

LDC 22-03

Town of Fort White
P.O. Box 129
Fort White, FL 32028

Requirements for Application for Rezoning

Note: The Town of Fort White processes amendments to the Official Zoning Atlas (i.e., rezoning) on an applicant-initiated basis. Rezoning that involve a change in land use type, such as Agriculture to Commercial, General or Agriculture to RSF-1, will require a companion amendment to the Future Land Use Map of the Comprehensive Plan. If your property is less than 10 acres (a small-scale comprehensive plan amendment), the applications may be processed concurrently. If your property is larger than 10 acres, you will need to make an appointment with Town staff to discuss when the Town will allow a large-scale comprehensive plan amendment cycle.

Applications for rezoning are considered by the Planning and Zoning Board and the Town Council. Decisions are rendered based upon competent and substantial evidence, which includes consistency with the Town Comprehensive Plan and Land Development Regulations, as well as other factual testimony.

The application package for rezoning must include:

- A completed application for rezoning
- A completed affidavit, if applicant is not the property owner
- A current legal description with boundary map.
- A location map showing the subject property in relation to the existing uses on adjacent properties and the surrounding zoning designations.
- An evaluation of the anticipated impacts to roads, potable water system, method of sanitary sewer disposal, solid waste, drainage, and recreation as a result of the rezoning.

The Planning and Zoning Board will consider the following in their determination of the proposed rezoning. While it is not required for the application to address these issues, providing information to address these considerations will assist the Planning and Zoning Board in making their recommendation to the Town Council. (Section 19.2.2. Land Development Regulations)

- Whether the proposed change would be in conformance with the Town's Comprehensive Plan and would have an adverse effect on the Town's Comprehensive Plan
- The existing land use pattern.
- Possible creation of an isolated district unrelated to adjacent and nearby districts.
- The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
- Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
- Whether the changed or changing conditions make the passage of the proposed amendment necessary.
- Whether the proposed change will adversely influence living conditions in the neighborhood.
- Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
- Whether the proposed change will create a drainage problem.
- Whether the proposed change will reduce light and air to adjacent areas.
- Whether the proposed change will adversely affect property values in the adjacent area.
- Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

- Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- Whether the change suggested is out of scale with the needs of the neighborhood or the Town.
- Whether it is impossible to find other adequate sites in the Town for the proposed use in districts already permitting such use

Rezoning Applications Include:

Small Scale Comp. Plan App required if land use change is involved (10 acres or less)

Example: Ag to CG or RSF to CN or Ag to RSF

More than 10 acres requires appointment w/ staff to determine when a large-scale Comp2 Plan Amendment cycle is allowed.

Rezoning within Land Use Category does not require future land use map amendment.

Property Owner Affidavit is required if applicant is not the property owner

Town of Fort White
P.O. Box 129
Fort White, FL 32038

Application for Rezoning

Office Use Only

Application No. _____
Receipt No. _____

Date: _____

Fee: \$1160.00
Staff Initials: _____

Owner(s) of Record (please print)	
Name:	Lisa B. Ford
Address:	494 SW Dortch St. Fort White Fl. 32038
Phone:	Fax:
E-mail:	rockyford@windstream.net
(Attach additional owners' information)	

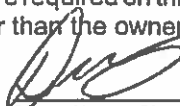
Applicant(s)/Agent(s); if different	
Name:	Dalton Kurtz
Address:	1450 SW FL-47 Lake City, FL. 32025
Phone:	386-752-4675
Fax:	
E-mail:	dkurtz@nfps.net
(Attach Affidavit if Applicant/Agent is not Owner)	

Property Information
Street Address or Location: 49.34-acre parcel between CR 18 and HWY 27
Section - Township-Range: 34 6S 16
Parcel Number: 34-6S-16-04063-010
Property Size: 49.34 acre(s)
Attach legal description and aerial map as separate documents

Request for Rezoning
Present zoning designation: Agricultural
Requested zoning designation: Residential Single Family-2
Please complete Checklist for Comprehensive Plan Amendments

Impact on Level of Service Standards: This rezoning could result in:
Roads: (trip generation expressed in trips per day) 488
Water/Wastewater: (gallons per day): 17,850GPD (Septic & Water Well)
Solid Waste (pounds per capita per day) 1101 lbs
Recreation: (acres per capita) N/A
Stormwater: SRWMD Permit to be applied for.

The undersigned has read the above application, as well as attachments, and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) is/are the true and proper identification of the area for which the person is being submitted. Signatures of all owners or their agent are required on this form. Signatures of all owners or their agent are required on this form. Signature by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).



Owner/Agent Signature


February 23, 2022

Date

STATE OF FLORIDA
COUNTY OF Columbia

(SEAL ABOVE)

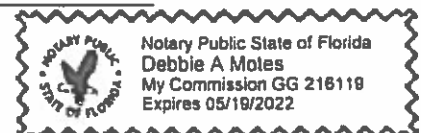
SWORN AND SUBSCRIBED BEFORE ME
THIS 23rd DAY OF February, 2022
BY DALTON KURTZ
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE
PRODUCED
AS IDENTIFICATION?



Debbie A. Moles

Notary Public, Commission No. GG 216119

(Name of Notary typed, printed, or stamped.)



IMPACT ON LEVEL OF SERVICE STANDARDS

Residential

Trips = 9.57 trips per unit per day

Potable Water = 350 gallons per unit per day

Solid Waste = 5.4 lbs. per person per unit per day

Recreation = Refer to open space element table pg. 14-24 in LDR

Storm Water = SRWMD exemption letter or permit

Commercial

Roads = estimated customers per day

Water/Wastewater = .10 gal per sq. foot per day

Solid Waste = 6.5 lbs. per employee per day

Recreation = N/A

Storm Water = SRWMD exemption letter or permit

MINIMUM SET BACKS

FRONT	SIDES	REAR	
30 Ft.	15 Ft.	15 Ft.	Residential
30 Ft.	25 Ft.	25 Ft.	Commercial
20 Ft.	15 Ft.	15 Ft.	Industrial

Town of Fort White
P.O. Box 129
Fort White, FL32038

Property Owner Affidavit

Application No. _____

Lisa B. Ford

Owner

Additional Owners

Dalton Kurtz

Appointed Agent(s)

34-6S-16-04063-010

34

6S

16

Parcel Numbers(s)

Section Township Range

Rezoning Application

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

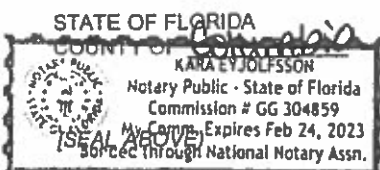
1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the Town of Fort White;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the Town of Fort White to consider and act on the subject request; and,
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Lisa B. Ford

Owner (signature)

Dalton Kurtz

Owner (signature)



SWORN AND SUBSCRIBED BEFORE ME
THIS 11th DAY OF November, 2021
BY Rocky & Lisa Ford
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE
PRODUCED _____
AS IDENTIFICATION.

Kara E. Jofferson
Kara E. Jofferson

Notary Public, Commission No. GG 304859

(Name of Notary typed, printed, or stamped.)

SKETCH



QUESTIONS

QUESTION 1 The following information was obtained from the records of the Department of Health and Human Services, Bureau of the Census, regarding the number of deaths in the United States in 1990, by cause of death, sex, and age group. The data are presented in the following table. (Source: *Statistical Abstract of the United States, 1992*, Table 1001.)

Cause of death	Male		Female	
	Under 15	15 and over	Under 15	15 and over
Heart disease	1,200	1,800	1,100	1,700
Cancer	800	1,500	700	1,400
Stroke	600	1,200	500	1,100
Lung disease	400	1,000	300	900
Accidents	300	700	200	600
Other causes	200	500	100	400

QUESTION 2 The following information was obtained from the records of the Department of Health and Human Services, Bureau of the Census, regarding the number of deaths in the United States in 1990, by cause of death, sex, and age group. The data are presented in the following table. (Source: *Statistical Abstract of the United States, 1992*, Table 1001.)

Cause of death	Male		Female	
	Under 15	15 and over	Under 15	15 and over
Heart disease	1,200	1,800	1,100	1,700
Cancer	800	1,500	700	1,400
Stroke	600	1,200	500	1,100
Lung disease	400	1,000	300	900
Accidents	300	700	200	600
Other causes	200	500	100	400

QUESTION 3 The following information was obtained from the records of the Department of Health and Human Services, Bureau of the Census, regarding the number of deaths in the United States in 1990, by cause of death, sex, and age group. The data are presented in the following table. (Source: *Statistical Abstract of the United States, 1992*, Table 1001.)

Cause of death	Male		Female	
	Under 15	15 and over	Under 15	15 and over
Heart disease	1,200	1,800	1,100	1,700
Cancer	800	1,500	700	1,400
Stroke	600	1,200	500	1,100
Lung disease	400	1,000	300	900
Accidents	300	700	200	600
Other causes	200	500	100	400

Kilmer

© 2000
 0000-0000/00/0000-0000\$10.00/0
 DOI: 10.1002/ajim.10000
 Accepted 15 May 2000

[illegible]

I:\2020\L200527RDF\H.CADD\SURVEY\SURV001.dwg NORTH ENTRANCE SITE

4/4/2022 3:55:30 PM

Alice Geiger

CPA 22-02

Town of Fort White

P.O. Box 129
Fort White, FL 32028

Requirements for Application for Small-Scale Comprehensive Plan Amendments

Note: The Town of Fort White has a comprehensive Plan adopted in accordance with Chapter 163, Florida Statutes, Rule 9J 5 Florida Administrative Code, and Rule 9.11, Florida Administrative Code. There are two processes for privately initiated, general amendments to either the Future Land Use Map or the text of the Comprehensive Plan elements. Future Land Use Map Amendments for properties smaller than 50 acres in size (i.e., small-scale comprehensive plan amendments) may be processed by the Town at any time. Small-scale comprehensive plan amendments may be processed with a concurrent rezoning application. Any proposed Future Land Use Map amendments for properties larger than 50 acres and amendments to the text of the Comprehensive Plan are considered large-scale amendments and are only processed twice a year. For both types of amendments, there are information requirements mandated by State Statutes for the submittal and consideration of those requests.

The Planning and Zoning Board and Town Council hold public hearings on proposed amendments.

The application package for a small-scale comprehensive plan amendment must include:

- ☐ A completed application for small-scale comprehensive plan amendment.
- ☐ A completed affidavit, if applicant is not the property owner.
- ☐ A current legal description with boundary map.
- ☐ (9J-11.006(1)(b) 1, FAC) Future land use map(s) depicting the following information:
The proposed future land use map designation of the subject property: the boundary of the subject property and its location in relation to the surrounding street and thoroughfare network. The present future land use map designations of the subject property and the abutting properties adjoining the subject area.
- ☐ (9-11.006(1)(b)2, FAC) An existing land use map depicting the existing land use(s) of the subject property and abutting properties.
- ☐ (9J-11.006(1)(b)3, FAC) The size of the subject property in acres or fractions thereof.
- ☐ (9J-11.006(1)(b)4, FAC) A description of the availability of and the demand on the following public facilities: sanitary sewer, solid waste, drainage, potable water, traffic circulation and recreation, as appropriate.
- ☐ (9J-11.006(1)(b)5, FAC) Information regarding the compatibility of the proposed land use amendments with the land use element objectives and policies, and those of other affected elements.
- ☐ (9J-5.-006(5), FAC) Information discussing how the proposed amendment discourages the proliferation of urban sprawl. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan

amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.
2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.
3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.
4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.
6. Fails to maximize use of existing public facilities and services.
7. Fails to maximize use of future public facilities and services.
8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
9. Fails to provide a clear separation between rural and urban uses.
10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
11. Fails to encourage an attractive and functional mix of uses.
12. Results in poor accessibility among linked or related land uses.
13. Results in the loss of significant amounts of functional open space.

**Town of Fort White
P.O. Box 129Fort
White, FL 32038**

Application for Small-Scale Comprehensive Plan Amendment

Office Use Only

Application No. _____
Receipt No. _____

Date: _____

Fee: **\$1260.00**
Staff Initials: _____

Owner(s) of Record (please print)	
Name: Lisa B Ford	
Address: 494 SW Dortch St.	
Fort White, FL. 32038	
Phone: 386-497-2311	Fax:
E-mail: rockyford@windstream.net	
(Attach additional owners information)	

Applicant(s)/Agent(s): if different	
Name: Dalton Kurtz	
Address: 1450 SW FL-47	
Lake City, FL. 32025	
Phone: 386-752-4675	Fax:
E-mail: dkurtz@nfps.net	
(Attach Affidavit if Applicant/Agent is not Owner)	

Property Information
Street Address or Location: Proposed 45, 1/2 acre lots in parcels listed below (currently pasture between CR 18 & US 27)
Section-Township-Range: 34 6S 16
Parcel Number: 34-6S-16-04063-010
Property Size: 49.34 acre(s)
Attach legal description and aerial map as separate documents

Request for Small-Scale Comprehensive Plan Amendment
Present Future Land Use Map designation: Agricultural
Requested Future Land Use Map designation: Residential Low
Please complete Checklist for Comprehensive Plan Amendments

Impact on Level of Service Standards: This amendment could result in:
Roads: (trip generation expressed in trips per day) 488
Water/Wastewater: (gallons per day) 17,850 gpd
Solid Waste (pounds per capita per day) 1101 lbs
Recreation: (acres per capita) N/A
Stormwater: SRWMD Permit to be applied for.

The undersigned has read the above application, as well as attachments, and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) is/are the true and proper identification of the area for which the person is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by true owner(s).


Owner/Agent Signature

March 16, 2022

Date

STATE OF FLORIDA
COUNTY OF Columbia

SWORN AND SUBSCRIBED BEFORE ME
THIS 16th DAY OF March, 2022

BY Dalton Kurtz
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE
PRODUCED
AS IDENTIFICATION.

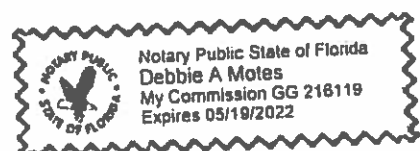
(SEAL ABOVE)



Debbie A. Motes

Notary Public, Commission No. GG 216119

(Name of Notary typed, printed, or stamped.)



IMPACT ON LEVEL OF SERVICE STANDARDS

Residential

Trips = 9.57 trips per unit per day

Potable Water = 350 gallons per unit per day

Solid Waste = 5.4 lbs. per person per unit per day

Recreation = refer to Open Space Element table pg. 14-24 in LDR

Storm Water = SRWMD exemption letter or permit

Commercial

Roads = estimated customers per day

Water/Wastewater = .10 gal per sq. foot per day

Solid Waste = 6.5 lbs. per employee per day

Recreation = N/A

Storm Water = SRWMD exemption letter or permit

MINIMUM SETBACKS

FRONT	SIDES	REAR	
30 Ft.	15 Ft.	15 Ft.	Residential
30 Ft.	25 Ft.	25 Ft.	Commercial
20 Ft.	15 Ft.	15 Ft.	Industrial

Town of Fort White
P.O. Box 129
Fort White, FL32038

Property Owner Affidavit

Office Use Only

Application No. _____

~~Ricky D. Ford~~ Lisa B Ford

Owner

Lisa S Land LLC

Additional Owners

Dallon Kurtz

Appointed Agent(s)

34-6S-16-04063-010

34

6S

16

Parcel Numbers(s)

Section

Township Range

Small Scale Comprehensive Plan Amendment

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

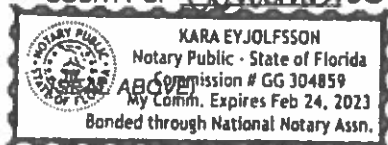
1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the Town of Fort White;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted personas as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the Town of Fort White to consider and act on the subject request; and,
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Lisa Ford

Owner (signature)

Owner (signature)

STATE OF FLORIDA
COUNTY OF Columbia



SWORN AND SUBSCRIBED BEFORE ME

THIS 3rd DAY OF February 2022

BY Lisa Ford

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE

PRODUCED

AS IDENTIFICATION.

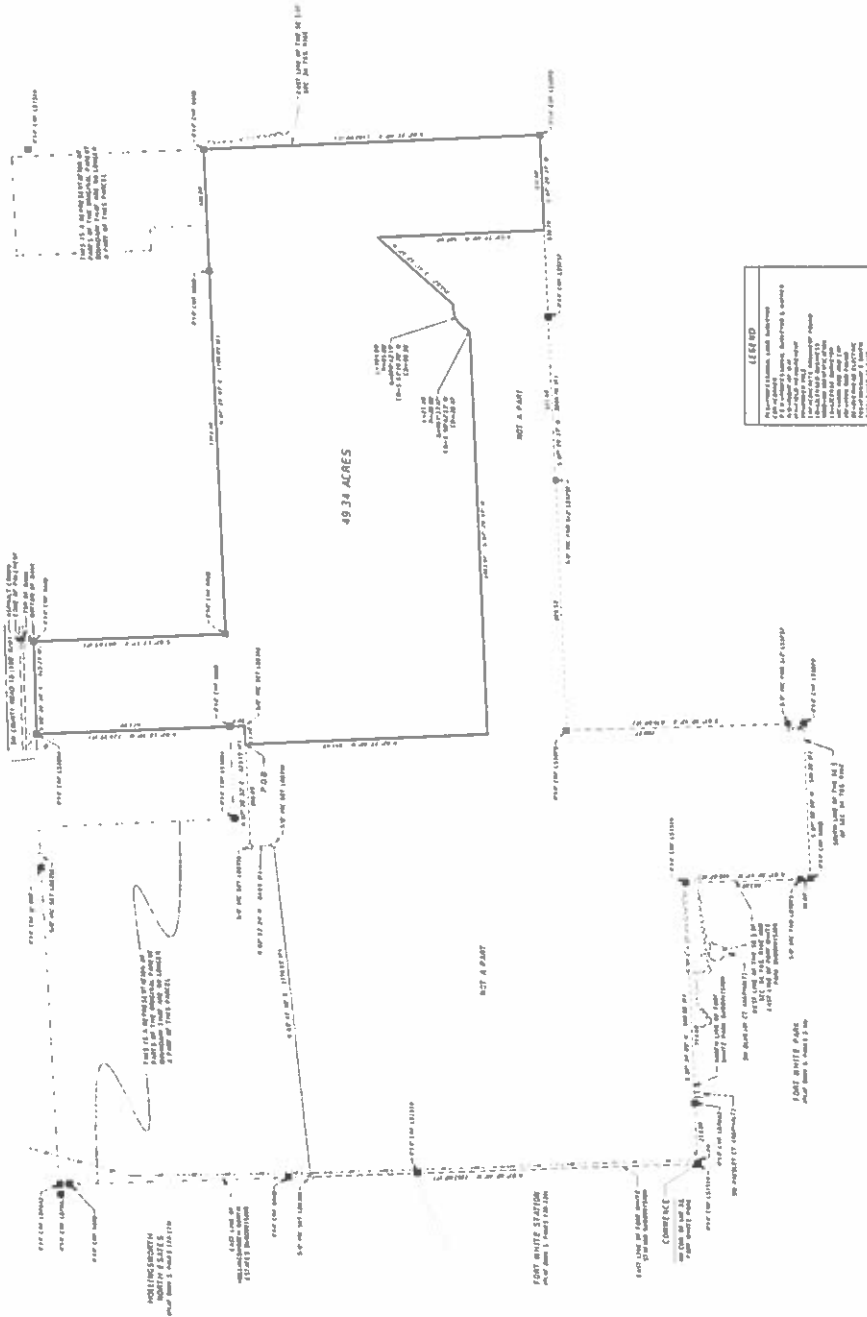
Notary Public, Commission No. GG 304859

Kara E. Jolfsson

(Name of Notary typed, printed, or stamped.)

Kara E. Jolfsson


SKETCH



DECLARATION
A journal of mine is featured in 15. *Illustrations* | *South*, *Temple* | *South*, *Calcutta*, *London*, *Paris*
being mostly published in the United States.

NOTES

1. *Chromolaena odorata* is a flower well recognized on the bank of the park.
2. *Impatiens* found on mountainous slopes is given medicinal use (leaves and roots) by local people of Lakshadweep Islands. Reports were accordingly from the State; see pages 120-122 & 129-130.
3. *Isobryonia* found on sandy slopes, 6-6000, reports from 1955.
4. *Stem of Isobryonia* contains... (text is blurry)

DATE		REVISIONS		JOB NO. L200527RDF SOP. N.S. COMBASS P.S.M. NO. 4093	ROCKY FORD	SHEET NO. 1
DESCRIPTION	DATE	DESCRIPTION	DATE			
 <p>NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 TALLAHASSEE, FL 32301 PH. 386-752-4675 WWW.NFPS.NET LIC NO. 188356</p>				NORTH ENTRANCE SITE		

October 13, 2021

To: Town of Fort White

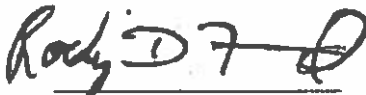
Subject: Authorized Agent

Dear Sir or Madam:

This letter authorizes **Dalton Kurtz of North Florida Professional Services** to sign on behalf of myself,

_____ as "Authorized Agent" in any and all
Planning and Zoning matters, with regards to parcel No. 34-6S-16-04063-010.

Respectfully,

A handwritten signature in black ink, appearing to read "Rocky Ford", written over a horizontal line.

Rocky Ford

494 SW Dortch Street

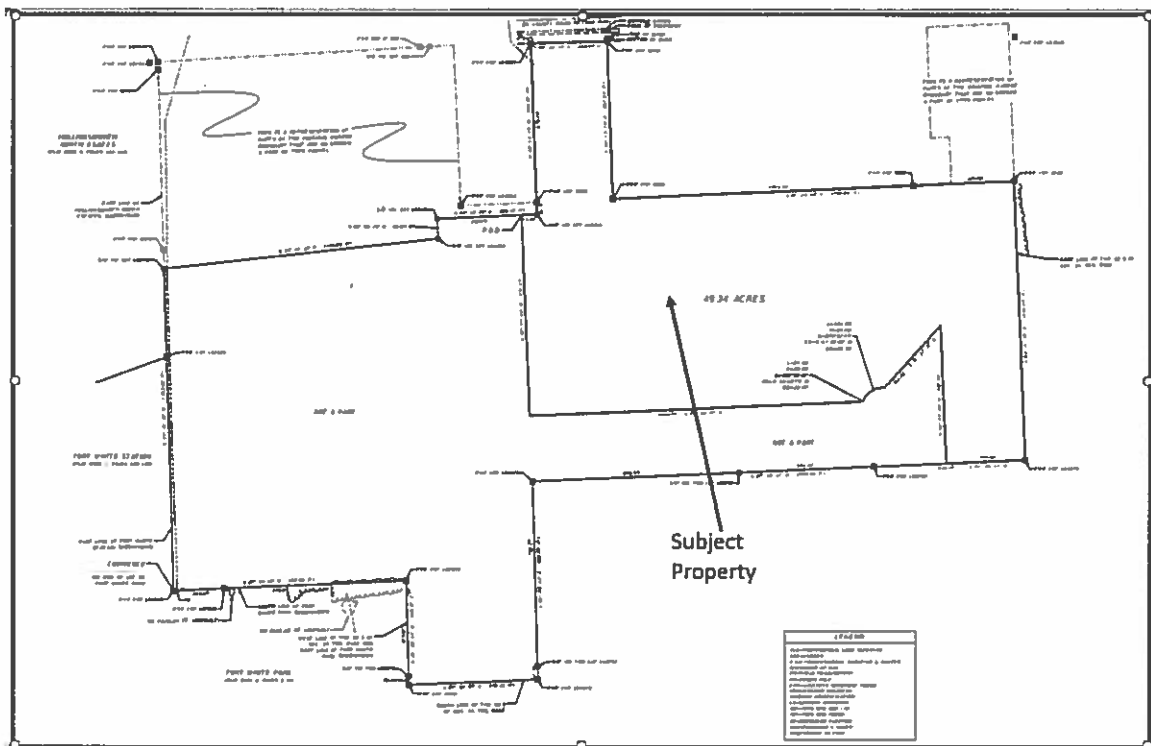
Fort White, FL 32038

TOWN OF FT. WHITE SMALL SCALE FLUM AMENDMENT AND ZONING ATLAS AMENDMENT AGENDA ITEM SUMMARY

PLANNING AND ZONING BOARD PUBLIC HEARING – MAY 23, 2022	TOWN COUNCIL FIRST PUBLIC HEARING SCHEDULED ON JUNE 27, 2022	TOWN COUNCIL SECOND PUBLIC HEARING SCHEDULE ON JULY 25, 2022
--	---	--

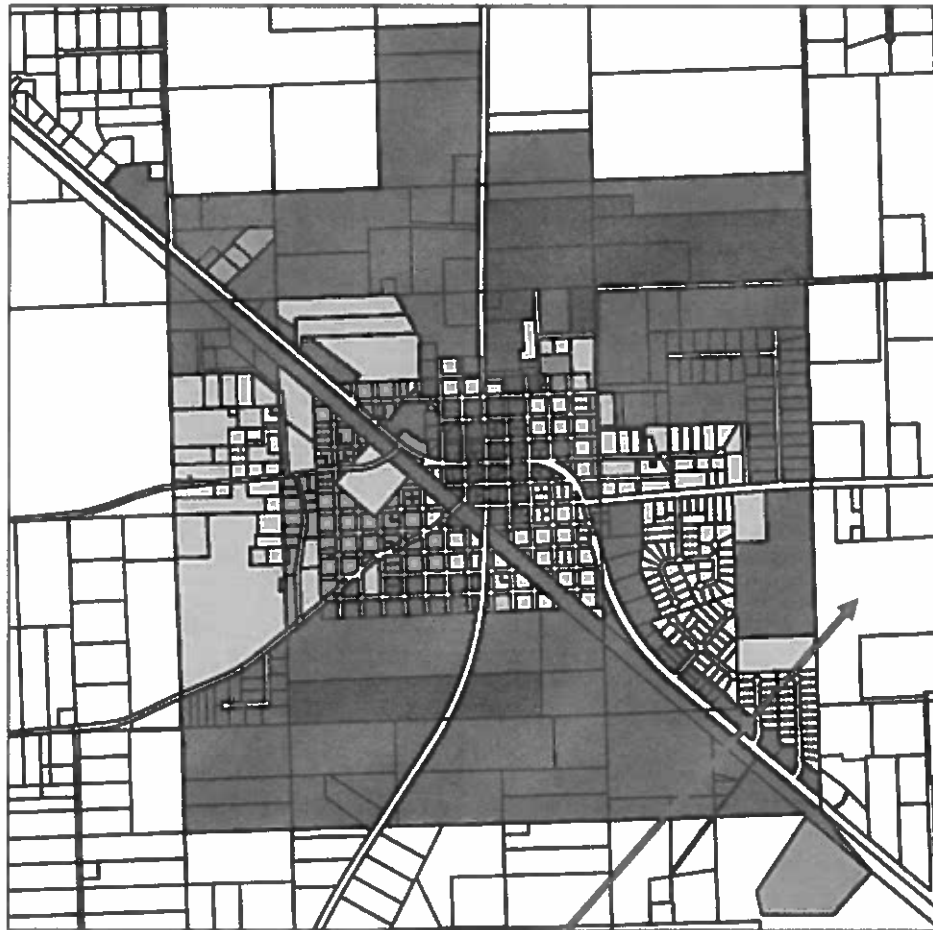
A request by Lisa B. Ford for a Small-Scale Future Land Use Map amendment for approximately 49.34 acres from County Agriculture to Town of Ft. White Residential Low Density (less than or equal to 2 dwelling units per acre).

In addition, a request by Lisa B Ford for a rezoning of approximately 49.34 acres from County Agriculture to Residential Single Family -2 (RSF-2)



The subject property was recently annexed into the town limits and is currently classified as Columbia County Agriculture on the County Future Land Use Map and is zoned Agriculture on the County's Official Zoning Atlas. According to Florida Annexation Statute County's land use and zoning will remain in place until the Town of Fort White Town Council affirmatively amend it. Please note that the following Future Land Use Plan Map and Official Zoning Atlas has not been amended to show the subject property within the Town Limits. The arrows indicate the location of the subject property for the purposes of this report.

Town of Fort White Future Land Use Map 2015



Fort White Future Land Use

- A
- COMM
- DD
- IND
- LOW
- PUBLIC
- REC

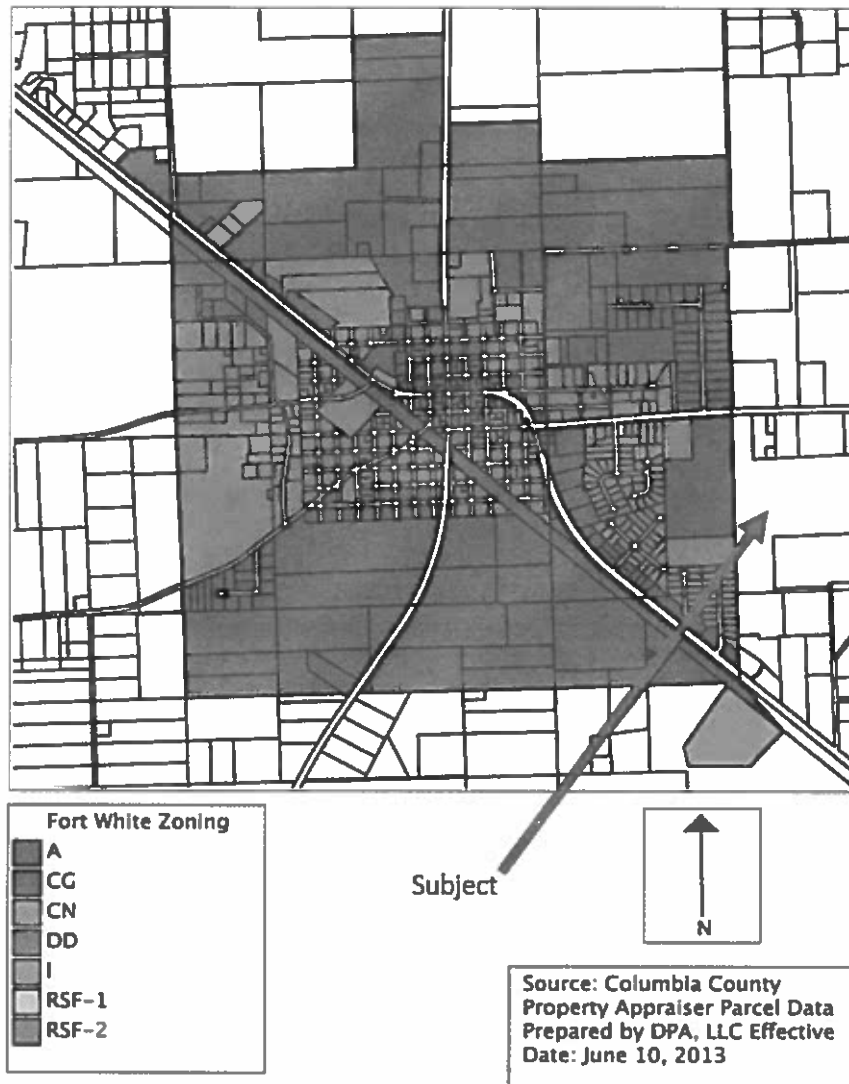
Subject

0.25 mi



Source: Columbia County
Property Appraiser; Town of
Fort White
Prepared by DPA, LLC.
Effective May 8, 2008

Town of Fort White Official Zoning Map



CONCURRENCY MANAGEMENT ASSESSMENT

Land use amendments 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.

Description of Availability of and the Demand on Roads, Potable Water, Drainage, Solid Waste, Recreation and Schools:

ROADS: The following aerial shows the primary road system and the average annual traffic count for these roads as provided by the Florida Department of Transportation (FDOT), District 2. All counts indicate that the road system within and adjacent to the Town are operating at an acceptable level of service.



Traffic Impact -

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

Summary of Trip Generation of Single Family Detached Dwelling Units.

Based upon 9.57 trips per dwelling unit per day.

98 (single family dwelling unit) x 9.57 (trips per dwelling unit per day) = 945 trips per day.

Policy II.1.1: The Town establishes the Service Standards as noted below at peak hour for the following roadway segments within the Town.

Roadway Segment Number	Roadway Segment	Number of Lanes	Functional Classification	Area Type	Segment Distance (in miles)	Level of Service
1	US 27 (from Ft. White's northwest limits to Ft. White southeast limits)	2-U	Principal Arterial	Rural	2.1	C
2	SR 47 (from Ft. White north limits to Ft. White south limits)	2-U	Minor Arterial	Rural	1.5	D
3	CR 18 (from US 27 to Ft. White's east limits)	2-U	Major Collector	Rural	0.5	D
U - Undivided roadway						

The following table contains information concerning the assessment of the road system level of service on the surrounding road network by the proposed amendments. See Appendix "A" for Calculation of the Acceptable Level of Service for each roadway shown below.

Level of Service Section	Existing Average Annual Daily Traffic	Existing Level of Service	Reserved Capacity Trips for Previously Approved Development	Development Trips	Average Annual Daily Traffic With Dev	Level of Service with Development
Section 1 U.S. 27	6,300 ^a	C	0	532	6,832	C
Section 2 SR 47	4600 ^a	C	0	709	5,309	C
Section 3 CR 18	2,700 ^a	C	0	945	3,645	C

a 2020 Average Annual Daily Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation. Institute of Transportation Engineers, 7th Edition.

Level of Service Handbook. Florida Department of Transportation, 2013.

Based upon the above analysis and an adopted level of service standards, the roadways serving the site are anticipated to continue to meet the level of service standard required for traffic circulation as provided in the Comprehensive Plan after adding the projected number of theoretical trips associated with the proposed amendments.

POTABLE WATER: The Town's Potable Water Facility will serve the property. The applicant will be responsible for providing necessary distribution lines and appurtenances to the town's water distribution system at the time of future development.

POLICIES FOR POTABLE WATER

Policy IV.2.9: The Town hereby establishes the following level of service standards for potable water:

Facility Type	Level of Service Standard
Private individual water wells	100 gallons per capita per day
Community Potable Water System	100 gallons per capita per day

Potable Water Impact -

The Town of Fort White potable water system is currently operating at a level of service which meets or exceeds the adopted level of service standard for potable water established in the Comprehensive Plan.

Based upon an average potable water usage of 100 gallons of potable water usage per person per day x 3.8 persons per dwelling unit = 380 gallons of potable water usage per dwelling unit per day.

98 (dwelling units) x 380 (gallons of potable water per dwelling unit per day) = 37,240 gallons of potable water usage per day. The anticipated potable water usage for proposed future development is not expected to exceed the level of service provided within the Comprehensive Plan.

MONTHLY OPERATION REPORT FOR PWSs TREATING RAW GROUND WATER OR PURCHASED FINISHED WATER

PWS Identification Number: 2124399		Plant Name: Fort White														
Date: June 2020																
Name of Achieving Peer-Lap Var: [] Free Chlorine [] Chlorine Dioxide [] None [] Combined Chlorine (Chloramines) [] Ultraviolet Radiation [] Other:																
Type of Disinfectant Residual Maintained in: [x] Free Chlorine [] Combined Chlorine (Chloramines) [] Chlorine Dioxide																
Day of the Month	Days Plant Started or Visited by Operator (Place "x")	Hours Plant in Operation	Total Quantity of Finished Water Produced, gal	Type of Disinfectant Residual Maintained in										Lowest Residual Disinfectant Concentration at Remote Point in Distribution System, mg/L	Emergency or Abnormal Operating Conditions, Repair or Maintenance Work that Involves Taking Water System Components Out of Operation	
				Free Chlorine (mg/L)	Chlorine Dioxide (mg/L)	Combined Chlorine (mg/L)	Chloramines (mg/L)	Ultraviolet Radiation (mJ/cm²)	Other (mg/L)	Free Chlorine (mg/L)	Chlorine Dioxide (mg/L)	Combined Chlorine (mg/L)	Chloramines (mg/L)			Ultraviolet Radiation (mJ/cm²)
1	x	24	68,000												0.20	
2	x	24	33,000												0.40	
3	x	24	76,000												0.40	
4	x	24	79,000												0.40	
5	x	24	60,000												0.40	
6	x	24	45,000												0.40	
7	x	24	43,000												0.40	
8	x	24	55,000												0.40	
9	x	24	49,000												0.40	
10	x	24	53,000												0.50	
11	x	24	59,000												0.60	
12	x	24	62,000												0.60	
13	x	24	54,500													
14	x	24	54,500												0.60	
15	x	24	61,000												0.70	
16	x	24	52,000												0.70	
17	x	24	66,000												0.70	
18	x	24	58,000												0.60	
19	x	24	57,000												0.30	
20	x	24	70,500													
21	x	24	70,500												0.70	
22	x	24	65,000												0.60	
23	x	24	66,000												0.60	
24	x	24	73,000												0.70	
25	x	24	94,000												0.60	
26	x	24	77,000												0.60	
27	x	24	96,500													
28	x	24	96,500												0.60	
29	x	24	93,000												0.30	
30	x	24	80,000												0.70	
31	x	24														
Total			1,891,000													
Average			66,367													
Maximum			96,500													
				LOWEST RESIDUAL 0.2		days checked by operator 26										
				DAYS IN MONTH 30												

SANITARY SEWER: The Applicant will need to file applications for the appropriate permits to the Columbia County Health Department for the location of any individual septic tanks on the site.

SOLID WASTE: The collection of solid waste within the Town is disposed of at the Winfield Solid Waste Facility. This facility has additional capacity, which will meet or exceed the Town's solid waste disposal needs for the current period of the Town of Fort White Comprehensive Plan.

RECREATION: The proposed land uses as RSF-2 is not anticipated to adversely impact the Town's recreational facilities.

SCHOOLS: The proposed land use as Residential Low Density is not anticipated to adversely impact the County's public schools. The requested residential density of 98 single family units and based upon the average household size for Fort White. The 49.34 acres is anticipated to meet or exceed school concurrency requirements at the time of the proposed development (please refer to the census data in Appendix "A").

DRAINAGE: Please refer to the maps provided in Appendix "A" concerning flood prone areas and wetland areas as identified by FEMA.

The property is within a high groundwater aquifer recharge area. All drainage facilities will be required to be constructed as provided within the Town's Comprehensive Plan and Land Development Code. All drainage facilities require approval of the SRWMD.

HISTORICAL AND ENVIRONMENTAL ASSESSMENT.

Historic Resources

According to the State of Florida Master Site file the potential historic and archaeological resources on the property are not anticipated to be present.

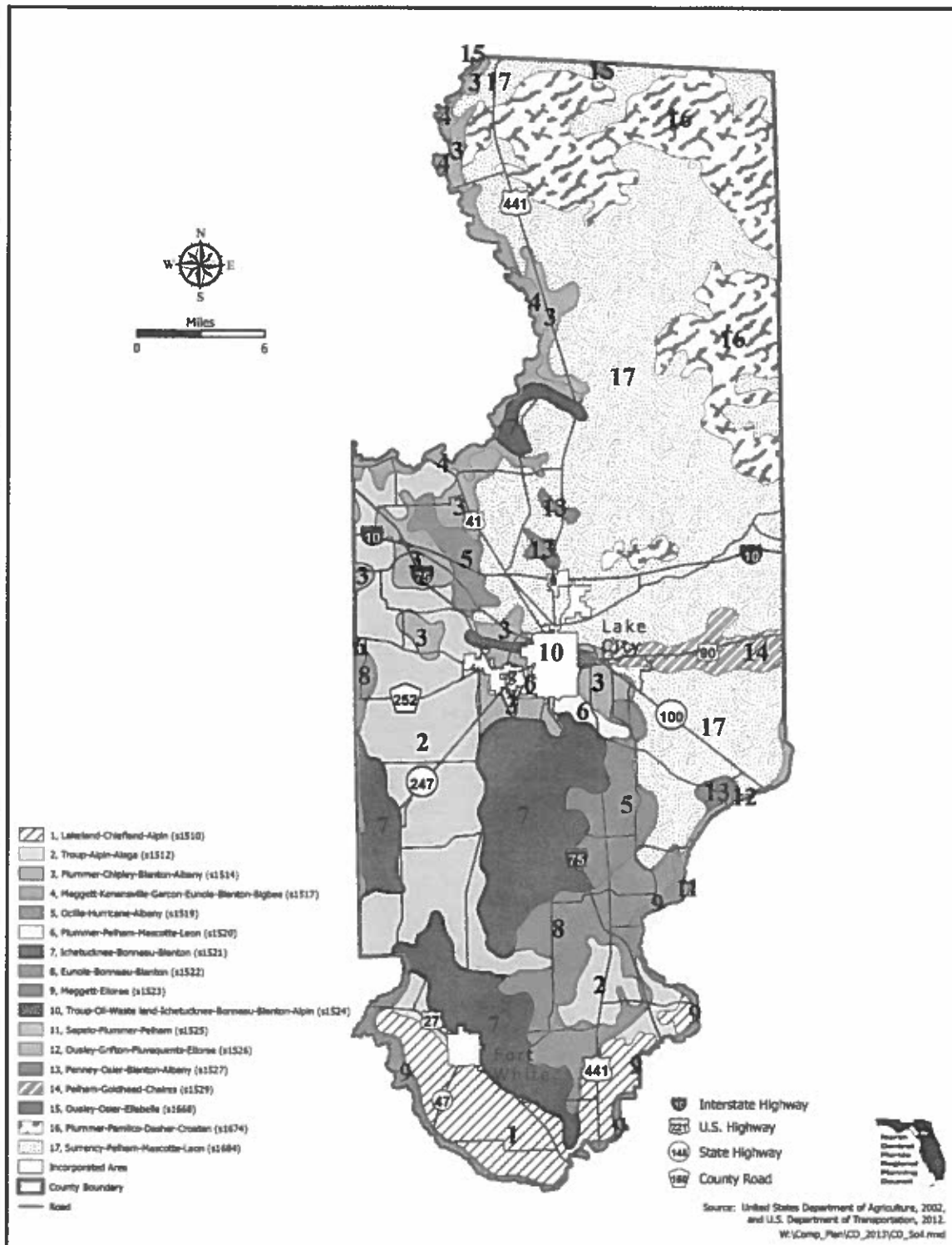
Flood Prone Areas

Generalized Flood Prone Areas show that the property is not within a flood prone area – Source: Columbia County PA GIS, 2019

Wetlands

There are no known wetlands on the subject property based upon the Wetlands Map prepared by the National Wetlands Inventory, 2020.

Soil Types



Topography

According to the 7.5-minute series topographic prepared by the United States Department of the Interior, Geological Survey, the topography of the site is level to gently sloping.

Vegetative Communities/Wildlife

As this site has been actively used for agriculture purpose and consequently has been developed for agricultural uses. There are no known wildlife habitats associated with this site, although there may be gopher tortoises on site, which will need to be relocated prior to clearing of the site for construction.

APPENDIX A

TABLE 3

Generalized Annual Average Daily Volumes for Florida's
Rural Undeveloped Areas and
Developed Areas Less Than 5,000 Population¹

January 2020

INTERRUPTED FLOW FACILITIES

UNINTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Lanes	Median	B	C	D	E
2	Undivided	*	12,900	14,200	**
4	Divided	*	29,300	30,400	**
6	Divided	*	45,200	45,800	**

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
			Yes	+5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

FREEWAYS

Lanes	B	C	D	E
4	34,800	48,000	56,700	63,200
6	48,900	69,000	82,600	94,800
8	62,900	90,400	108,400	126,400

Freeway Adjustments

Auxiliary Lanes

Present in Both Directions

+ 20,000

UNINTERRUPTED FLOW HIGHWAYS

Rural Undeveloped

Lanes	Median	B	C	D	E
2	Undivided	4,600	8,600	14,000	28,500
4	Divided	31,200	44,900	55,700	62,700
6	Divided	46,800	67,600	83,500	94,200

Developed Areas

Lanes	Median	B	C	D	E
2	Undivided	10,300	15,700	21,300	28,500
4	Divided	29,300	42,300	54,000	61,600
6	Divided	44,000	63,600	81,200	92,400

Passing Lane Adjustments

Alter LOS B-D volumes in proportion to the passing lane length to the highway segment length

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

BICYCLE MODE²

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Rural Undeveloped

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	1,300	2,000	3,200
50-84%	1,000	2,100	3,200	10,600
85-100%	2,600	3,900	18,500	>18,500

Developed Areas

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	2,300	4,900	15,600
50-84%	1,700	4,500	13,300	18,500
85-100%	5,900	18,500	>18,500	**

PEDESTRIAN MODE²

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	2,700	9,200
50-84%	*	1,500	8,400	14,900
85-100%	3,600	10,200	16,700	>19,200

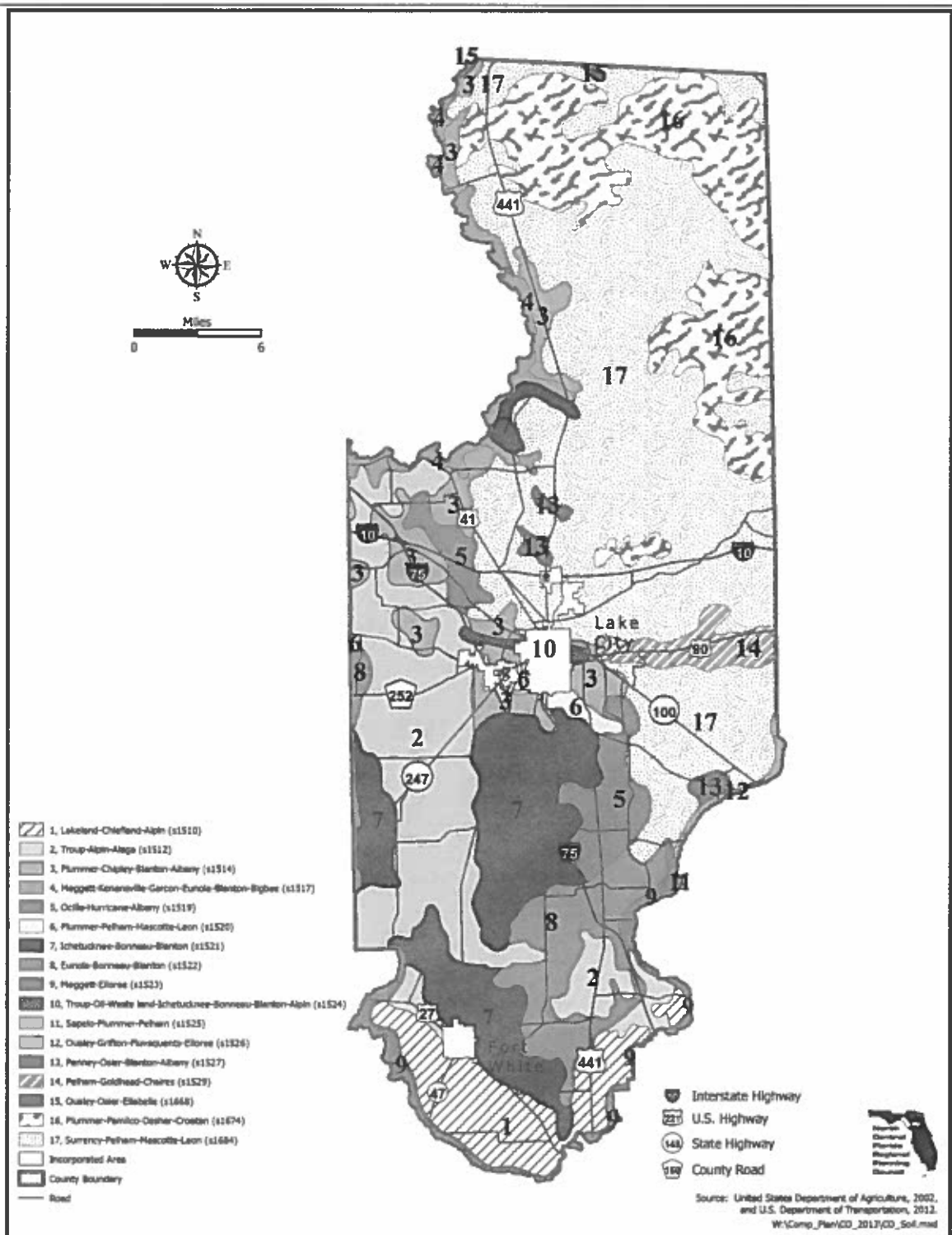
¹ Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Travel Capacity and Quality of Service Manual.

² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicycles or pedestrians using the facility.

³ Cannot be achieved using table input value defaults.

⁴ Not applicable for the level of service letter grade. For the automobile mode, volumes greater than level of service D beyond F because intersection operation have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
<https://www.floridadot.com/transportation-planning-and-design/traffic-engineering/traffic-engineering-manuals>



COLUMBIA COUNTY SOILS MAP – NOTE #7 ON LEGEND

Families and Household Characteristics

3.80 +/- 0.78

Average Family Size in Fort White town, Florida

3.23 +/- 0.01

Average Family Size in Florida

Table:
S1101

Table Survey/Program:
2020 American Community Survey 5-Year Estimates

Total Households by Type of Households in Fort White town, Florida

VIEW OPTIONS

Married-couple family household - 58.9%

Male householder, no spouse present, family household - 12.1%

Female householder, no spouse present, family household - 25.5%

0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% 55% 60%

Chart Survey/Program: 2020 ACS 5-Year Estimates Data Profiles

Populations and People

Age and Sex

33.8 +/- 7.7

Median Age in Fort White town, Florida

42.2 +/- 0.2

Median Age in Florida

Table:
S0101

Table Survey/Program:
2020 American Community Survey 5-Year Estimates

Population by Age Range in Fort White town, Florida

VIEW OPTIONS

Under 5 years - 12.0%

Under 18 years - 34.0%

18 years and over - 66.0%

65 years and over - 11.4%
65 years and over - 11.4%

0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% 55% 60% 65% 70%

Chart Survey/Program: 2020 ACS 5-Year Estimates Data Profiles

Homeownership Rate

76.6% +/- 12.4%

Homeownership Rate in Fort White town, Florida

66.2% +/- 0.2%

Homeownership Rate in Florida

Table

D904

Table Survey/Program

2020 American Community Survey 5 Year Estimates

Housing Value in Fort White town, Florida

VIEW OPTIONS

Less than \$50,000 - 23.6%

\$50,000 to \$99,999 - 9.1%

\$100,000 to \$149,999 - 6.5%

\$150,000 to \$199,999 - 26.0%

\$200,000 to \$299,999 - 17.7%

\$300,000 to \$499,999 - 6.1%

\$500,000 to \$999,999 - 3.7%

\$1,000,000 or more - 0.0%

0% 2% 4% 6% 8% 10% 12% 14% 16% 18% 20% 22% 24% 26%

Chart Survey/Program: 2020 ACS 5 Year Estimates Data Profiles

School Enrollment

87.4% +/- 10.1%

School Enrolled Population Enrolled in Kindergarten to 12th Grade in Fort White town, Florida

65.0% +/- 0.2%

School Enrolled Population Enrolled in Kindergarten to 12th Grade in Florida

Table

S1401

Table Survey/Program

2020 American Community Survey 5 Year Estimates

School Enrollment (Population 3 Years and Over Enrolled in School) in Fort White town, Florida

VIEW OPTIONS

Nursery school, preschool - 2.9%

Kindergarten to 12th grade - 87.4%

College, undergraduate - 7.5%

Graduate, professional school - 2.3%

0% 10% 20% 30% 40% 50% 60% 70% 80% 90%

Chart Survey/Program: 2020 ACS 5 Year Estimates Subject Tables