

LUC26-0001 Addendum Staff Report – State Agency Transmittal Comments

Staff prepared the following addendum to the original Planning and Zoning Commission staff report in response to technical assistance comments made by the Florida Department of Commerce (Florida Commerce) and the Southwest Florida Water Management District (SWFWMD) as part of their expedited review of the proposed large scale Future Land Use Map amendment.

Florida Commerce Response:

Florida Commerce in their attached response provided a technical assistance comment in regard to the original staff report's omission of analysis of Level of Service (LOS) impacts of the proposed Future Land Use Map amendment. In particular, Florida Commerce recommended that an analysis be conducted of the impacts of the maximum development potential allowed under the proposed Low Intensity future land use designation for the property.

In response, staff analyzed trip generation for the maximum development potential of single-family dwellings under both the existing Marion County High Residential Future Land Use designation (8 dwelling units per acre) and the proposed City Low Intensity Future Land Use designation (18 dwelling units per acre). Table 1 shows that the proposed land use change would result in a net increase of 821 residential units generating approximately 7,742 daily trips as a result of the proposed amendment.

Table 1

Background/Project	Max Density	Trip Generation Rate (ITE 11th Edition, Code 210)	Total Daily Trip Generation
Existing Future Land Use (MC High Residential - 8du/ac)	657	9.43/dwelling	6,196
Proposed Future Land Use (Low Intensity - 18du/ac)	1,478	9.43/dwelling	13,938
Net Daily Trip Increase:			7,742

Staff reviewed the impact that net new daily trips would have on the capacity of the surrounding road network. The Marion County Transportation Organization (TPO) maintains the Congestion Management Plan (CMP), which has information on the Annual Average Daily Trips (AADT) and capacity of specific road segments within Marion County. Staff assumed that 100% of daily trips generated by the subject project would use SW 52nd Street because that is the only roadway from which the subject property has access. However, since SW 52nd Street is a local road there are no current traffic counts for a complete analysis. Staff further assigned a trip distribution of 60% to SR 200 and 40% project trips on SW 60th Avenue.

Table 2**Trip Distribution: Roadway Network Average Annual Daily Traffic (AADT)**

	2025 Count AADT	Existing Land Use ADT	2025 Count + Existing Land Use AADT	Net Increase New Trips (Result of Amendment) AADT	2025 Count + Proposed Amendment AADT	*Adopted LOS Capacity AADT
SW 52nd St (100% project trips)	N/A	6,196	N/A	7,742 (100%)	7,742	14,000**
SW 60th Ave (40% project trips)	18,700	2,478	21,178	3,097 (40%)	21,797	36,100*
SR 200 (60% project trips)	46,300	3,717	50,017	4,645 (60%)	50,945	56,800*

*FDOT Service Volume Tables C4

**FDOT Service Volume Tables C2

As depicted in Table 2 above, the adopted LOS capacity is not exceeded as a result of the proposed amendment.

Southwest Florida Water Management District Response (SWFWMD):

SFWMD provided a technical assistance comment regarding the omission of analysis on the Level of Service (LOS) impacts of the proposed Future Land Use Map amendment. In response to the comments, staff provided an addendum to the staff report that includes additional data and analysis for the city's ability to provide water service to meet the need of the proposed future land use amendment.

The City's adopted level of service is 300 gpd per equivalent single-family residential unit (ERU) or the equivalent of 167 gallons per capita per day (gpcd). The adopted level of service is enabled through Potable Water Sub-Element Policy 1.1 and Capital Improvements Element Policy 1.1.3.

The Existing Future Land Use is High Residential and within Marion County's jurisdiction. The maximum density in the High Residential Future Land Use is eight dwelling units per acre. The proposed City Future Land Use is Low Intensity and allows a maximum of 18 dwelling units per acre. The proposed project has a combined total of 82.10 acres; therefore, the maximum densities are 657 dwelling units and 1,478 dwelling units, respectively. A difference of 821 dwelling units between the land use of the County and the City is created.

Table 1

Background/Project	Max Density	Water Use GPD/Unit	Potable Water Demand MGD	Existing Daily Volume + Amendment MGD	Permitted Capacity MGD
Existing Future Land Use (MC High Residential - 8du/ac)	657	300 gpd/du	0.1971	17.1971	18
Proposed Future Land Use (Low Intensity - 18du/ac)	1,478	300 gpd/du	0.4434	17.4434	18
Difference of densities	821	300 gpd/du	0.2463	17.2463	18

As indicated in Table 1 above, the resulting amendment will have a potential daily volume increase of 821 residential units resulting in a potential increase in demand for water of 0.2464 million Gallons per day (MGD). The resulting 17.2464 MGD volume is below the City's current permitted capacity of 18 MGD. Staff finds there is capacity to accommodate the proposed future land use amendment.