hall Complex. Passero Associates, LLC is the top-ranked firm. The committee is requesting the Council's consent to begin negotiations with Passero Associates, LLC.

Meeting Date
November 16, 2020

City of Lake City

Report to City Council

AGENDA	
Section	
Item No.	

SUBJECT: RFQ (Request For Qualifications) 001-2021

DEPT. / OFFICE: Procurement

Originator: Karen Nelmes CPPB, NIGP – CPP Procurement Director		
City Manager Joe Helfenberger	Department Director Karen Nelmes	Date 11/12/2020
Recommended Action: Allow negotiations between the City and Passero Associates, LLC. the top-ranked firm for RFQ-001-2021		
Summary Explanation & Background: The City held an Evaluation Committee meeting on 11/12/2020 at 10 a.m. in the Council Chambers for RFQ-001-2021 Owners Representative for the Design-Build Projects of the Westside Fire Station No. 2 and the new City Hall Complex. Passero Associates, LLC is the top-ranked firm. The Committee is requesting the Council's consent to begin negotiations with Passero Associates, LLC.		
Alternatives: None		
Source of Funds: 304 Fund - Buildings		
Financial Impact: To be determined		
Exhibits Attached: Evaluation Composite Ranking		

RFQ-001-2021

OWNER REPRESENTATIVES RANKING FORM

MSA DESIGN	PROJECT MANAGEMENT ADVISORS INC.	PASSERO ASSOCIATES, LLC.
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	3	2	1
RANDY BURNHAM	88	95	100
PAUL DYAL	91	93	90
DONNA DUNCAN	45	87	88
DAVID YOUNG	79	93	95
CHIEF BUTLER	78	89	97
TOTAL	381	457	470
AVERAGE	76.200	91.400	94.000

RANKING ORDER

PASSERO ASSOCIATES, LLC	1
PROJECT MANAGEMENT ADVISORS INC.	2
MSA DESIGN	3

File Attachments for Item:

3. City Council Ordinance No. 2020-2162 (final reading), if adopted, amends the future land use classification from County Agriculture-3 (less than or equal to 1 dwelling unit per 5 acres) and County Light Industrial to City Industrial of certain lands within the corporate limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. This property is owned by D & B Timber and Land Trust and is located on the north side of NW Bell Street.

First Reading on 8/17/2020

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Ordinance 2020-2162

Project Information	
Project Name and Case No.	CPA 20-05
Applicant	City of Lake City
Owner	Audrey Bullard
Requested Action	Approval of Comprehensive Plan Amendment of property annexed into the city as Agriculture (Columbia County) to (COLC) Industrial, Light Warehouse
City Council Date	August 17, 2020
Staff Analysis/Determination	Ms. Bullard requested this at time of annexation but could not occur until after annexation
Prepared By	David C. Young

Subject Property Information	
Size	77.55 + 47.69= 125.24 acres
Location	North Side of NW Bell St.
Parcel Number	04868-000 + 04864-000
Future Land Use	Light Industrial
Current Zoning District	Ag and ILW Columbia County
Flood Zone	X and A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Agriculture-3	Agriculture	Timber	NC
South	Light Industrial	ILW	ILW	NC
East	Commercial	A-3	Vacant	NC
West	Light Industrial	I	Vacant	NC

Summary of Request

This is to request a Comprehensive Plan Amendment as requested into COLC Industrial, Light Warehouse to place this newly annexed properties into COLC zoning from Columbia County zoning.

Staff Analysis. Staff is presenting this to Planning and Zoning as requested by owner at time of annexation. This is to complete the annexation process by changing the Columbia County zoning to City of Lake City Zoning

ORDINANCE NO. 2020-2162

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF MORE THAN TEN ACRES OF LAND, PURSUANT TO AN APPLICATION, CPA 20-05, BY THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM COUNTY AGRICULTURE-3 (LESS THAN OR EQUAL TO 1 DWELLING UNIT PER 5 ACRES) AND COUNTY LIGHT INDUSTRIAL TO CITY INDUSTRIAL CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, to prepare, adopt and implement a comprehensive plan;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers and requires the City Council to prepare, adopt and implement a comprehensive plan;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board has been designated as the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Council approval of said application for an amendment, as described below;

WHEREAS, the City Council held the required public hearings, with public notice having been provided, under the procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended, on said application for an amendment, as described below, and at said public hearings, the City Council reviewed and considered all comments received during said public hearings, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the City Council has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the City Council has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, CPA 20-05, by D & B Timber and Land Trust, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification of certain lands, the land use classification is hereby changed from COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) and COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL on property described, as follows:

From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL
Parcel No. 07-3S-17-04864-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The North 1/2 of the Southeast 1/4 lying South of Interstate 10 (State Road 8).

Containing 47.69 acres, more or less.

From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL

A portion of Parcel No. 07-3S-17-04868-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of said Section 7; thence North 01°30'47" West 134.84 feet, along the East line of said Section 7 to the Point of Beginning, said point being a point on a curve concave to the South having a radius of 1,482.40 feet, a central angle of 07°23'23", a chord bearing of South 75°26'32" West, and a chord distance of 191.06 feet; thence Southwesterly, along the arc of said curve, being also the North right-of-way line of Northwest Bell Street, 191.19 feet to the point of tangency of said curve; thence South 71°44'50" West 44.16 feet, along the North right-of-way line of said Northwest Bell Street; thence North 47°39'49" West 431.66 feet; thence South 71°43'00" West 263.23 feet; thence South 12°01'54" West 92.57 feet; thence South 47°39'49" East 339.74 feet to the North right-of-way line of said Northwest Bell Street; thence South 71°44'50" West 55.54 feet, along the North right-of-way line of said Northwest Bell Street to the point of a curve of a curve concave to the North having a radius of 1,382.40 feet, a central angle of 22°31'16", a chord bearing of South 83°00'28" West, and a chord distance of 539.88 feet; thence Westerly, along the arc of said curve, being also the North right-of-way line of said Northwest Bell Street, 543.37 feet; thence North 85°43'54" West 701.22 feet; thence North 85°43'54" West 813.56 feet to the point of curve of a curve concave to the South having a radius of 1,482.40 feet, a central angle of 02°39'02", a chord bearing North 87°03'25" West, and having a chord distance of 68.57 feet; thence Westerly, along the arc of said curve, being also the North right-of-way line of said Northwest Bell Street, 68.58 feet to the West line of the Southeast 1/4 of said Section 7; thence North 01°15'11" West 1,229.04 feet, along the West line of the Southeast 1/4 of said Section 7 to the North line of the South 1/2 of the Southeast 1/4 of said Section 7; thence East 2,715.55 feet to the East line of said Section 7; thence South 01°30'47" East 1,182.06 feet, along the East line of said Section 7 to the Point of Beginning.

Containing 77.55 acres, more or less.

All said lands containing 125.24 acres, more or less.

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall be effective upon adoption.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED upon first reading this 17th day of August 2020.

PASSED AND DULY ADOPTED, upon second and final reading, in regular session with a quorum present and voting, by the City Council this 16th day of November 2020.

Attest:

CITY COUNCIL
CITY OF LAKE CITY, FLORIDA

Audrey Sikes, City Clerk

Stephen M. Witt, Mayor

APPROVED AS TO FORM AND LEGALITY:

Frederick L. Koberlein Jr., City Attorney

RESOLUTION NO. PZ/LPA CPA 20-05

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF MORE THAN TEN ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM COUNTY AGRICULTURE-3 (LESS THAN OR EQUAL TO 1 DWELLING UNIT PER 5 ACRES) AND COUNTY LIGHT INDUSTRIAL TO CITY INDUSTRIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend to the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, approval or denial of amendments to the City of Lake City Comprehensive Plan, hereinafter referred to as the Comprehensive Plan, in accordance with said regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, empower the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Council approval or denial of amendments to the Comprehensive Plan, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, THAT:

Section 1. Pursuant to an application, CPA 20-05, by D & B Timber and Land Trust, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the City Council that the future land use classification be changed from COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) and COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL on property described, as follows:

From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL Parcel No. 07-3S-17-04864-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The North 1/2 of the Southeast 1/4 lying South of Interstate 10 (State Road 8).

Containing 47.69 acres, more or less.

From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL

A portion of Parcel No. 07-3S-17-04868-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of said Section 7; thence North 01°30'47" West 134.84 feet, along the East line of said Section 7 to the Point of Beginning, said point being a point on a curve concave to the South having a radius of 1,482.40 feet, a central angle of 07°23'23", a chord bearing of South 75°26'32" West, and a chord distance of 191.06 feet; thence Southwesterly, along the arc of said curve, being also the North right-of-way line of Northwest Bell Street, 191.19 feet to the point of tangency of said curve; thence South 71°44'50" West 44.16 feet, along the North right-of-way line of said Northwest Bell Street; thence North 47°39'49" West 431.66 feet; thence South 71°43'00" West 263.23 feet; thence South 12°01'54" West 92.57 feet; thence South 47°39'49" East 339.74 feet to the North right-of-way line of said Northwest Bell Street; thence South 71°44'50" West 55.54 feet, along the North right-of-way line of said Northwest Bell Street to the point of a curve of a curve concave to the North having a radius of 1,382.40 feet, a central angle of 22°31'16", a chord bearing of South 83°00'28" West, and a chord distance of 539.88 feet; thence Westerly, along the arc of said curve, being also the North right-of-way line of said Northwest Bell Street, 543.37 feet; thence North 85°43'54" West 701.22 feet; thence North 85°43'54" West 813.56 feet to the point of curve of a curve concave to the South having a radius of 1,482.40 feet, a central angle of 02°39'02", a chord bearing North 87°03'25" West, and having a chord distance of 68.57 feet; thence Westerly, along the arc of said curve, being also the North right-of-way line of said Northwest Bell Street, 68.58 feet to the West line of the Southeast 1/4 of said Section 7; thence North 01°15'11" West 1,229.04 feet, along the West line of the Southeast 1/4 of said Section 7 to the North line of the South 1/2 of the Southeast 1/4 of said Section 7; thence East 2,715.55 feet to the East line of said Section 7; thence South 01°30'47" East 1,182.06 feet, along the East line of said Section 7 to the Point of Beginning.

Containing 77.55 acres, more or less.

All said lands containing 125.24 acres, more or less.

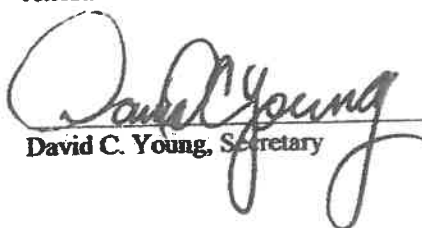
Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 4th day of August 2020.

PLANNING AND ZONING BOARD OF THE
CITY OF LAKE CITY, FLORIDA,
SERVING ALSO AS THE
LOCAL PLANNING AGENCY OF THE
CITY OF LAKE CITY, FLORIDA

Attest:


David C. Young, Secretary


Chris Lydick, Chair

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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

August 24, 2020

TO: City Council

FROM: Land Development Regulation Administrator

SUBJECT: Application No. CPA 20-05 (D & B Timber and Land Trust)

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 20-05, an application by D & B Timber and Land Trust, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) and COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL for the property described, as follows:

From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL

Parcel No. 07-3S-17-04864-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The North 1/2 of the Southeast 1/4 lying South of Interstate 10 (State Road 8).

Containing 47.69 acres, more or less.

From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL

A portion of Parcel No. 07-3S-17-04868-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of said Section 7; thence North 01°30'47" West 134.84 feet, along the East line of said Section 7 to the Point of Beginning, said point being a point on a curve concave to the South having a radius of 1,482.40 feet, a central angle of 07°23'23", a chord bearing of South 75°26'32" West, and a chord distance of 191.06 feet; thence Southwesterly, along the arc of said curve, being also the North right-of-way line

of Northwest Bell Street, 191.19 feet to the point of tangency of said curve; thence South 71°44'50" West 44.16 feet, along the North right-of-way line of said Northwest Bell Street; thence North 47°39'49" West 431.66 feet; thence South 71°43'00" West 263.23 feet; thence South 12°01'54" West 92.57 feet; thence South 47°39'49" East 339.74 feet to the North right-of-way line of said Northwest Bell Street; thence South 71°44'50" West 55.54 feet, along the North right-of-way line of said Northwest Bell Street to the point of a curve of a curve concave to the North having a radius of 1,382.40 feet, a central angle of 22°31'16", a chord bearing of South 83°00'28" West, and a chord distance of 539.88 feet; thence Westerly, along the arc of said curve, being also the North right-of-way line of said Northwest Bell Street, 543.37 feet; thence North 85°43'54" West 701.22 feet; thence North 85°43'54" West 813.56 feet to the point of curve of a curve concave to the South having a radius of 1,482.40 feet, a central angle of 02°39'02", a chord bearing North 87°03'25" West, and having a chord distance of 68.57 feet; thence Westerly, along the arc of said curve, being also the North right-of-way line of said Northwest Bell Street, 68.58 feet to the West line of the Southeast 1/4 of said Section 7; thence North 01°15'11" West 1,229.04 feet, along the West line of the Southeast 1/4 of said Section 7 to the North line of the South 1/2 of the Southeast 1/4 of said Section 7; thence East 2,715.55 feet to the East line of said Section 7; thence South 01°30'47" East 1,182.06 feet, along the East line of said Section 7 to the Point of Beginning.

Containing 77.55 acres, more or less.

All said lands containing 125.24 acres, more or less.

Availability of and Demand on Public Facilities

Potable Water Impact

From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL

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 1,038,688 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.

$1,038,688 \text{ (1,038,688 square feet gross floor area)} \times 1.87 \text{ (employees per 1,000 square feet gross floor area)} = 1,943 \text{ employees}$
 $1,943 \text{ employees} \times 22.5 \text{ (gallons of potable water usage per employee per day)} = 43,718 \text{ gallons of potable water usage per day.}$

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2019, 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 =
43,718 gallons of potable water per day.

Residual capacity after this proposed amendment = 705,282 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.

From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL

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 1,689,039 square feet of industrial land use on the site.

The proposed amendment is not anticipated to result in an increase in the theoretical potable water usage 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 -

From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL

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 1,038,688 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.

$1,038.688 (1,038,688 \text{ square feet gross floor area}) \times 1.87 (\text{employees per 1,000 square feet gross floor area}) = 1,943 \text{ employees} \times 17.25 (\text{gallons of sanitary sewer effluent per employee per day}) = 33,517 \text{ gallons of sanitary sewer effluent per day.}$

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2019, 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 = 33,517 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 766,483 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.

From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL

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 1,689,039 square feet of industrial land use on the site.

The proposed amendment is not anticipated to result in an increase in the theoretical 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 -

From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL

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 1,038,688 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.

$1,038,688 \text{ (1,038,688 square feet gross floor area)} \times 5.5 \text{ (pounds of solid waste per 1,000 square feet gross floor area per day)} = 5,713 \text{ pounds of solid waste per day.}$

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.

From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL

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 1,689,039 square feet of industrial land use on the site.

The proposed amendment is not anticipated to result in an increase in the theoretical solid waste generation 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 -

From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL

The proposed amendment could theoretically result in 1,038,688 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.

From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL

The proposed amendment could theoretically result in 1,689,039 square feet of industrial land use on the site.

The proposed amendment is not anticipated to result in an increase in the theoretical stormwater runoff coefficient.

Based upon the above analysis, drainage facilities are anticipated to continue to meet or exceed the adopted level of service standard for drainage facilities, as provided in the Comprehensive Plan.

Recreation Impact -

From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL

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 1,038,688 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.

From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL

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 1,689,039 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 -

From COUNTY AGRICULTURE-3 (less than or equal to 1 dwelling unit per 5 acres) to CITY INDUSTRIAL

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 1,038,688 square feet of industrial land use on the site.

Summary of Trip Generation Calculations for Industrial Use.

An industrial use is estimated to generate 0.68 trips per p.m. peak hour per 1,000 square feet of use.

1,038,688 (1,038,688 square feet gross floor area) x 0.68 (p.m. peak hour trips per 1,000 square feet gross floor area) = 707 p.m. peak hour trips

Existing p.m. peak hour trips = 603 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. 441/Marion St. (from US 90 (Duval St.) to north limits)	603a	C	0	707	1,310	C

a 2019 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.
Quality/Level of Service Handbook, Florida Department of Transportation, 2012.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 3,200 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.

From COUNTY LIGHT INDUSTRIAL to CITY INDUSTRIAL

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 1,689,039 square feet of industrial land use on the site.

The proposed amendment is not anticipated to result in an increase in the theoretical p.m. peak hour trips.

Based upon the above analysis, roads are anticipated to continue to meet or exceed the adopted level of service standard for traffic facilities, as provided in the Comprehensive Plan, after the theoretical use of the site.

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 agriculture forest land use, on the east by agriculture forest land use, on the south by agriculture forest land use, and on the west by agriculture forest land use.

Historic Resources

According to the Florida Division of Historical Resources Master Site File, dated January 2014, 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, February 2, 2009, approximately 41 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 30 percent of the site is located within a wetland.

Minerals

According to Natural Resources, North Central Florida Regional Planning Council, 1977, the site is known to contain sand and silt.

Soil Types

According to the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated October 1991, the site is comprised of approximately 64 percent Mascotte fine sand, approximately 29 percent Surrency fine sand soils, approximately 7 percent Pits soil, and approximately percent Plummer muck, depressional soils.

Mascotte fine sand soils are poorly drained, nearly level soils around wet depressions on the uplands and throughout the flatwoods. The slope ranges from 0 to 2 percent.

Mascotte fine sand 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.

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.

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, the site is not located in high aquifer groundwater recharge area.

File Attachments for Item:

4. City Council Ordinance No. 2020-2163 (final reading), if adopted, relates to the rezoning of ten or more contiguous acres of land from County Agricultural-3 (A-3) and County Industrial, Light and Warehousing (IILW) to City Industrial, Light and Warehousing (ILW) of certain lands within the corporate limits of the City of Lake City, Florida; proving severability; repealing all ordinances in conflict; and providing an effective date. this property is owned by D & B Timber and Land Trust and is located on the north side of NW Bell Street.

First reading 08/17/2020

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Ordinance 2020-2163

Project Information	
Project Name and Case No.	Z 20-06
Applicant	City of Lake City
Owner	Audrey Bullard
Requested Action	Approval of Re-Zoning of property annexed into the city as Agriculture (Columbia County) to (COLC) Industrial, Light Warehouse
Hearing Date	August 04, 2020
Staff Analysis/Determination	Ms. Bullard requested this at time of annexation.
Prepared By	David C. Young

Subject Property Information	
Size	77.55 + 47.69= 125.24 acres
Location	North Side of NW Bell St.
Parcel Number	04868-000 + 04864-000
Future Land Use	Light Industrial
Current Zoning District	Ag and ILW Columbia County
Flood Zone	X and A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Agriculture-3	Agriculture	Timber	NC
South	Light Industrial	ILW	ILW	NC
East	Commercial	A-3	Vacant	NC
West	Light Industrial		Vacant	NC

Summary of Request

This is to request a Re-Zoning as requested into COLC Industrial, Light Warehouse to place this newly annexed properties into COLC zoning from Columbia County zoning.

Staff Analysis. Staff is presenting this to Planning and Zoning as requested by owner at time of annexation. This is to complete the annexation process by changing the Columbia County zoning to City of Lake City Zoning

ORDINANCE NO. 2020-2163

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO THE REZONING OF TEN OR MORE CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 20-06, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM COUNTY AGRICULTURAL-3 (A-3) AND COUNTY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) TO CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, requires the City Council to prepare and adopt regulations concerning the use of land and water to implement the comprehensive plan;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Planning and Zoning Board of City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Council approval of said application for an amendment, as described below;

WHEREAS, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the City Council reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, and the Concurrency Management Assessment concerning said application for an amendment, as described below; and

WHEREAS, the City Council has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, Z 20-06, by D & B Timber and Land Trust, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the zoning district is hereby changed from COUNTY AGRICULTURAL-3 (A-3) and COUNTY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) on property described, as follows:

From COUNTY AGRICULTURAL-3 to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)
Parcel No. 07-3S-17-04864-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida.
Being more particularly described, as follows: The North 1/2 of the Southeast 1/4 lying South of Interstate 10 (State Road 8).

Containing 47.69 acres, more or less.

From COUNTY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) to CITY INDUSTRIAL,
LIGHT AND WAREHOUSING (ILW)

A portion of Parcel No. 07-3S-17-04868-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida.
Being more particularly described, as follows: Commence at the Southeast corner of said Section 7;
thence North 01°30'47" West 134.84 feet, along the East line of said Section 7 to the Point of Beginning,
said point being a point on a curve concave to the South having a radius of 1,482.40 feet, a central angle
of 07°23'23", a chord bearing of South 75°26'32" West, and a chord distance of 191.06 feet; thence
Southwesterly, along the arc of said curve, being also the North right-of-way line of Northwest Bell
Street, 191.19 feet to the point of tangency of said curve; thence South 71°44'50" West 44.16 feet, along
the North right-of-way line of said Northwest Bell Street; thence North 47°39'49" West 431.66 feet;
thence South 71°43'00" West 263.23 feet; thence South 12°01'54" West 92.57 feet; thence South
47°39'49" East 339.74 feet to the North right-of-way line of said Northwest Bell Street; thence South
71°44'50" West 55.54 feet, along the North right-of-way line of said Northwest Bell Street to the point of
a curve of a curve concave to the North having a radius of 1,382.40 feet, a central angle of 22°31'16", a
chord bearing of South 83°00'28" West, and a chord distance of 539.88 feet; thence Westerly, along the
arc of said curve, being also the North right-of-way line of said Northwest Bell Street, 543.37 feet; thence
North 85°43'54" West 701.22 feet; thence North 85°43'54" West 813.56 feet to the point of curve of a
curve concave to the South having a radius of 1,482.40 feet, a central angle of 02°39'02", a chord bearing
North 87°03'25" West, and having a chord distance of 68.57 feet; thence Westerly, along the arc of said
curve, being also the North right-of-way line of said Northwest Bell Street, 68.58 feet to the West line of
the Southeast 1/4 of said Section 7; thence North 01°15'11" West 1,229.04 feet, along the West line of the
Southeast 1/4 of said Section 7 to the North line of the South 1/2 of the Southeast 1/4 of said Section 7;
thence East 2,715.55 feet to the East line of said Section 7; thence South 01°30'47" East 1,182.06 feet,
along the East line of said Section 7 to the Point of Beginning.

Containing 77.55 acres, more or less.

All said lands containing 125.24 acres, more or less.

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption.

The effective date of this amendment, Z 20-06, to the Official Zoning Atlas shall be the same date as the effective date of Future Land Use Plan Map Amendment, CPA 20-05. If Future Land Use Plan Map Amendment, CPA 20-05, does not become effective, this amendment, Z 20-06, to the Official Zoning Atlas shall not become effective. No development orders, development permits or land uses dependent on this amendment, Z 20-06, to the Official Zoning Atlas may be issued or commence before it has become effective.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED upon first reading this 17th day of August 2020.

PASSED AND DULY ADOPTED, upon second and final reading, in regular session with a quorum present and voting, by the City Council this 16th day of November 2020.

Attest:

CITY COUNCIL
CITY OF LAKE CITY, FLORIDA

Audrey Sikes, City Clerk

Stephen M. Witt, Mayor

APPROVED AS TO FORM AND LEGALITY:

Frederick L. Koberlein Jr., City Attorney

RESOLUTION NO. PZ/LPA Z 20-06

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RELATING TO THE REZONING OF TEN OR MORE CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN APPLICATION TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS BY CHANGING THE ZONING DISTRICT FROM COUNTY AGRICULTURAL-3 (A-3) AND COUNTY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) TO CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend to the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, approval or denial of amendments to the Land Development Regulations;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empower the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Council, approval or denial of amendments to the Land Development Regulations, in accordance with said statute;

WHEREAS, an application, for an amendment, as described below, has been filed with the City;

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Regulations and Section 163.3174, Florida Statutes, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for amendment, as described below, and considered all comments received during said public hearing and Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has studied and considered the items enumerated in Section 15.2 of the Land Development Regulations and based upon said study and consideration has determined and found that:

- a. The proposed change will not be contrary to the Land Use Plan and would not have an adverse effect on the Comprehensive Plan;**
- b. The proposed change is compatible with the existing land use pattern in the area;**
- c. The proposed change will not create an isolated district unrelated to adjacent and nearby districts;**
- d. The proposed change will not result in a population density pattern and increase or overtaxing of the load on public facilities such as schools, utilities and streets;**
- e. The proposed district boundaries are not illogically drawn in relation to existing conditions on the property proposed for change;**
- f. The proposed change will not adversely influence living conditions in the neighborhood;**

- g. The proposed change will not create or excessively increase traffic congestion or otherwise affect public safety;
- h. The proposed change will not create a drainage problem;
- i. The proposed change will not seriously reduce light and air to adjacent areas;
- j. The proposed change will not adversely affect property values in the adjacent area;
- k. The proposed change will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations;
- l. The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare; and
- m. The proposed change is not out of scale with the needs of the neighborhood or the City.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, THAT:

Section 1. Pursuant to an application, Z 20-06, by D & B Timber and Land Trust, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the City Council that the zoning district be changed from COUNTY AGRICULTURAL-3 (A-3) and COUNTY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) on property described, as follows:

From COUNTY AGRICULTURAL-3 to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)
Parcel No. 07-3S-17-04864-000

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Containing 47.69 acres, more or less.

From COUNTY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)

A portion of Parcel No. 07-3S-17-04868-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of said Section 7; thence North 01°30'47" West 134.84 feet, along the East line of said Section 7 to the Point of Beginning, said point being a point on a curve concave to the South having a radius of 1,482.40 feet, a central angle of 07°23'23", a chord bearing of South 75°26'32" West, and a chord distance of 191.06 feet; thence Southwesterly, along the arc of said curve, being also the North right-of-way line of Northwest Bell Street, 191.19 feet to the point of tangency of said curve; thence South 71°44'50" West 44.16 feet, along the North right-of-way line of said Northwest Bell Street; thence North 47°39'49" West 431.66 feet; thence South 71°43'00" West 263.23 feet; thence South 12°01'54" West 92.57 feet; thence South 47°39'49" East 339.74 feet to the North right-of-way line of said Northwest Bell Street; thence South 71°44'50" West 55.54 feet, along the North right-of-way line of said Northwest Bell Street to the point of a curve of a curve concave to the North having a radius of 1,382.40 feet, a central angle of 22°31'16", a chord bearing of South 83°00'28" West, and a chord distance of 539.88 feet; thence Westerly, along the arc of said curve, being also the North right-of-way line of said Northwest Bell Street, 543.37 feet; thence North 85°43'54" West 701.22 feet; thence North 85°43'54" West 813.56 feet to the point of curve of a curve concave to the South having a radius of 1,482.40 feet, a central angle of 02°39'02", a chord bearing North 87°03'25" West, and having a chord distance of 68.57 feet; thence Westerly, along the arc of said

curve, being also the North right-of-way line of said Northwest Bell Street, 68.58 feet to the West line of the Southeast 1/4 of said Section 7; thence North 01°15'11" West 1,229.04 feet, along the West line of the Southeast 1/4 of said Section 7 to the North line of the South 1/2 of the Southeast 1/4 of said Section 7; thence East 2,715.55 feet to the East line of said Section 7; thence South 01°30'47" East 1,182.06 feet, along the East line of said Section 7 to the Point of Beginning.

Containing 77.55 acres, more or less.

All said lands containing 125.24 acres, more or less.

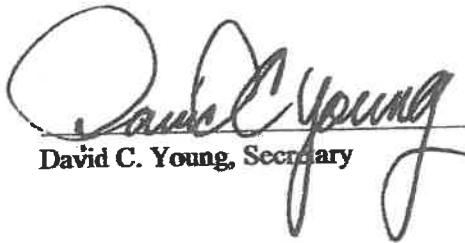
Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 4th day of August 2020.

PLANNING AND ZONING BOARD OF THE
CITY OF LAKE CITY, FLORIDA,
SERVING ALSO AS THE
LOCAL PLANNING AGENCY OF THE
CITY OF LAKE CITY, FLORIDA

Attest:


David C. Young, Secretary


Chris Lydick, Chair

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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

August 24, 2020

TO: City Council

FROM: Land Development Regulation Administrator

SUBJECT: Application No. Z 20-06 (D & B Timber and Land Trust)

Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Rezoning is 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.

Z 20-06, an application by D & B Timber and Land Trust, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COUNTY AGRICULTURAL-3 (A-3) and COUNTY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) on property described, as follows:

From COUNTY AGRICULTURAL-3 to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)
Parcel No. 07-3S-17-04864-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The North 1/2 of the Southeast 1/4 lying South of Interstate 10 (State Road 8).

Containing 47.69 acres, more or less.

From COUNTY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)

A portion of Parcel No. 07-3S-17-04868-000

A parcel of land lying within Section 7, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of said Section 7; thence North 01°30'47" West 134.84 feet, along the East line of said Section 7 to the Point of Beginning, said point being a point on a curve concave to the South having a radius of 1,482.40 feet, a central angle of 07°23'23", a chord bearing of South 75°26'32" West, and a chord distance of 191.06 feet; thence Southwesterly, along the arc of said curve, being also the North right-of-way line of Northwest Bell Street, 191.19 feet to the point of tangency of said curve; thence South 71°44'50" West 44.16 feet, along the North right-of-way line of said Northwest Bell Street; thence North 47°39'49"

West 431.66 feet; thence South 71°43'00" West 263.23 feet; thence South 12°01'54" West 92.57 feet; thence South 47°39'49" East 339.74 feet to the North right-of-way line of said Northwest Bell Street; thence South 71°44'50" West 55.54 feet, along the North right-of-way line of said Northwest Bell Street to the point of a curve of a curve concave to the North having a radius of 1,382.40 feet, a central angle of 22°31'16", a chord bearing of South 83°00'28" West, and a chord distance of 539.88 feet; thence Westerly, along the arc of said curve, being also the North right-of-way line of said Northwest Bell Street, 543.37 feet; thence North 85°43'54" West 701.22 feet; thence North 85°43'54" West 813.56 feet to the point of curve of a curve concave to the South having a radius of 1,482.40 feet, a central angle of 02°39'02", a chord bearing North 87°03'25" West, and having a chord distance of 68.57 feet; thence Westerly, along the arc of said curve, being also the North right-of-way line of said Northwest Bell Street, 68.58 feet to the West line of the Southeast 1/4 of said Section 7; thence North 01°15'11" West 1,229.04 feet, along the West line of the Southeast 1/4 of said Section 7 to the North line of the South 1/2 of the Southeast 1/4 of said Section 7; thence East 2,715.55 feet to the East line of said Section 7; thence South 01°30'47" East 1,182.06 feet, along the East line of said Section 7 to the Point of Beginning.

Containing 77.55 acres, more or less.

All said lands containing 125.24 acres, more or less.

Availability of and Demand on Public Facilities

Potable Water Impact

From COUNTY AGRICULTURAL-3 to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)

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 potentially result in 1,038,688 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.

$1,038,688 \text{ (1,038,688 square feet gross floor area)} \times 1.87 \text{ (employees per 1,000 square feet gross floor area)} = 1,943 \text{ employees} \times 22.5 \text{ (gallons of potable water usage per employee per day)} = 43,718 \text{ gallons of potable water usage per day.}$

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2019, 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 = 43,718 gallons of potable water per day.

Residual capacity after this proposed amendment = 705,282 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 potential use of the site.

From COUNTY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)

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 potentially result in 1,689,039 square feet of industrial land use on the site.

The proposed amendment is not anticipated to result in an increase in the potential potable water usage 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 potential use of the site.

Sanitary Sewer Impact -

From COUNTY AGRICULTURAL-3 to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)

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 potentially result in 1,038,688 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.
 $1,038.688 \text{ (1,038,688 square feet gross floor area)} \times 1.87 \text{ (employees per 1,000 square feet gross floor area)} = 1,943 \text{ employees} \times 17.25 \text{ (gallons of sanitary sewer effluent per employee per day)} = 33,517 \text{ gallons of sanitary sewer effluent per day.}$

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2019, 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 = 33,517 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 766,483 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 potential use of the site.

From COUNTY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)

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 potentially result in 1,689,039 square feet of industrial land use on the site.

The proposed amendment is not anticipated to result in an increase in the potential 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 potential use of the site.

Solid Waste Impact -

From COUNTY AGRICULTURAL-3 to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)

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 potentially result in 1,038,688 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.

$1,038.688 (1,038,688 \text{ square feet gross floor area}) \times 5.5 (\text{pounds of solid waste per 1,000 square feet gross floor area per day}) = 5,713 \text{ pounds of solid waste per day.}$

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 potential use of the site.

From COUNTY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)

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 potentially result in 1,689,039 square feet of industrial land use on the site.

The proposed amendment is not anticipated to result in an increase in the potential solid waste generation.

Based upon the above analysis, the 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 generated by the potential use of the site.

Drainage Impact -

From COUNTY AGRICULTURAL-3 to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)

The proposed amendment could potentially result in 1,038,688 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.

From COUNTY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)

The proposed amendment could potentially result in 1,689,039 square feet of industrial land use on the site.

The proposed amendment is not anticipated to result in an increase in the potential stormwater runoff coefficient.

Based upon the above analysis, drainage facilities are anticipated to continue to meet or exceed the adopted level of service standard for drainage facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the potential use of the site.

Recreation Impact -

From COUNTY AGRICULTURAL-3 to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)

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 potentially result in 1,038,688 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 potential use of the site.

From COUNTY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)

The proposed amendment could potentially result in 1,689,039 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 potential use of the site.

Traffic Impact -

From COUNTY AGRICULTURAL-3 to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)

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 potentially result in 1,038,688 square feet of industrial land use on the site.

Summary of Trip Generation Calculations for Industrial Use.

An industrial use is estimated to generate 0.68 trips per p.m. peak hour per 1,000 square feet of use.

1,038.688 (1,038,688 square feet gross floor area) x 0.68 (p.m. peak hour trips per 1,000 square feet gross floor area) = 707 p.m. peak hour trips

Existing p.m. peak hour trips = 603 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. 441/Marion St. (from US 90 (Duval St.) to north limits)	603a	C	0	707	1,310	C

a 2019 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

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

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 3,200 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 potential number of trips associated with the proposed amendment.

From COUNTY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) to CITY INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)

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 potentially result in 1,689,039 square feet of industrial land use on the site.

The proposed amendment is not anticipated to result in additional potential p.m. peak hour trips.

Based upon the above analysis, the roads are anticipated to continue to meet or exceed the adopted level of service standard for traffic facilities as provided in the Comprehensive Plan, after the potential use of the site.

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 agriculture forest land use, on the east by agriculture forest land use, on the south by agriculture forest land use, and on the west by agriculture forest land use.

Historic Resources

According to the Florida Division of Historical Resources Master Site File, dated January 2014, 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, February 2, 2009, approximately 41 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 30 percent of the site is located within a wetland.

Minerals

According to Natural Resources, North Central Florida Regional Planning Council, 1977, the site is known to contain sand and silt.

Soil Types

According to the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated October 1991, the site is comprised of approximately 64 percent Mascotte fine sand, approximately 29 percent Surrency fine sand soils, approximately 7 percent Pits soil, and approximately percent Plummer muck, depressional soils.

Mascotte fine sand soils are poorly drained, nearly level soils around wet depressions on the uplands and throughout the flatwoods. The slope ranges from 0 to 2 percent.

Mascotte fine sand 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.

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.

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, the site is not located in high aquifer groundwater recharge area.

File Attachments for Item:

5. City Council Ordinance No. 2020-2167 (first reading and transmittal public hearing), if adopted will amend Ordinance No. 91-688, as amended, relating to an amendment to the text of the City of Lake City Comprehensive Plan, Pursuant to application, CPS 20-06, by the City Council, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended, providing for amending policy I.1.2 of the Future Land Use Element by changing the floor area ratio from less than or equal to 0.50 to less than or equal to 1.0 within the Industrial Land Use classification; providing severability; repealing all ordinances in conflict; and providing an effective date.

LAKE CITY GROWTH MANAGEMENT

STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	CPA 20-06
Applicant	City OF Lake City
Owner	NA
Requested Action	Comprehensive Plan Text Amendment for Changing the floor Area Ratio from 0.50 Industrial and 0.75 Industrial, Light and Warehouse to 1.0 Floor Area Ration zoning district to Industrial, Light Warehouse, as now lying within the City of Lake City, Florida, City Limits
Hearing Date	10/27/20
Staff Analysis/Determination	Recommend approval as it would benefit business and economy.
Prepared By	David C. Young

Subject Property Information	
Size	Na
Location	Na
Parcel Number	Na
Future Land Use	Na
Current Zoning District	Na
Flood Zone	none

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North				
South				
East				
West				

Summary of Request
Comprehensive Plan Text Amendment for Changing the floor Area Ratio from 0.50 Industrial and 0.75 Industrial, Light and Warehouse to 1.0 Floor Area Ration zoning district to Industrial, Light Warehouse, as now lying within the City of Lake City, Florida, City Limits

Staff Analysis.

Recommend approval -No issues presented by city staff, as it would benefit the city and developers to accommodate the needs of the developer.

The Planning and Zoning Committee approved this on October 27, 2020.



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

November 6, 2020

Mr. David C. Young
Growth Management Director
City of Lake City
205 North Marion Avenue
Lake City, FL 32055

TRANSMITTED VIA ELECTRONIC MAIL ONLY
SIGNED ORIGINAL ON FILE

RE: Application No. CPA 20-06 (City Council)

Ordinance
Concerning an Amendment to the
Text of the Comprehensive Plan

Dear Dave:

Please find enclosed the above referenced ordinance for first reading only. Prior to the second reading of the ordinance, an ordinance for adoption and signature will be sent to the City.

If any changes are made to the document, please send a copy of the changes made in strike-through underline format to me.

The City Attorney should review the ordinance as to legal form and sufficiency.

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/cf

xc: Joyce Bruner, Executive Assistant
Joseph Helfenberger, City Manager
Beverly Jones, Planning Technician
Frederick L. Koberlein Jr., City Attorney
Audrey Sikes, City Clerk

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ORDINANCE NO. 2020-2167

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING ORDINANCE NO. 91-688, AS AMENDED, RELATING TO AN AMENDMENT TO THE TEXT OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO APPLICATION, CPA 20-06, BY THE CITY COUNCIL, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING POLICY I.1.2 OF THE FUTURE LAND USE ELEMENT BY CHANGING THE FLOOR AREA RATIO FROM LESS THAN OR EQUAL TO 0.50 TO LESS THAN OR EQUAL TO 1.0 WITHIN THE INDUSTRIAL LAND USE CLASSIFICATION; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 166.021, Florida Statutes, empowers the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, to prepare, adopt and implement a comprehensive plan;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, the Community Planning Act, empowers and requires the City Council to prepare, adopt and implement a comprehensive plan;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the City of Lake City Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing concerning said application for an amendment, as described below, and recommended to the City Council approval of said application for amendment, as described below;

WHEREAS, the City Council held the required public hearings, with public notice having been provided, under the procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended, on said application for an amendment, as described below, and at said public hearings, the City Council reviewed and considered all comments received during said public hearings, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, concerning said application for an amendment, as described below;

WHEREAS, the City Council, found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the City Council, has determined and found that approval of an application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, CPA 20-06, by the City Council, to amend the text of the Comprehensive Plan, Policy I.1.2 of the Future Land Use Element of the Comprehensive Plan, is hereby amended to read, as follows:

Policy I.1.2

The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:

AGRICULTURAL

Agriculturally classified lands are lands which are predominately used for crop cultivation, livestock, specialty farms, silviculture and dwelling units. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, riding or boarding stables, commercial kennels, veterinary clinics and animal shelters, group homes, child care centers, home occupations, private clubs and lodges, off-site signs, cemeteries and crematories, and other similar uses compatible with agricultural uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.

Agricultural density shall be limited to less than or equal to 1 dwelling unit per 10 acres.

CONSERVATION

Lands classified as conservation use are lands devoted to the conservation of the unique natural functions within these lands.

Conservation uses shall be limited to public access, native vegetative community restoration, and residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations and park amenities).

PUBLIC

Lands classified as public consist of public buildings and grounds, other public facilities (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities), public health facilities, and educational uses.

Public uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

RECREATION

Lands classified as recreation use consist of areas used for user based and resource based recreation uses.

Recreation uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio.

RESIDENTIAL

Residential use classifications provide locations for dwelling units at low, moderate medium, and high density within the City as defined within this Comprehensive Plan. Public, charter, and private elementary and middle schools are permitted within low and moderate density residential land use classifications. Public, charter, and private elementary, middle schools and high schools are permitted in medium and high density residential land use classifications. In addition, churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, 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 less than or equal to 0.50 floor area ratio.

Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories.

Residential low density shall be limited to a density of less than or equal to 2.0 dwelling units per acre.

Residential moderate density shall be limited to a density of less than or equal to 4.0 dwelling units per acre.

Residential medium density shall be limited to a density of less than or equal to 8.0 dwelling units per acre.

The medium density residential use classification can also provide location for professional and business activities along arterial and collector streets in transitional areas buffering residential neighborhoods from intensive non-residential areas and such activities shall be limited to an intensity of 1.0 floor area ratio.

Residential high density shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

COMMERCIAL

Lands classified as commercial use consist of areas used for the sale, rental, and distribution of products or performance of services, as well as public, charter and private elementary, middle and high schools.

In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this objective, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio except within the (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial, Central Business District, and (CHI) Commercial - Highway Interchange districts being subject to an intensity of less than or equal to 1.0 floor area ratio.

(CN) Commercial, Neighborhood uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio. (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial, Central Business District and (CHI) Commercial, Highway shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

INDUSTRIAL

Lands classified as industrial consist of areas used for the manufacturing, assembly, processing, or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions.

Industrial uses shall be limited to an intensity of less than or equal to 1.00 floor area ratio.

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the Florida Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Florida Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Economic Opportunity.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED upon first reading this 16th day of November 2020.

PASSED AND DULY ADOPTED, upon second and final reading, in regular session with a quorum present and voting, by the City Council this _____ day of _____ 2021.

Attest:

CITY COUNCIL
CITY OF LAKE CITY, FLORIDA

Audrey Sikes, City Clerk

Stephen M. Witt, Mayor

APPROVED AS TO FORM AND LEGALITY:

Frederick L. Koberlein Jr., City Attorney

File Attachments for Item:

6. City Council Resolution No. 2020-128 - A resolution of the City Council of the City of Lake City, Florida, amending the annual operating budget for the fiscal year beginning October 1, 2019.

CITY COUNCIL RESOLUTION NO. 2020-128

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKE CITY, FLORIDA, AMENDING THE ANNUAL
OPERATING BUDGET FOR THE FISCAL YEAR BEGINNING
OCTOBER 1, 2019.**

WHEREAS, the City Council of the City of Lake City, Florida (hereinafter the “Council”) has adopted an Annual Operating Budget for the fiscal year beginning October 1, 2019, specifying certain revenues and expenditures; and

WHEREAS, such budget presumes that each department generally will, to the best of its ability, maintain its expenditures within the budget levels; and

WHEREAS, the Council, in its discretion, has the authority to adjust the budget to more closely coincide with actual and expected events and expenditures.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:**

Section 1. The above recitals are all true and accurate and are incorporated herein and made a part of this resolution.

Section 2. That the Annual Operating Budget of the City for the fiscal year beginning October 1, 2019, is hereby revised and amended as specified in Attachment A.

Section 3. Except as amended in Attachment A, the Annual Operating Budget of the City for the fiscal year beginning October 1, 2019, remains in full force and effect.

[Remainder of this page left blank intentionally.]

Section 4. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED at a meeting of the City Council this 16th day of November 2020.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND
LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Frederick L. Koberlein, Jr.
City Attorney

**ATTACHMENT A
FY 20 BUDGET AMENDMENT # 1**

**BUDGET
ADJUSTMENT
AMOUNT**

GENERAL FUND - 001

To	001.05.519-090.99.02	Other Uses - Contingency	\$	130,433
From	001-322.10	Building Permit Fees - Construction Permits	\$	72,421
From	001-322.11	Building Permit Fees - Plan Review Fees	\$	30,192
From	001-322.20	Building Permit Fees - Electrical Permits	\$	8,852
From	001-322.30	Building Permit Fees - Plumbing Permits	\$	8,948
From	001-322.31	Building Permit Fees - Mechanical Permits	\$	10,020

Adjust building permits for collections exceeding budgeted amounts.

To	001.11.521-010.14	Personnel Services - Overtime	\$	27,841
From	001-334.90	State Grants - Other	\$	27,841

**Received grant proceeds for speed and aggressive driving -
approved by Council November 18, 2019 - Consent Agenda;
Council Resolution 2020-014 on February 3, 2020**

To	001.11.521-010.14	Personnel Services - Overtime	\$	12,290
From	001-331.20	Federal Grants - Public Safety	\$	12,290

**Received grant proceeds from FDOT Grant for occupant safety.
Approved by Council February 3, 2020 - Resolution 2020-015**

To	001.11.521-030.52	Operating Expense - Operating Supplies	\$	22,246
From	001-351.10	Court Ordered Judgements - Court Fines	\$	22,246

Adjust court ordered fines - collection exceeded budgeted amount.

To	001.05.519-090.99.02	Other Uses - Contingency	\$	87,138
From	001-361.10	Interest & Other Earnings - Interest	\$	87,138

Adjust interest earnings - collection exceeded budgeted amount.

To	001.05.519-090.91.12	Other Uses - Transfers to Debt Service	\$	191,180
From	001.11.521-030.44	Operating Expense - Rentals & Leases	\$	99,000
From	001.11.521-010.12	Personnel Services - Salary	\$	92,180

**To adjust Transfers to Debt Service for payments on Motorola lease
and 2019 Sales Tax Bond issuance.**

To	001.07.513-060.64	Capital Outlay - Equipment	\$	55,000
To	001.07.513-030.52	Operating Expense - Operating Supplies	\$	118,667
To	001.07.513-030.41	Operating Expense - Communication Services	\$	7,000
To	001.07.513-030.46	Operating Expense - Repairs & Maintenance	\$	7,000
From	001-369.90.04	Other Miscellaneous Revenue - Insurance Proceeds	\$	187,667

**Reimbursement from FMIT for replacement of computers, software,
technical help and other costs from ransomware attack.**

**ATTACHMENT A
FY 20 BUDGET AMENDMENT # 1**

**BUDGET
ADJUSTMENT
AMOUNT**

To	001.11.521-030.46	Operating Expense - Repairs & Maintenance	\$	67,069
from	001-369.90.04	Other Miscellaneous Revenue - Insurance Proceeds	\$	67,069

**Reimbursement from FMIT for damages from wrecked vehicles
and other damages**

To	001.15.541-060.63	Capital Outlay - Infrastructure	\$	958,063
From	001.15.541-030.46	Operating Expense - Repairs & Maintenance	\$	56,020
From	001.15.541-010.23	Personnel Services - Life, Health & Disability	\$	70,000
From	001.15.541-010.24	Personnel Services - Workers Compensation	\$	4,989
From	001-334.49	State Grant - Other Transport	\$	827,054

**Resolution 2018-095 and 2019-119 authorizing Small Outreach Program
Agreement for resurfacing of SW McFarlane Ave to Basom Norris
to Baya Ave. - approved by Council 10/23/2018 and 10/21/2019.
Adjust for expenditures not covered by grant for Gwen Lake rehabilitation.**

To	001.15.541-060.63	Capital Outlay - Machinery & Equipment	\$	14,120
From	001.15.541-030.53	Operating Expense - Road Materials	\$	2,402
From	001-366.00	Contributions - Private Source Donations	\$	11,718

**Playground equipment - funds donated by Rotary Club per Consent Agenda
dated August 17, 2020 and purchase of water fountain for Sally Mae Jerry Park**

To	001.09.519-010.12	Personnel Services - Salary	\$	8,125
To	001.09.519-010.14	Personnel Services - Overtime	\$	1,645
To	001.09.519-010.23	Personnel Services - Life, Health & Disability	\$	8,137
From	001.05.519-090.99.02	Other Uses - Contingency	\$	17,907

Adjust personnel services - Fleet.

To	001.10.519-060.61	Capital Outlay - Land	\$	18,280
From	001.10.519-060.62	Capital Outlay - Buildings	\$	18,280

**Reclassify costs of demolition of building and removal of debris from
Richardson Paint Store.**

To	001.18.534-030.34	Operating Expense - Contractual Services	\$	20,820
To	001.18.534-090.99.01	Other Uses - Bad Debts	\$	2,307
From	001-343.40	Physical Environment - Garbage/Solid Waste	\$	23,127

**Adjust garbage/solid waste and contractual services for additional collection
of revenue.**

**ATTACHMENT A
FY 20 BUDGET AMENDMENT # 1**

**BUDGET
ADJUSTMENT
AMOUNT**

To	001.11.521-010.22	Personnel Services - Retirement Contributions	\$	16,807
From	001-312.52	Local Option Taxes - Insurance Premium Tax	\$	16,807

To adjust insurance premium tax for funds received in excess of projected budget.

To	001.05.514-030.31	Operating Expense - Professional Services	\$	19,000
From	001.05.519-090.99.02	Other Uses - Contingency	\$	19,000

To adjust legal expenses.

To	001.10.519-030.31	Operating Expense - Professional Services	\$	1,350
To	001.10.519-030.41	Operating Expense - Communication Services	\$	2,130
To	001.10.519-030.42	Operating Expense - Postage	\$	125
To	001.10.519-030.43	Operating Expense - Utility Service	\$	3,700
To	001.10.519-030.49	Operating Expense - Other Current Charges	\$	5,800
To	001.10.519-030.52	Operating Expense - Operating Supplies	\$	3,000
To	001.10.519-030.54	Operating Expense - Books, Pubs & Subscriptions	\$	75
To	001.10.519-060.61	Capital Outlay - Land	\$	19,000
From	001.10.519-060.62	Capital Outlay - Building	\$	19,000
From	001.10.519-030.34	Operating Expense - Contractual Services	\$	16,180

To reclassify operating expense and capital outlay.

To	001.12.529-010.23	Personnel Services - Life, Health & Disability	\$	5,990
From	001.12.529-030.46	Operating Expense - Repairs & Maintenance	\$	4,800
From	001.12.529-030.52	Operating Expense - Operating Supplies	\$	1,190

To reclassify operating expenses.

To	001.16.574-080.82	Grants & Aid - Private Organizations	\$	2,653
From	001.05.519-090.99.02	Other Uses - Contingency	\$	2,653

To adjust aid to Chamber of Commerce for purchase of Christmas lights.

**ATTACHMENT A
FY 20 BUDGET AMENDMENT # 1**

**BUDGET
ADJUSTMENT
AMOUNT**

FIRE SPECIAL ASSESSMENT FUND - 110

To	110.50.522-090.91.12	Intergovernmental Transfers - Transfer to Debt Service	\$	138,151
From	110.50.522-030.44	Operating Expense - Rentals and Leases	\$	56,979
From	110.50.522-060.62	Capital Outlay - Buildings	\$	81,172

To reclassify leases for payments on Motorola lease debt and adjust transfers to debt service for 2019 Sales Tax Bond refinancing to build new Fire Station - Resolution 2019-156.

To	110.50.522-010.12	Personnel Services - Salary	\$	55,000
From	110.50.522-060.62	Capital Outlay - Buildings	\$	55,000

To reclassify personnel services - costs increased due to changes in contract negotiations with union.

**ATTACHMENT A
FY 20 BUDGET AMENDMENT # 1**

**BUDGET
ADJUSTMENT
AMOUNT**

AIRPORT SPECIAL REVENUE FUND

To	140.60.542-010.14	Personnel Services - Overtime	\$	7,200
To	140.60.542-030.52	Operating Expense - Operating Supplies	\$	61,800
From	140-331.41	Federal Grants - Airport Development	\$	69,000

To record proceeds from CARES grant for Airport - Resolution 2020-048.

**ATTACHMENT A
FY 20 BUDGET AMENDMENT # 1**

**BUDGET
ADJUSTMENT
AMOUNT**

DEBT SERVICE FUND

To	204.30.517-070.71	Debt Service - Principal	\$	183,533
To	204.30.517-070.72	Debt Service - Interest	\$	145,798
From	204-381.00.01	Interfund Transfer - General Fund	\$	191,180
From	204-381.00.08	Interfund Transfer - Fire Fund	\$	138,151

To adjust transfers from General Fund and Fire Fund for Motorola lease payments and accruals to Sinking Fund in Debt Service.

**ATTACHMENT A
FY 20 BUDGET AMENDMENT # 1**

**BUDGET
ADJUSTMENT
AMOUNT**

SALES TAX BOND FUND

To	304.30.517-060.61	Capital Outlay - Land	\$	28,950
To	304.30.517-060.62	Capital Outlay - Building	\$	5,677,209
To	304.30.517-070.71	Debt Service - Principal	\$	3,314,083
To	304.30.517-070.72	Debt Service - Interest	\$	31,439
To	304.30.517-070.73	Debt Service - Other Debt Service Costs	\$	53,260
From	304-384.00	Debt Proceeds - Loans	\$	9,098,782
From	304-361.10	Interest & Other Earnings - Interest	\$	6,159

**To record proceeds of 2019 Sales Tax Bond, payoff of principal on 2012 Series
and issuance costs on new loan through JP Morgan Chase Bank -
Resolution 2019-156**

**ATTACHMENT A
FY 20 BUDGET AMENDMENT # 1**

**BUDGET
ADJUSTMENT
AMOUNT**

WATER SEWER FUND

To	410.74.536-030.31	Operating Expense - Professional Services	\$	105,580
From	410-334.35.02	Sewer Grant/Wastewater-Tourism Econ Development	\$	105,580

**Resolution 2019-056 and 2019-057 - Reimbursement of costs for
Wastewater Feasibility Study for Bell Road**

To	410.78.536-060.63	Capital Outlay - Infrastructure	\$	67,878
From	410-364.00	Sale/Disposition of Fixed Assets - Proceeds	\$	67,878

To record sale of Brandon Brent Water System - Resolution 2020-071.

To	410.72.536-060.63	Capital Outlay - Infrastructure	\$	44,633
To	410.72.536-060.64	Capital Outlay - Machinery & Equipment	\$	36,095
From	410.72.536-030.46	Operating Expense - Repairs & Maintenance	\$	80,728

To adjust for Well #2 emergency rehabilitation and Scada Upgrade/Calibration

To	410.74.536-060.62	Capital Outlay - Building	\$	53,298
From	410.74.536-030.46	Operating Expense - Repairs & Maintenance	\$	53,298

**To reclassify RAS building reroofing from repairs and maintenance where
originally budgeted.**

To	410.74.536-060.64	Capital Outlay - Machinery & Equipment	\$	59,592
From	410.74.536-030.46	Operating Expense - Repairs & Maintenance	\$	59,592

**To adjust for final pay app for generator/centrifuge from Sawcross.
Approved by Council on February 3, 2020 through Consent Agenda.**

To	410.76.536-010.12	Personnel Services - Salary	\$	12,000
From	410.76.536-030.31	Operating Expense - Professional Services	\$	12,000

**To adjust personnel services at 9/30/2020. Payout of annual and sick leave
for D. Durrance and move from General Pension to FRS retirement.**

**ATTACHMENT A
FY 20 BUDGET AMENDMENT # 1**

**BUDGET
ADJUSTMENT
AMOUNT**

To	410.76.536-060.63	Capital Outlay - Infrastructure	\$	58,106
From	410-334.35.02	Sewer Grant/Wastewater-Tourism Econ Development	\$	58,106

Resolution 2019-042 and 2020-031 for Ichetucknee Springs Water Quality Improvement Grant

To	410.70.536-070.71	Debt Service - Principal	\$	25,790,000
To	410.70.536-070.72	Debt Service - Interest	\$	3,979
To	410.70.536-070.73	Debt Service - Other Debt Service Costs	\$	100,000
From	410-385.00	Proceeds from Refunding Bonds - Proceeds	\$	25,893,979

To record proceeds of payoff of 2010A and 2010B bond refinanced through JP Morgan Chase Bank and record payoff of principal, interest and issuance costs. Resolution 2020-056 approved by Council on June 15, 2020.

**ATTACHMENT A
FY 20 BUDGET AMENDMENT # 1**

**BUDGET
ADJUSTMENT
AMOUNT**

WATER SEWER CONSTRUCTION FUND

To	412.70.536-060.63	Capital Outlay - Infrastructure	\$	187,590
From	412-334.35	State Grant -Sewer/Wastewater	\$	187,590

**To adjust for Infrastructure for payments made for SR 47 & I-75 Septic to
Sewer Grant - Resolution 2018-041, 2019-048, 2019-082 and 2020-035.**

To	412.70.536-070.73	Debt Service - Other Debt Service Costs	\$	50,250
To	412.70.536-060.63	Capital Outlay - Infrastructure	\$	6,100,000
From	412-385.00	Proceeds from Refunding Bonds - Proceeds	\$	6,150,250

**New money received from 2020B Refunding Bond Series for rehabilitation of
St. Margaret's Street Wastewater Treatment Plant and issuance expenses on bond
through BB&T/Truist Bank - Resolution 2020-057. Approved by Council
June 15, 2020.**

**ATTACHMENT A
FY 20 BUDGET AMENDMENT # 1**

**BUDGET
ADJUSTMENT
AMOUNT**

NATURAL GAS FUND

To	420.80.532-090.99.01	Other Uses - Bad Debts	\$	1,000
From	420.80.532-030.52	Operating Expense - Operating Supplies	\$	1,000
To adjust bad debts at 9-30-2020				

File Attachments for Item:

7. City Council Resolution No. 2020-129 - A resolution of the City Council of the City of Lake City, Florida authorizing the addition of the current Assistant City Manager as an authorized signator of all checks, vouchers, transfers or disbursements on all bank accounts of the City of Lake City, Florida.

CITY COUNCIL RESOLUTION NO. 2020-129

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA AUTHORIZING THE ADDITION OF THE CURRENT ASSISTANT CITY MANAGER AS AN AUTHORIZED SIGNATOR OF ALL CHECKS, VOUCHERS, TRANSFERS OR DISBURSEMENTS ON ALL BANK ACCOUNTS OF THE CITY OF LAKE CITY, FLORIDA.

WHEREAS, past City Managers, Finance Directors, and Assistant City Managers of the City of Lake City ("City") have been authorized to sign all checks, vouchers, or disbursements on all bank accounts of the City, which authorize the disbursement and payment of funds from said bank accounts; and

WHEREAS, the Assistant City Manager position has been designated as one of the three positions authorized to sign any checks, vouchers, or disbursements for the disbursement of funds from City bank accounts; and

WHEREAS, it has been determined that it is necessary and in the best interest of the City to now authorize the addition of the current Assistant City Manager, Daniel Sweat, as an additional signatory option on all checks, vouchers, or disbursements on all City bank accounts.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, as follows:

Section 1. The above recitals are all true and accurate and are incorporated herein and made a part of this resolution.

Section 2. The current Assistant City Manager, Daniel Sweat, is authorized as an additional signatory, available to sign all checks, vouchers, or disbursements of any kind on all bank accounts of the City of Lake City, Florida, which authorize the disbursement and payment of funds from said bank accounts.

Section 3. This resolution shall take effect immediately upon passage.

PASSED AND ADOPTED at a meeting of the City Council this ____ day of November, 2020.

CITY OF LAKE CITY, FLORIDA

BY: _____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND
LEGALITY:

BY: _____
Audrey E. Sikes, City Clerk

BY: _____
Frederick L. Koberlein, Jr.,
City Attorney

File Attachments for Item:

8. City Council Resolution No. 2020-130 - A resolution of the City Council of the City of Lake City, Florida, ratifying the Mayor's extension of the State of Emergency arising from the COVID-19 Public Health Emergency.

CITY COUNCIL RESOLUTION NO. 2020-130

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKE CITY, FLORIDA, RATIFYING THE MAYOR'S
EXTENSION OF THE STATE OF EMERGENCY ARISING
FROM THE COVID-19 PUBLIC HEALTH EMERGENCY.**

WHEREAS, Novel Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory illness that can spread among humans through respiratory transmission and presents with symptoms similar to those of influenza; and

WHEREAS, on March 1, 2020, the Governor issued Executive Order number 20-51 directing the Florida Department of Health to issue a Public Health Emergency; and

WHEREAS, on April 3, 2020, the Governor issued Executive Order 20-91 and Executive Order 20-92 directing all persons in Florida to limit their movements and personal interactions outside of their home only to those necessary to obtain or provide essential services or conduct essential activities; and

WHEREAS, on April 29, 2020, the Governor issued Executive Order 20-112 initiating "Phase 1: Safe. Smart. Step-by-Step. Plan for Florida's Recovery"; and

WHEREAS, on May 8, 2020, the Governor issued Executive Order 20-114 extending the statewide state of emergency until July 7, 2020; and

WHEREAS, on June 5, 2020, the Governor's Executive Order 20-139 initiated "Phase 2: Safe. Smart. Step-by-Step. Plan for Florida's Recovery" and extended the exceptions provided for in Executive Order 20-69, relating to local government meetings, until June 30, 2020; and

WHEREAS, on July 7, 2020, the Governor issued Executive Order 20-166 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-69, until September 5, 2020; and

WHEREAS, on July 29, 2020, the Governor issued Executive Order 20-179 amending order 20-69 creating statutory exceptions related to budget hearings and extending the statewide state of emergency until September 1, 2020; and

WHEREAS, on August 7, 2020, the Governor issued Executive Order 20-

193 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-69, until October 1, 2020; and

WHEREAS, on September 4, 2020, the Governor issued Executive Order 20-213 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-52; and

WHEREAS, on September 30, 2020, the Governor issued Executive Order 20-246 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-69; and

WHEREAS, on November 3, 2020, the Governor issued Executive Order 20-276 extending the statewide state of emergency until 12:01 a.m. on January 2, 2021; and

WHEREAS, pursuant to City Council Resolution 2020-45 the Mayor is authorized to extend the City's state of emergency related to COVID-19, and the Mayor has issued his Proclamations extending the current state of emergency, copies of which are attached hereto as "Exhibits A and B"; and

WHEREAS, the City Council, in order to protect the welfare and safety of the citizens of the City and their property, finds it necessary to ratify the Mayor's extension of the state of emergency proclaimed by the Mayor.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are incorporated herein and made a part of this resolution.

Section 2. The City Council ratifies and extends the state of emergency declared pursuant to the Mayor's Proclamations as well the provisions included in City Council Resolution 2020-033.

[Remainder of this page left blank intentionally.]

Section 3. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED at a meeting of the City Council this ____ day of
November 2020.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND
LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Frederick L. Koberlein, Jr.
City Attorney

Proclamation

STATE OF EMERGENCY EXTENSION COVID-19

WHEREAS, *COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and*

WHEREAS, *COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces for prolonged periods of time, thereby spreading from surface to person and causing increased infections to persons; and*

WHEREAS, *public health experts have consistently recommended avoiding close physical interaction between person in order to slow the spread of COVID-19, and the CDC has updated and further restricted its distancing guidelines; and*

WHEREAS, *on April 16, 2020, the White House and Centers for Disease Control and Prevention ("CDC") released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and*

WHEREAS, *data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and*

WHEREAS, *City Council Resolution 2020-045 extended the state of emergency and vested the authority to extend the state of emergency in the Mayor; and*

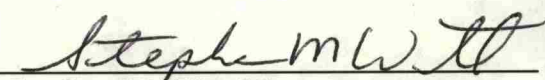
WHEREAS, *this Proclamation is issued to extend the state of emergency for seven (7) days effective November 3, 2020.*

NOW, THEREFORE, I, Stephen M. Witt, Mayor of the City of Lake City, Florida, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective November 3, 2020.



Seal of the City of Lake City
State of Florida

In witness whereof I have hereunto set my hand and caused this seal to be affixed this 3rd day of November 2020.


Stephen M. Witt, Mayor
City of Lake City

Proclamation

STATE OF EMERGENCY EXTENSION COVID-19

WHEREAS, *COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and*

WHEREAS, *COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces for prolonged periods of time, thereby spreading from surface to person and causing increased infections to persons; and*

WHEREAS, *public health experts have consistently recommended avoiding close physical interaction between person in order to slow the spread of COVID-19, and the CDC has updated and further restricted its distancing guidelines; and*

WHEREAS, *on April 16, 2020, the White House and Centers for Disease Control and Prevention ("CDC") released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and*

WHEREAS, *data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and*

WHEREAS, *City Council Resolution 2020-045 extended the state of emergency and vested the authority to extend the state of emergency in the Mayor; and*

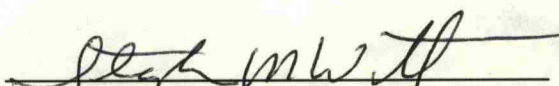
WHEREAS, *this Proclamation is issued to extend the state of emergency for seven (7) days effective November 10, 2020.*

NOW, THEREFORE, I, Stephen M. Witt, Mayor of the City of Lake City, Florida, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective November 10, 2020.



Seal of the City of Lake City
State of Florida

In witness whereof I have hereunto set my hand and caused this seal to be affixed this 10th day of November 2020.


Stephen M. Witt, Mayor
City of Lake City

File Attachments for Item:

9. City Council Resolution No. 2020-134 - A resolution of the City Council of the City of Lake City, Florida authorizing Task Assignment Number Two to the continuing contract with Mittauer & Associates, Inc., a Florida Corporation, for preparation of the Florida Department of Environmental Protection permit application renewal for St. Margarets Waste Water Treatment Facility at a total cost not-to-exceed \$15,724.00.

CITY COUNCIL RESOLUTION NO. 2020-134

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA AUTHORIZING TASK ASSIGNMENT NUMBER TWO TO THE CONTINUING CONTRACT WITH MITTAUER & ASSOCIATES, INC., A FLORIDA CORPORATION, FOR PREPARATION OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT APPLICATION RENEWAL FOR ST. MARGARETS WASTE WATER TREATMENT FACILITY AT A TOTAL COST NOT-TO-EXCEED \$15,724.00.

WHEREAS, the City of Lake City, Florida (hereinafter the “City”) entered into a Continuing Contract for Professional Services with Mittauer & Associates, Inc. (hereinafter “Mittauer & Associates”), as authorized by City Council Resolution No. 2019-022 with respect to certain studies, planning, design, and construction of improvements to the City water system, wastewater system, reuse water, stormwater systems, gas system, Lake City Gateway Airport, City recreational facilities, City Hall, City safety facilities and streets (herein collectively the “City Projects”); and

WHEREAS, the Continuing Contract provides that Mittauer & Associates shall perform services to the City only when requested and authorized in writing by the City, and that each request for services shall be for a specific project with the scope of the work to be defined by and embodied in a separate Task Assignment; and

WHEREAS, the City Council desires to enter into Task Assignment Number Two to its Continuing Contract with Mittauer & Associates for preparation of the Florida Department of Environmental Protection (hereinafter “FDEP”) Permit Application Renewal for the City’s St. Margarets Waste Water Treatment Facility in accordance with the terms and conditions of Task Assignment Number Two, a copy of which is attached hereto as “Exhibit A” and made a part of this resolution and the Continuing Contract.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:**

Section 1. The above recitals are all true and accurate and are made a part of this resolution.

Section 2. The City Council is hereby authorized to enter into Task Assignment Number Two with Mittauer & Associates for the professional services.

Section 3. The City Manager and City Attorney are authorized to make such reasonable changes and modifications to Task Assignment Number Two as may be deemed necessary to be in the best interest of the City and its citizens. The Mayor is authorized and directed to execute and deliver Task Assignment Number Two in the name and on behalf of the City, with such changes, amendments, modifications, omissions, and additions made by the City Manager and City Attorney, if any. Execution by the Mayor and Mittauer & Associates shall be deemed to be conclusive evidence of approval of such changes, amendments, modifications, omissions, and additions, if any.

PASSED AND ADOPTED at a meeting of the City Council on this ____ day of November, 2020.

CITY OF LAKE CITY, FLORIDA

By:_____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND
LEGALITY:

By:_____
Audrey E. Sikes, City Clerk

By:_____
Frederick L. Koberlein, Jr.,
City Attorney

EXHIBIT A

TASK ASSIGNMENT NUMBER TWO TO THE CONTINUING CONTRACT BETWEEN THE CITY OF LAKE CITY, FLORIDA, AND MITTAUER & ASSOCIATES, INC., A FLORIDA CORPORATION, FOR PROFESSIONAL ENGINEERING SERVICES

THIS TASK ASSIGNMENT NUMBER TWO made and entered into this ____ day of November, 2020, by and between the CITY OF LAKE CITY, FLORIDA, a municipal corporation, located at 205 North Marion Avenue, Lake City, Florida 32055 (hereinafter the "City"), and Mittauer & Associates, Inc., a Florida corporation (hereinafter the "Consultant").

RECITALS

A. City and Consultant have heretofore entered into a Continuing Contract for professional consulting services as authorized by City Resolution No. 2019-022.

B. The Continuing Contract provides that Consultant shall perform services to the City only when requested to and authorized in writing by City and that each request for services shall be for a specific project, with the scope of the work to be performed by and compensation to be paid to Consultant for each separate project and be defined by and embodied in a separate Task Assignment.

C. The City is in need of professional services for preparation of the Florida Department of Environmental Protection (hereinafter "FDEP) Permit application renewal for the St. Margarets Waste Water Treatment Plant and desires to enter into this Task Assignment Number Two with the Consultant for such services pursuant to the terms and conditions contained herein and

Exhibit A, attached hereto.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements herein contained, the parties hereto agree as follows:

1. **RECITALS**: The above recitals are all true and accurate and are incorporated herein and made a part of this Task Assignment Number Two.

2. **PROJECT**: The City hereby engages Consultant and Consultant agrees to furnish to City the services and work as set forth in the correspondence dated November 5, 2020, received by the City from Consultant consisting of a total of two (2) pages and attached hereto as Exhibit A and made a part of this Task Assignment. The Consultant agrees to provide the services and a final renewal application to FDEP no later than January 19, 2021.

3. **COMPENSATION TO CONSULTANT**: City shall pay Consultant for its services a not-to-exceed total fee of fifteen thousand and seven hundred and sixty-four dollars (\$15,764.00) for the following work:

A. Site Visit (\$1,740.00); and

B. Data Compilation and Evaluation (\$2,384.00); and

C. FDEP Application Forms (\$928.00); and

D. Operations and Maintenance Performance Report (\$7,104.00); and

E. Updated Capacity Analysis Report (\$3,608.00).

The Consultant shall submit invoices monthly to the City and the City agrees to pay said invoices pursuant to the Local Government Prompt Payment

Act. However, in no event shall Consultant be entitled to payment in excess of the aforementioned amounts.

4. **PROVISIONS OF CONTINUING CONTRACT:** The terms, provisions, conditions, and requirements of the Continuing Contract are incorporated herein and made a part of this agreement and shall be complied with by Consultant. Should any conflict arise between the terms and conditions set forth herein and the Continuing Contract, the terms and conditions of the Continuing Contract shall be controlling.

5. **ATTORNEYS' FEES AND COSTS.** In the event of breach by either party of the Continuing Contract or any Task Assignment, the breaching party shall be liable for, and agrees to pay, all costs and expenses incurred in the enforcement of this Continuing Contract or any Task Assignment, including reasonable attorneys' fees and legal costs and fees incurred in seeking reasonable attorneys' fees.

6. **ENTIRE AGREEMENT.** This Task Assignment, and the Continuing Contract, constitute the entire agreement between City and Consultant and supersedes all prior written or oral understandings with respect to the project. This Task Assignment Number Two may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

7. **PARTIES BOUND.** This Task Assignment Number Two shall be binding upon and shall inure to the benefit of City and Consultant, their

successors and assigns.

IN WITNESS WHEREOF, the parties hereto have made and executed this Task Assignment Number Two as of the day and year first above written.

Signed, sealed and delivered in the presence of:

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

Approved as to form and legality:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Frederick L. Koberlein, Jr.,
City Attorney

Signed, sealed and delivered in the presence of:

MITTAUER & ASSOCIATES, INC.

Witness

By: _____
Joseph A. Mittauer, President

(Print/type name)

Witness

(Print/type name)



MITTAUER
& ASSOCIATES, INC.
CONSULTING ENGINEERS &
PROJECT FUNDING SPECIALISTS

EXHIBIT A

580-1 WELLS ROAD
ORANGE PARK, FL 32073
PHONE: (904) 278-0030
FAX: (904) 278-0840
WWW.MITTAUER.COM

November 5, 2020

VIA EMAIL

Mayor and City Council
City of Lake City
205 N. Marion Avenue
Lake City, FL 32055

RE: Engineering Services Agreement
SMWWTF Permit Renewal 2021
City of Lake City, Florida
Mittauer & Associates, Inc. Project No. 8904-18-1

Dear Mayor and City Council:

We are pleased to present the following proposal for Engineering Services to prepare the FDEP Permit Application Renewal for the City of Lake City's St. Margarets WWTF, which is due at FDEP no later than January 19, 2021. Mittauer & Associates, Inc., hereinafter referred to as the Engineer, proposes to provide engineering services as described in the Scope of Services to the City of Lake City, the Client, for the fees stipulated hereafter.

SCOPE OF SERVICES

1. Conduct site visit.
2. Compile and evaluate data from Monthly Operating Reports and site visit.
3. Prepare FDEP Permit Application forms for execution by the City.
4. Prepare Operation and Maintenance Performance Report.
5. Prepare Updated Capacity Analysis Report.

ITEMS FURNISHED BY CLIENT AT NO EXPENSE TO THE ENGINEER

The Client shall provide the following items in a timely fashion and at no expense to the Engineer:

1. Copies of monthly operating reports, previous correspondence with FDEP, and related data. If additional information is required, the Engineer will submit a request specifying what materials are needed to complete the necessary documentation for FDEP.
2. All required laboratory sampling and analysis.
3. All permit processing fees charged by regulatory agencies.

SCHEDULE OF FEES

The Engineer shall be paid the following lump sum amounts for the various items of the Scope of Services:

Item No. 1 - Site Visit	\$1,740
Item No. 2 - Data Compilation and Evaluation	\$2,384
Item No. 3 - FDEP Application Forms	\$928
Item No. 4 - O&M Performance Report	\$7,104
Item No. 5 - Updated Capacity Analysis Report	\$3,608
TOTAL ENGINEERING FEE	\$15,764

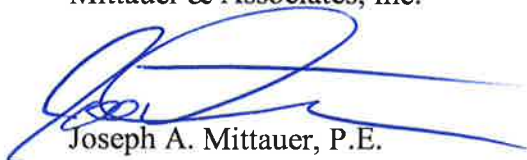
The Engineer shall make himself available to the Client at the Engineer's standard hourly rates for additional services as requested and changes in project scope of work. Items not included within this proposal include, but are not limited to: Agricultural Use Plan and Effluent Analysis Report. We do not anticipate these items will be required for the permit renewal.

Invoices for services in progress are prepared monthly and are due in accordance with Florida Statute 218, The Local Government Prompt Payment Act. Payments which are not received in accordance herewith are subject to late fees as outlined in the Act as well as collection fees and may cause the Engineer to stop work on the Client's projects. The fees listed above do not include state sales tax, should it be required by law.

ACCEPTANCE

Acceptance of this proposal may be indicated by the signature of a duly authorized official of the Client in the space provided below. One signed copy of the proposal returned to the Engineer shall serve as Notice to Proceed. Should this proposal not be accepted within a period of thirty (30) days, it shall become null and void.

Sincerely,
Mittauer & Associates, Inc.



Joseph A. Mittauer, P.E.
President

JAM/TPN/pj

Accepted by
City of Lake City, Florida

By: _____

Date: _____

File Attachments for Item:

11. Discussion and Possible Action: Approval of feasibility study for water route to serve the North Florida Mega Industrial Park (Joe Helfenberger)

MEMORANDUM

Date: November 13, 2020
To: City Council Members
From: Joseph Helfenberger, City Manager
Re: Utilities in North Florida Mega Industrial Park



There has been a plan to establish new growth on the southside of highway 90, located on the eastside of Columbia County. The NFMIP has been in the planning stages for over 15 years. The former Plum Creek Design includes a plan for the development of 300 residences to be built on the westerly 100 acres of the park. The park has a total of approximately 2,600 acres; 1,300 acres are buildable. The remaining acreage is preserved and protected wetland.

The park development will address three major priorities for our community and the surrounding area: jobs, taxation, and quality homes. The need for jobs is a high priority for our community and those who live in the surrounding areas. Providing jobs and places of work will help the economy to thrive and grow. It will enable the continuation of our livelihood for the area. This includes the youth and young families, who are currently going out of the area for employment. The second major priority is the need for a stable tax base. Obviously, by increasing the job force, our tax base will stabilize and help to provide the services for everyone. The third priority is the need for quality homes. Currently, the demand for housing outweighs the availability for property.

The NFMIP has access to public water, public sewer, and natural gas, just not in the volume that is needed for major industry. The proposal is to initiate Phase One for the Park Development. These improvements to the property will only be possible with the annexation of the proposed area. Phase One development will include the following:

1. **Public Sewer:** There is an agreement between the City of Lake City and Columbia County for the development and ownership of the WWTP. When the County changed the direction of the proposed WWTP the City staff had no input on what is being designed now. Leachate being directed to the new WWTP is still concerning to city staff. The agreement states that the County will build the sewer plant with City input in the design. Columbia County will transfer ownership to the City of Lake City who will operate the plant for future use to the area. The agreement further states that the County and City will partner in pursuing grants and other resources for future expansion of the WWTP.
2. **Public Water:** The proposal is to extend an optimum size water line for the optimal distance from the Price Creek Water plant to meet the demands of major industry. The City may consider an agreement with the County to partner in providing grants and other resources for the provision of the water supply to the NFMIP. To accurately determine the cost, a route feasibility study is imperative. The study would determine the best route and the estimated costs to build the water line for potable water. If approved, the feasibility study will take approximately 3 months.
3. **Natural Gas:** We do not know what material would be needed if major industry needs more than 30,000 CFH that can be supplied in the existing line. Future gas supply will be determined by the demand of the proposed businesses and we do not have that material on hand. Depending on the type of material and installation method, City staff may not be able to do the

labor. There is no budget for gas expansion at this time. Again, this would only happen with annexation to the City of Lake City.

I believe that providing the feasibility study is the first step to determine the direction of this project. Although, as mentioned, the study will take 3 months, it will confirm the commitment for the city that is necessary to proceed with the proposal. I want to thank the City Council for their consideration. We are all looking at ways to benefit the people of Lake City and Columbia County.