

# PLANNING AND ZONING BOARD MEETING

## CITY OF LAKE CITY

April 15, 2025 at 5:30 PM

Venue: City Hall

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## AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

### INVOCATION

### ROLL CALL

### MINUTES

- [i.](#) Meeting Minutes 02/11/2025
- [ii.](#) Meeting Minutes 03/11/2025

### OLD BUSINESS- None

### NEW BUSINESS

- [iii.](#) **CPA25-01**- Petitions submitted by Lance Jones (agent) for Odom Moses and Company, LLP (owner), to amend the Future Land Use Map by changing the Future Land Use from Highway Interchange County to Commercial City on property described, as follows: Parcel No. 02461-506.
- [iv.](#) **Z25-01**- Petitions submitted by Lance Jones (agent) for Odom Moses and Company, LLP (owner), to amend the Official Zoning Atlas by changing the zoning from Commercial Highway Interchange County to Commercial Intensive City on property described, as follows: Parcel No. 02461-506.
- [v.](#) **LDR 25-01**, an application by the City Council to amend the text of the Land Development Regulations by amending Section 4.12.2 entitled Permitted Principal Uses and Structures to permit churches and other houses of worship as a permitted principal use and structure within the "CG" Commercial, General zoning district; by amending Section 4.12.5 entitled Special Exceptions by deleting churches and other houses of worship as a use permitted by special exception within the "CG" Commercial, General zoning district; by amending 4.13.5 entitled Special Exceptions by deleting churches and other houses of

worship as a use permitted by special exception within the “CI” Commercial, Intensive zoning district; and by amending Section 4.14.5 entitled Special Exceptions by deleting churches and other houses of worship as a use permitted by special exception within the “C-CBD” Commercial-Central Business zoning district.

## **WORKSHOP**

- vi. **Text Amendment Workshop**, presented by Bryan Thomas, to introduce and discuss a text amendment to amend the text in Article 13 of the Land Development Regulations to add provisions for an administrative approval process and for minor site plans.

## **ADJOURNMENT**

### **YouTube Channel Information**

Members of the public may also view the meeting on our YouTube channel at:  
<https://youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting 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.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

**File Attachments for Item:**

i. Meeting Minutes 02/11/2025

# PLANNING AND ZONING

## MEETING MINUTES

DATE: 02/11/2025

### ROLL CALL:

Mrs. Wilson- Present	Mrs. Douglas- Present	Mrs. Johnson- Not Present
Mr. Lydick- Present	Mr. Carlucci- Present	Mrs. Adams- Present
Mrs. McKellum- Present	City Attorney- Clay Martin- Present	

**MINUTES:** January 14, 2025 Planning and Zoning Meeting

**Comments or Revisions:** None

**Motion to approve 01/14/2025 Meeting Minutes by Mrs. Douglas and seconded by Mr. Carlucci**

**Ex Parte Communications-** None

**OLD BUSINESS:** None

### NEW BUSINESS:

**Petition # SPR 25-01 Presented By:** Michael Muniz

**As owner or agent and gives address of:** 11770 US Highway 1 Suite 404 East, Palm Beach Gardens

**Petitioner is Sworn in by:** Mr. Martin **Staff is Sworn in by:** Mr. Martin

**Mr. Martin read resolution 2025-PZ-25-01 by title into the record.**

### Discussion:

Bryan introduced SPR 25-01. Michael presented petition SPR 25-01. Michael moved the application into the record. Bryan presented the staff review. Bryan moved the staff review and reports into the record.

**Exhibits introduced:** None

**Public Comment:** None

**Mr. Lydick closed public comment**

### Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses in addition the application may be approved if it meets the criteria Article 13.11.3 of the Land Development Regulations.

**Motion to approve of SPR 25-01 by resolution with the condition as stated by Mr. Martin, by: Mr. Carlucci Motion Seconded By:** Mrs. McKellum.

**Mrs. McKellum:** Aye

**Mr. Woolum:** Aye

**Mrs. Douglas:** Aye

**Mrs. Wilson:** Absent

**Mrs. Johnson:** Absent

**Mrs. Adams:** Aye

**Mr. Lydick:** Aye

# PLANNING AND ZONING

## MEETING MINUTES

### WORKSHOP:

#### PRESENTATION

Presentation by TOCOI Engineering as Baxter & Woodman Company. The presented a skate park and master plan for Young's Recreational Park.

#### ELECT NEW VICE CHAIR

Board discussed electing a new Vice Chair. Mrs. McKellum motioned to nominated Mrs. Douglas. Mr. Carlucci seconded the motion. Mrs. Douglas accepted the nomination. Mr. Lydick asked Board for a motion. Mr. Carlucci motioned to approve Mrs. Douglas nomination for Vice Chair. Mrs. Wilson seconded the motion.

Mrs. Mckellum- Aye      Mrs. Wilson- Aye      Mrs. Adams- Aye      Mr. Carlucci- Aye  
Mr. Lydick- Aye

### ADJOURNMENT

**Mr. Lydick closed the meeting.**

**Motion to Adjourn by:** Mrs. McKellum

**Time:** 6:20 pm

**Motion Seconded By:** Mr. Carlucci

\_\_\_\_\_  
**Mr. Lydick, Board Chairperson**

\_\_\_\_\_  
**Date Approved**

\_\_\_\_\_  
**Robert Angelo, Secretary**

\_\_\_\_\_  
**Date Approved**

**File Attachments for Item:**

ii. Meeting Minutes 03/11/2025

# PLANNING AND ZONING

## MEETING MINUTES

DATE: 03/11/2025

### ROLL CALL:

Mrs. Wilson- Not Present	Mrs. Douglas- Present	Mrs. Johnson- Not Present
Mr. Lydick- Present	Mr. Carlucci- Present	Mrs. Adams- Present
Mrs. McKellum- Present	City Attorney- Clay Martin- Present	

**MINUTES:** January 14, 2025 Planning and Zoning Meeting

**Comments or Revisions:** None

**Motion to approve 01/14/2025 Meeting Minutes by Mrs. Douglas and seconded by Mr. Carlucci**

**Ex Parte Communications-** None

Mr. Martin polled the Board if they had any ex parte communications for petitions SPR 25-03  
Mrs. McKellum- No, Mr. Carlucci- No, Mrs. Douglas- No, Mrs. Johnson- Not Present, Mrs. Wilson- Not Present, Mrs. Adams- No, and Mr. Lydick stated No

**OLD BUSINESS:** None

### NEW BUSINESS:

**Petition # SPR 25-03 Presented By:** Marc Ganskop

**As owner or agent and gives address of:** 11770 US Highway 1 Suite 404 East, Palm Beach Gardens

**Petitioner is Sworn in by:** Mr. Martin **Staff is Sworn in by:** Mr. Martin

**Mr. Martin read resolution 2025-PZ-25-03 by title into the record.**

### Discussion:

Bryan introduced SPR 25-03. Marc presented petition SPR 25-03. Michael moved the application into the record. Bryan presented the staff review. Bryan moved the staff review and reports into the record.

**Exhibits introduced:** None

**Public Comment:** Donna McRae spoke about concerns with water standing in parking lot of there site and the set back of the proposed property.

**Mr. Lydick closed public comment**

### Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses in addition the application may be approved if it meets the criteria Article 13.11.3 of the Land Development Regulations.

**Motion to approve of SPR 25-03 by resolution with the condition as stated by Mr. Martin, by: Mr. Carlucci Motion Seconded By:** Mrs. McKellum.

# PLANNING AND ZONING

## MEETING MINUTES

**Mrs. McKellum:** Yes    **Mr. Woolum:** Yes    **Mrs. Douglas:** Yes    **Mrs. Wilson:** Yes  
**Mrs. Johnson:** Absent    **Mrs. Adams:** Yes    **Mr. Lydick:** Yes

**WORKSHOP:** None

### ADJOURNMENT

**Mr. Lydick closed the meeting.**

**Motion to Adjourn by:** Mrs. McKellum

**Time:** 5:59 pm

**Motion Seconded By:** Mrs. Douglas

\_\_\_\_\_  
**Mr. Lydick, Board Chairperson**

\_\_\_\_\_  
**Date Approved**

\_\_\_\_\_  
**Robert Angelo, Secretary**

\_\_\_\_\_  
**Date Approved**



**File Attachments for Item:**

**iii. CPA25-01**- Petitions submitted by Lance Jones (agent) for Odom Moses and Company, LLP (owner), to amend the Future Land Use Map by changing the Future Land Use from Highway Interchange County to Commercial City on property described, as follows: Parcel No. 02461-506.



**GROWTH MANAGEMENT**  
 205 North Marion Ave.  
 Lake City, FL 32055  
 Telephone: (386) 719-5750  
 E-mail: growthmanagement@locfla.com

**FOR PLANNING USE ONLY**  
 Application # CPA25-01  
 Application Fee \$ \_\_\_\_\_  
 Receipt No. \_\_\_\_\_  
 Filing Date 3/25/25  
 Completeness Date 3/25/25

**COMPREHENSIVE PLAN AMENDMENT**

**Small Scale: \$750.00    Large Scale: \$1,500.00**

**A. PROJECT INFORMATION**

1. Project Name: Odom Moses & Company Building Expansion
2. Address of Subject Property: 4641 W US Hwy 90, Lake City, FL 32055
3. Parcel ID Number(s): 34-3S-16-02461-506 (10080)
4. Existing Future Land Use Map Designation: High Interchange Co
5. Proposed Future Land Use Map Designation: Commercial
6. Zoning Designation: Commercial Highway Interchange-Columbia County, Rezone to Commercial, Intensive
7. Acreage: 1.99
8. Existing Use of Property: Professional Office Space
9. Proposed use of Property: Professional Office Space

**B. APPLICANT INFORMATION**

1. Applicant Status     Owner (title holder)     Agent
2. Name of Applicant(s): holder) Lance Jones    Title: Agent  
 Company name (if applicable): Jones Engineering & Consulting  
 Mailing Address: 855 SW Baya Drive  
 City: Lake City    State: FL    Zip: 32055  
 Telephone: (386) 965-9000    Fax: ( )    Email: ljones@jonesengineering.net

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

3. If the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): Odom Moses & Company LLP  
 Mailing Address: 4641 W US Highway 90  
 City: Lake City    State: FL    Zip: 32055  
 Telephone: (386) 752-4621    Fax: ( )    Email: info@odommoses.com

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

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

**C. ADDITIONAL INFORMATION**

1. Is there any additional contract for the sale of, or options to purchase, the subject property?  
If yes, list the names of all parties involved: No  
If yes, is the contract/option contingent or absolute:  Contingent  Absolute
2. Has a previous application been made on all or part of the subject property?  Yes  No  
Future Land Use Map Amendment:  Yes  No  
Future Land Use Map Amendment Application No. \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning):  Yes  No  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. \_\_\_\_\_  
Variance:  Yes  No  
Variance Application No. \_\_\_\_\_  
Special Exception:  Yes  No  
Special Exception Application No. \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
4. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Comprehensive Plan Amendment is as follows:
  - a. Small Scale Comprehensive Plan Amendment (10 Acres or less) = \$750.00
  - b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) = \$1,500.00 or actual city cost
  - c. Text Amendment to the Comprehensive Plan = \$750

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.  
The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

No application shall be accepted or processed until the required application fee has been paid.

### NOTICE TO APPLICANT

**All ten (10) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.**

**A total of two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.**

**THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.**

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

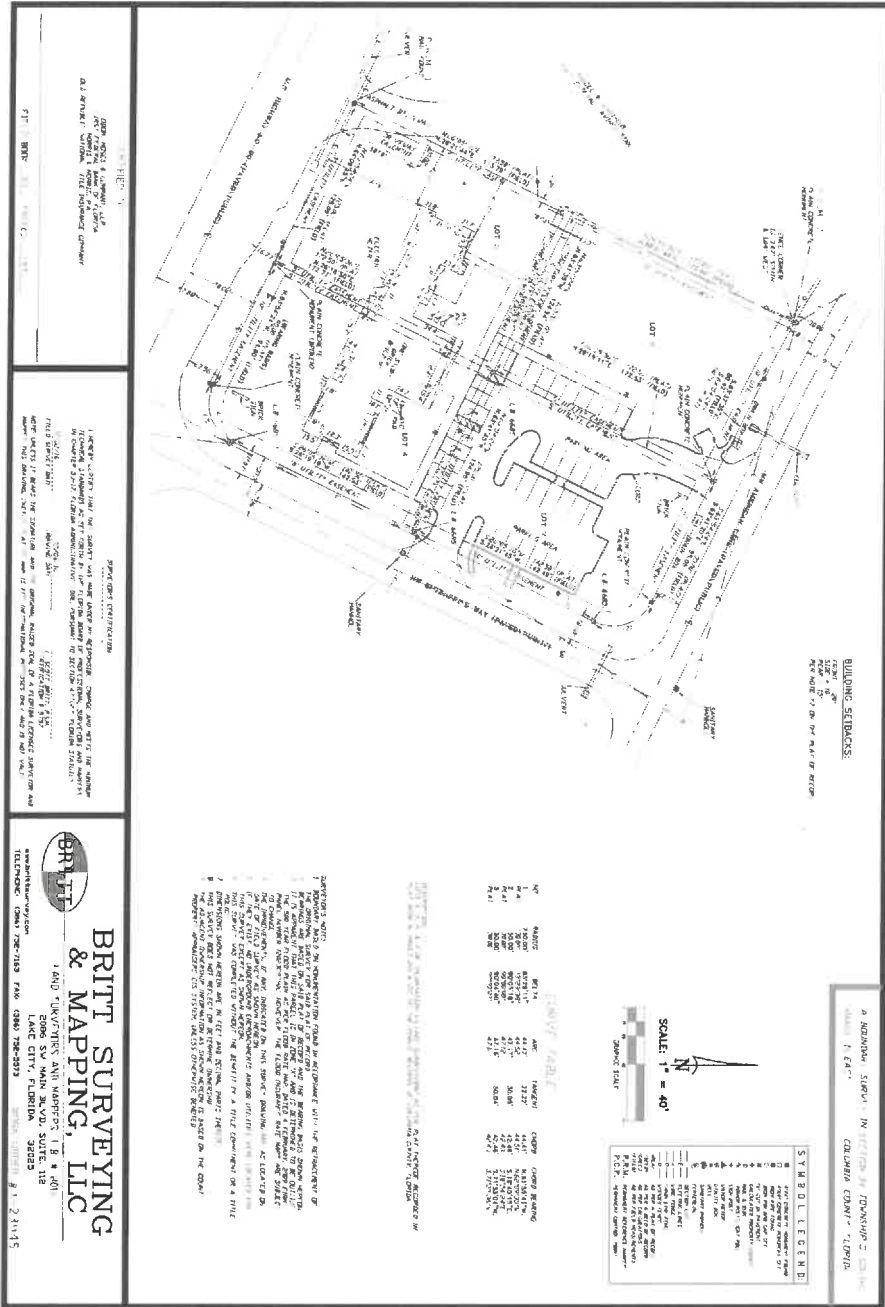
Lance Jones \_\_\_\_\_

Applicant/Agent Name (Type or Print)

Christopher L Jones \_\_\_\_\_  
Digitally signed by Christopher L Jones  
Date: 2025.03.25 10:23:06 -04'00'

Applicant/Agent Signature

\_\_\_\_\_  
Date



**BRITT SURVEYING & MAPPING, LLC**  
 1480 UNIVERSITY AVENUE, SUITE 100  
 LAKE CITY, FLORIDA 32055  
 TELEPHONE (904) 792-7123 FAX (904) 792-2033  
 WWW.BRITTSURVEYING.COM  
 BRITT SURVEYING & MAPPING, LLC IS AN EQUAL OPPORTUNITY FIRM.

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START DATE	NO.	REVISION HISTORY
11/28/2024	01	DESIGNED BY
		CHECKED BY
		DATE
		DESCRIPTION

**ODOM MOSES & COMPANY EXPANSION**  
**EXISTING CONDITIONS**  
**LAKE CITY, FL**

**JONES**  
 ENGINEERING & CONSULTING, LLC  
 815 S. BAY DRIVE LAKE CITY, FL 32055  
 386.965.9000 LJONES@JONESENGINEERING.NET



### Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 34-3S-16-02461-506 (10080) | OFFICE BLD 1STY (1700) | 1.989 AC**

LOTS 4, 5, 6 & 7 PLANTATION VILLAGE S/D. WD 1128-2128, WD 1291-232, WD 1291-232, CLOSED EASEMENT QC 1314-537.

NOTES:

Columbia County, FL



**ODOM, MOSES & COMPANY LLP**

Owner: 4641 US HIGHWAY 90 W  
LAKE CITY, FL 32055

Site: 4330 NW AMERICAN LN, LAKE CITY

Sales 3/13/2015 \$725,000 V(Q)  
8/20/2007 \$900,000 V(Q)  
Info 6/28/2001 \$180,000 V(P)

**2025 Working Values**

Mkt Lnd	\$866,685	Appraised	\$1,620,843
Ag Lnd	\$0	Assessed	\$1,620,843
Bldg	\$710,102	Exempt	\$0
XFOB	\$44,056	county:	\$1,620,843
Just	\$1,620,843	Total	city:\$1,620,843
		Taxable	other:\$0
			school:\$1,620,843

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 12/19/2024 and may not reflect the data currently on file at our office.

[GrizzlyLogic.com](http://GrizzlyLogic.com)



March 25, 2025

Subject: Odom Moses & Company Zoning Amendment Concurrency Impact Analysis

The subject application is for an expansion to the existing Odom Moses & Company office building on a +/- 1.99 acres parcel.

Criteria for analyses (Concurrency impact analysis performed for expansion of 3662 square feet of office space):

- Trip generation was calculated per the ITE Trip Generation, 9<sup>th</sup> Edition, ITE Code 710 General Office.
- Potable water analysis for **Office Building (a) per employee per 8 hour shift or (b) per 100 square feet of floor space, whichever is greater** per 64E-6.008 Florida Administrative Code, Table 1.
- Sanitary sewer analysis for **Office Building (a) per employee per 8 hour shift or (b) per 100 square feet of floor space, whichever is greater** per 64E-6.008 Florida Administrative Code, Table 1.
- Solid waste analysis based on standard of 5.5 lbs per 1000 square feet of gross floor area per day.

Summary of analyses:

- Trip generation report: 40.37 Total ADT and 5.71 Peak Hour Trips
- Potable water: 550 gpd
- Sanitary sewer: 550 gpd
- Solid Waste: 20.13 lbs/day

Please see attached concurrency worksheets for analyses.

Please contact me if you have any questions.

Best Regards,

A handwritten signature in black ink, appearing to read "Lance Jones".

Lance Jones, P.E.

"Keeping It Civil"

**CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	Peak Hour Multiplier	Building Area	Total ADT	Total PM Peak
710	General Office	11.03	1.56	3.66	40.37	5.71

\* Multiplier is based upon ITE Trip Generation 9th Edition for ITE Code 710-General Office. Building area units are per ksf.

**Potable Water Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	36.62	549.30

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

**Sanitary Sewer Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	36.62	549.30

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

**Solid Waste Analysis**

Use	Pounds Per Thousand Square Feet of Floor Area	Floor Area (KSF)	Total (Lbs Per Day)
Office Building	5.50	3.66	20.13

\*5.5 lbs per 1000 square feet of gross floor area per day





February 11, 2025

Mr. Robert Angelo  
Planning and Zoning Tech  
City of Lake City Growth Management  
205 North Marion Avenue  
Lake City, FL 32055

**SUBJECT: Comp Plan Consistency Analysis for Odom, Moses & Company Phase II**

Dear Mr. Angelo:

Jones Engineering and Consulting, LLC (JEC) is representing the owner of the subject project. In support of the enclosed application please find the following:

**4. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, include the proposed text amendment in strike-thru and underline format.**

#### **FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES**

**GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.**

- **Objective I.1 The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.**
- **Policy I.1.1 The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.**

*Consistency: The property is located on US Hwy 90 near Interstate 75 with utilities available to support the proposed use.*

- **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:**

*Consistency: Floor area ratio(s) shall be maintained per the land development regulations.*

- **Policy I.1.3 The City shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).**

*Consistency: Public facilities are available at the site with an acceptable level of service to serve the proposed use.*

- **Policy I.1.4** The City shall continue to limit the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map to acreage which can be reasonably expected to develop by the year 2025.

*Consistency: It is reasonable to expect the property to commence construction in 2025.*

- **Objective I.2** The City shall adopt performance standards which regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.
- **Policy I.2.1** The City shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations by the following design standards for arrangement of development:

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.

2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.

3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

4. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the City Council, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts..

*Consistency: The property is not located in a flood area and would not include steep slopes or rock formations that would be adverse to the arrangement of development in accordance with the comprehensive plan.*

- **Objective I.3** The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.
- **Policy I.3.1** The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

*Consistency: The level of service standards will not be adversely affected from existing conditions by the development.*

- **Objective I.4** The City shall continue to include provisions for Planned Residential Development regulations. A Planned Residential Development (PRD) is:

*Consistency: Does not apply, this is not a PRD application.*

- **Objective I.5** The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area, except that water line extensions may be made outside such designated urban development area to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located

outside such designated urban development area. The boundary of this designated urban development area is depicted within the Future Land Use Map Series of this Comprehensive Plan.

*Consistency: No extension of public utilities are required as the site has direct access to public utilities.*

- Objective I.6 The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

*Consistency: The project will not be a deterrent to the improvement or development of adjacent land uses as it will have the same classification of adjacent land uses. Concurrency impacts are minimal in comparison to existing land use.*

- Objective I.7 The City shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey based upon information as available from the University of Florida, Shimberg Center for Affordable Housing.

*Consistency: Does not apply, this is not a blighted area.*

- Objective I.8 The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.

*Consistency: The proposed use is consistent with existing land uses.*

- Objective I.9 The City shall continue to use a Historic Preservation Agency appointed by the City Council to assist the City Council with the designation of historic landmarks and landmark sites or historic districts within the City based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Council based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

*Consistency: The proposed use is not located in a Historical Preservation area.*

- Objective I.10 The City shall protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

*Consistency: The proposed use is not located in an environmentally sensitive area, including but not limited to wetlands or floodplains.*

- **Objective I.11** The City shall establish a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.

*Consistency: This item will be completed in the City of Lake City Growth Management application review process.*

- **Objective I.12** The City shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.

*Consistency: This project will be designed to meet the SRWMD permitted conditions.*

Please contact me at 386-965-9000 if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Lance Jones", with a stylized flourish at the end.

Lance Jones, P.E.

## **LEGAL DESCRIPTION:**

### **PARCEL 34-3S-16-02461-506 (10080) (FROM SURVEY):**

LOTS 4, 5, 6, & 7 OF "PLANTATION VILLAGE SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 210 & 211 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Prepared by and return to:  
Guy W. Norris  
Attorney at Law  
Norris & Norris, P.A.  
253 NW Main Blvd.  
Lake City, FL 32055  
386-752-7240  
File Number: G600

Inst: 201512004816 Date: 3/16/2015 Time: 4:45 PM  
Doc Stamp: Deed: 5075.00  
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1291 P: 232

Parcel Identification No. 34-3S-16-02461-506

[Space Above This Line For Recording Data]

### Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made this 13th day of March, 2015, between Gateway Prescription Center, Inc., a Florida corporation, 780 SE Baya Drive, Lake City, FL 32026, grantor\*, and Odom, Moses & Company, L.L.P., a Florida limited liability partnership, 4424 NW American Lane, Suite 101, Lake City, FL 32055, grantee\*.

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's successors and assigns forever, the land, situate, lying and being in Columbia County, Florida, described in Exhibit A attached hereto and made a part hereof.

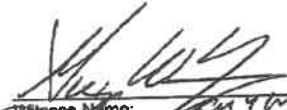
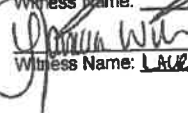
SUBJECT TO: Ad valorem taxes and special assessments for 2015 and subsequent years; restrictions and easements of record; easements shown by a plat of the property; and visible easements;

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has caused these presents to be executed by its duly authorized officer the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: GUY W. NORRIS  
  
Witness Name: LAURITA WILLIAMS

Gateway Prescription Center, Inc., a Florida corporation


By:   
Carl Allison, President

(Corporate Seal)

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 13th day of March, 2015 by Carl Allison, President of Gateway Prescription Center, Inc., a Florida corporation, on behalf of the corporation. He  is personally known to me or  produced \_\_\_\_\_ as identification.

[Notary Seal]

  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires \_\_\_\_\_



## Exhibit A

**Lots 4, 5, 6 and 7, Plantation Village Subdivision, according to the plat thereof recorded in Plat Book 6, Pages 210 and 211, of the Public Records of Columbia County, Florida.**

**TOGETHER WITH an easement for ingress and egress to be used as common driveway over and across the following described property: Commence at the SW corner of NW 1/4 of Section 34, Township 3 South, Range 16 East, Columbia County, Florida; thence run N 06°09'09" E along the West line of Section 34, a distance of 321.31 feet to the North right-of-way line of State Road No. 10 (US 90); thence run S 63°54'24" E, along the North right of way line a distance of 500.49 feet to point of beginning; thence continue S 63°54'24" E, 20.00 feet; thence run N 26°05'36" E, a distance of 60.00 feet; thence run N 63°54'24" W, a distance of 40.00 feet; thence run S 26°05'36" W, to North right of way line of State Road No. 10 (US 90), a distance of 60.00 feet; thence run S 63°54'24" E, a distance of 20.00 feet to point of beginning. Said common driveway tying 20 feet of each side of the Westerly lot line of Lot 5, Plantation Village Subdivision.**

**Parcel Identification Number: 34-3S-16-02461-506**



GROWTH MANAGEMENT DEPARTMENT  
 205 North Marion Ave, Lake City, FL 32055  
 Phone: 386-719-5750  
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Deserrai Goosen (owner name), owner of property parcel

number 34-3S-16-02461-506 (10080) (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Christoher Lance Jones	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Deserrai Goosen \_\_\_\_\_ 12/27/24 \_\_\_\_\_  
 Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Deserrai Goosen, personally appeared before me and is known by me or has produced identification (type of I.D.) \_\_\_\_\_ on this 27 day of December, 20 24.

Lauren A Beadles  
 NOTARY'S SIGNATURE





PARCEL NUMBER	ESCROW CD	Millage Code
R02461-506		1

**THIS BILL IS FULLY PAID**

4330 AMERICAN LAKE CITY 32055  
LOTS 4, 5, 6 & 7 PLANTATION VILLAGE S/D.

ODOM, MOSES & COMPANY LLP  
4641 US HIGHWAY 90 W  
LAKE CITY FL 32055

135 NE Hernando Ave, Suite 125, Lake City, FL 32055  
(386) 758-1077

**AD VALOREM TAXES**

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
<b>CITY OF LAKE CITY</b>					
LAKE CITY	1,620,843	4.9000	0	1,620,843	7,942.13
<b>BOARD OF COUNTY COMMISSIONERS</b>					
GENERAL FUND	1,620,843	7.8150	0	1,620,843	12,666.89
<b>COLUMBIA COUNTY SCHOOL BOARD</b>					
DISCRETIONARY	1,620,843	0.7480	0	1,620,843	1,212.38
LOCAL	1,620,843	3.1430	0	1,620,843	5,094.32
CAPITAL OUTLAY	1,620,843	1.5000	0	1,620,843	2,431.27
<b>SUWANNEE RIVER WATER MGT DIST</b>					
WATER MGT	1,620,843	0.2936	0	1,620,843	475.88
<b>LAKE SHORE HOSPITAL AUTHORITY</b>					
LK SHORE	1,620,843	0.0001	0	1,620,843	0.16

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

**IMPORTANT:** All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

<b>TOTAL MILLAGE</b>	18.3997	<b>AD VALOREM TAXES</b>	<b>29,823.03</b>
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**NON AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	5.00 Units @ 311.2600	1,617.89

SAVE TIME PAY ONLINE @ [www.columbiataxcollector.com](http://www.columbiataxcollector.com)

<b>NON AD VALOREM ASSESSMENTS</b>	<b>1,617.89</b>
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<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>31,440.92</b>	See reverse side for important information
---------------------------------------	------------------	--

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	31,440.92	-1,257.64	0.00	30,183.28	0.00

PARCEL NUMBER	ESCROW CD	Millage Code
R02461-506		1

**THIS BILL IS FULLY PAID**

4330 AMERICAN LAKE CITY 32055  
LOTS 4, 5, 6 & 7 PLANTATION VILLAGE S/D.

ODOM, MOSES & COMPANY LLP  
4641 US HIGHWAY 90 W  
LAKE CITY FL 32055

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	31,440.92	-1,257.64	0.00	30,183.28	0.00

Receipt(s) 2024-13456 on 11/20/24 for \$30,183.28 by ODOM, MOSES, & COMPANY LLP

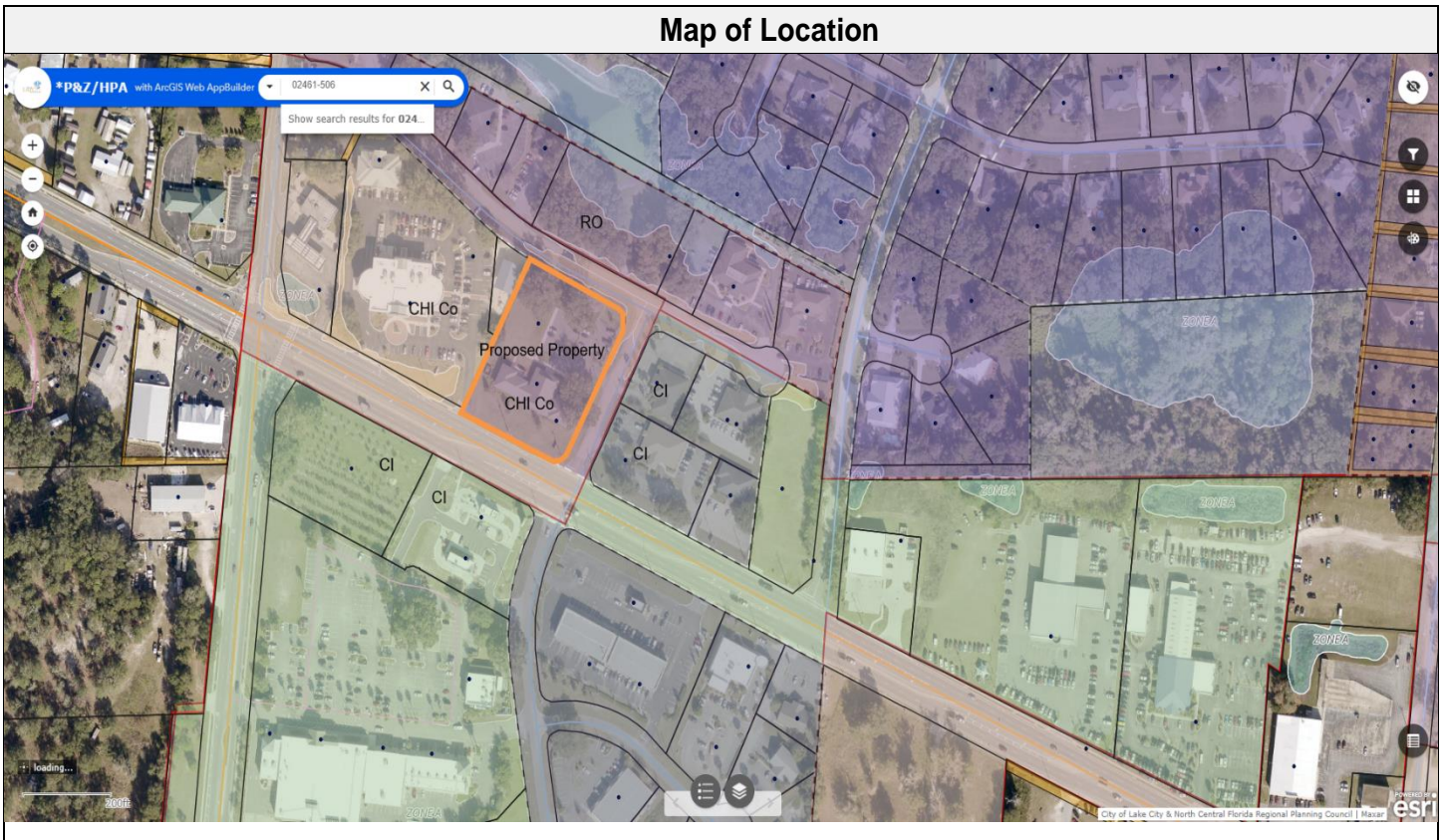
# LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Odom Moses CPA 25-01 and Z 25-01
Applicant	Lance Jones, agent
Owner	Odom Moses and Company, LLP
Requested Action	<ul style="list-style-type: none"> <li>• Comp Plan Amendment to change the FLUM from Highway Interchange County to Commercial City.</li> <li>• Rezoning to change the Official Zoning Atlas from Commercial Highway Interchange County to Commercial Intensive City.</li> </ul>
Hearing Date	04-15-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 1.989 Acres
Location	4641 W US Highway 90, Lake City, FL
Parcel Number	36-3S-16-02461-506
Future Land Use	High Interchange Co
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Highway Interchange County
Proposed Zoning	Commercial Intensive City
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium	RO	Office	
E	Commercial	CI	Office	
S	Commercial City	CI	Retail	
W	High Interchange Co	CHI Co	Office	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	One Acre	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-None, R-15	F-20, S-None, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	35 feet	No sign proposed
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	35%	1.0
Minimum landscape requirements.	30 foot if abutting a residential district or none if not.	10 foot if abutting a residential district or none if not.
Minimum number of parking spaces.	One for every 500 Square feet	One for every 200 Square feet
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle.	12x20 with 5x20 access aisle.



### Picture of Location



### Summary of Request

Applicant has petitioned to change the FLUM from Highway Interchange County to Commercial City and change the Official Zoning Atlas from Commercial Highway Interchange County to Commercial Intensive City.



GROWTH MANAGEMENT DEPARTMENT  
 205 North Marion Ave, Lake City, FL 32055  
 Phone: 386-719-5750  
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Philip J. Moses, Jr. (owner name), owner of property parcel

number 34-3S-16-02461-506 (10080) (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Christoher Lance Jones	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized)      3.27.25 Date

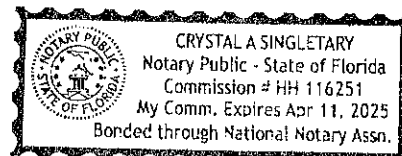
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Philip J Moses Jr., personally appeared before me and is known by me or has produced identification (type of I.D.) \_\_\_\_\_ on this 27 day of March, 2025.

NOTARY'S SIGNATURE

(Seal/Stamp)



**File Attachments for Item:**

**iv. Z25-01-** Petitions submitted by Lance Jones (agent) for Odom Moses and Company, LLP (owner), to amend the Official Zoning Atlas by changing the zoning from Commercial Highway Interchange County to Commercial Intensive City on property described, as follows: Parcel No. 02461-506.



**GROWTH MANAGEMENT**  
 205 North Marion Ave  
 Lake City, Florida 32055  
 Telephone (386) 719-5750  
 growthmanagement@lcfla.com

**FOR PLANNING USE ONLY**

Application # Z 25-01  
 Application Fee \$ \_\_\_\_\_  
 Receipt No. \_\_\_\_\_  
 Filing Date 3/25/25  
 Completeness Date 3/25/25

Less Than or Equal to 10 Acres: \$750.00      Greater Than 10 Acres: \$1,000.00 or actual cost

# Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

**A. PROJECT INFORMATION**

1. Project Name: Odom Moses & Company Building Expansion
2. Address of Subject Property: 4641 W US Hwy 90, Lake City, FL 32055
3. Parcel ID Number(s): 34-3S-16-02461-506 (10080)
4. Future Land Use Map Designation: High Interchange Co
5. Existing Zoning Designation: Commercial Highway Interchange-Columbia County
6. Proposed Zoning Designation: Commercial, Intensive (CI)
7. Acreage: 1.99
8. Existing Use of Property: Professional Office Space
9. Proposed use of Property: Professional Office Space

**B. APPLICANT INFORMATION**

1. Applicant Status       Owner (title holder)       Agent
2. Name of Applicant(s): Lance Jones      Title: Agent  
 Company name (if applicable): Jones Engineering & Consulting, LLC  
 Mailing Address: 855 SW Baya Drive  
 City: Lake City      State: FL      Zip: 32024  
 Telephone: ( ) 965-9000      Fax: ( )      Email: ljones@jonesengineering.net

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

3. If the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): Odom Moses & Company LLP  
 Mailing Address: 4641 W US Highway 90  
 City: Lake City      State: FL      Zip: 32055  
 Telephone: ( 386 ) 752-4621      Fax: ( )      Email: info@odommoses.com

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

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

**C. ADDITIONAL INFORMATION**

- 1. Is there any additional contract for the sale of, or options to purchase, the subject property?  
If yes, list the names of all parties involved: No  
If yes, is the contract/option contingent or absolute:     Contingent     Absolute
- 2. Has a previous application been made on all or part of the subject property:  Yes     No  
Future Land Use Map Amendment:         Yes \_\_\_\_\_         No \_\_\_\_\_  
Future Land Use Map Amendment Application No. CPA \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning):  Yes \_\_\_\_\_     No \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. \_\_\_\_\_  
Variance:  Yes \_\_\_\_\_         No \_\_\_\_\_  
Variance Application No. \_\_\_\_\_  
Special Exception:         Yes \_\_\_\_\_         No \_\_\_\_\_  
Special Exception Application No. \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

- 1. Boundary Sketch or Survey with bearings and dimensions.
- 2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
- 3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
- 4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
  - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
  - b. The existing land use pattern.
  - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
  - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
  - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
  - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
  - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
  - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
  - i. Whether the proposed change will create a drainage problem.
  - j. Whether the proposed change will seriously reduce light and air to adjacent areas.



- k. Whether the proposed change will adversely affect property values in the adjacent area.
  - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
  - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
  - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
  - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
  - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
    - i. The need and justification for the change.
    - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
  6. Proof of Ownership (i.e. deed).
  7. Agent Authorization Form (signed and notarized).
  8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
  9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.
  10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.  
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

**NOTICE TO APPLICANT**

**All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.**

**A total of eighteen (2) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.**

**THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.**

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

**Lance Jones**

Applicant/Agent Name (Type or Print)

**Christopher L  
Jones**

Digitally signed by Christopher  
L Jones  
Date: 2025.03.25 09:34:58  
-04'00'

Applicant/Agent Signature

Date

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Printed Name of Notary

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced





### Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 34-3S-16-02461-506 (10080)** | OFFICE BLD 1STY (1700) | 1.989 AC

LOTS 4, 5, 6 & 7 PLANTATION VILLAGE S/D, WD 1128-2128, WD 1291-232, WD 1291-232, CLOSED EASEMENT QC 1314-537,

NOTES:

Columbia County, FL



**ODOM, MOSES & COMPANY LLP**

Owner: 4641 US HIGHWAY 90 W  
LAKE CITY, FL 32055

Site: 4330 NW AMERICAN LN, LAKE CITY

Sales 3/13/2015 \$725,000 V(Q)  
8/20/2007 \$900,000 V(Q)  
Info 6/28/2001 \$160,000 V(P)

**2025 Working Values**

Mkt Lnd	\$866,685	Appraised	\$1,620,843
Ag Lnd	\$0	Assessed	\$1,620,843
Bldg	\$710,102	Exempt	\$0
XFOB	\$44,056	county:	\$1,620,843
Just	\$1,620,843	Total	city:\$1,620,843
		Taxable	other:\$0
			school:\$1,620,843

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 12/19/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com



March 25, 2025

Subject: Odom Moses & Company Zoning Amendment Concurrency Impact Analysis

The subject application is for an expansion to the existing Odom Moses & Company office building on a +/- 1.99 acres parcel.

Criteria for analyses (Concurrency impact analysis performed for expansion of 3662 square feet of office space):

- Trip generation was calculated per the ITE Trip Generation, 9<sup>th</sup> Edition, ITE Code 710 General Office.
- Potable water analysis for **Office Building (a) per employee per 8 hour shift or (b) per 100 square feet of floor space, whichever is greater** per 64E-6.008 Florida Administrative Code, Table 1.
- Sanitary sewer analysis for **Office Building (a) per employee per 8 hour shift or (b) per 100 square feet of floor space, whichever is greater** per 64E-6.008 Florida Administrative Code, Table 1.
- Solid waste analysis based on standard of 5.5 lbs per 1000 square feet of gross floor area per day.

Summary of analyses:

- Trip generation report: 40.37 Total ADT and 5.71 Peak Hour Trips
- Potable water: 550 gpd
- Sanitary sewer: 550 gpd
- Solid Waste: 20.13 lbs/day

Please see attached concurrency worksheets for analyses.

Please contact me if you have any questions.

Best Regards,

Lance Jones, P.E.

**CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	Peak Hour Multiplier	Building Area	Total ADT	Total PM Peak
710	General Office	11.03	1.56	3.66	40.37	5.71

\* Multiplier is based upon ITE Trip Generation 9th Edition for ITE Code 710-General Office. Building area units are per ksf.

**Potable Water Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	36.62	549.30

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

**Sanitary Sewer Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	36.62	549.30

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

**Solid Waste Analysis**

Use	Pounds Per Thousand Square Feet of Floor Area	Floor Area (KSF)	Total (Lbs Per Day)
Office Building	5.50	3.66	20.13

\*5.5 lbs per 1000 square feet of gross floor area per day



March 25, 2025

Mr. Robert Angelo  
Planning and Zoning Tech  
City of Lake City Growth Management  
205 North Marion Avenue  
Lake City, FL 32055

**Re: Rezoning Application of Parcel 34-3S-16-02461-506 from CHI County to Commercial Intensive in Lake City, Florida.**

Dear Mr. Angelo:

Jones Engineering and Consulting, LLC (JEC) is representing the owner of the subject project. In support of the enclosed application please find the following:

**4. Analysis of the Requirements of Article 12 of the Land Development Regulations (“LDRs”):**

**a. Whether the proposed use would be in conformance with the county’s comprehensive plan and would have an adverse effect on the county’s comprehensive plan.**

**Evaluation and Findings:** The subject property has a High Interchange CO Future Land Use Map “FLUM” designation, as well as a Commercial Highway Intensive-Columbia County “CHI-CO” zoning designation. Contiguous properties have a Commercial, Intensive zoning designation and Commercial FLUM designation. The proposed use zoning designation Commercial, Intensive (“CI”) is consistent with the existing land use pattern and surrounding properties. Given the preceding information, the proposed use is in conformance with the comprehensive plan.

**b. Whether the proposed use is compatible with the existing land use pattern.**

**Evaluation and Findings:** The proposed use is compatible with the existing land use pattern. The surrounding areas are commercial with a consistent zoning designation.

**c. Whether the proposed use would create an isolated district unrelated to adjacent nearby districts.**

**Evaluation and Findings:** The proposed use would not create an isolated district unrelated to adjacent districts as the surrounding properties are commercial.

**d. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.**

**Evaluation and Findings:** The proposed use is a minimal increase of the existing density and would not increase the population density or load on public schools beyond the adopted Level of Service as the proposed use is commercial. A concurrency impact analysis has been included in this report which indicates that impacts will not degrade the Level of Service below an acceptable level for transportation and utilities.

**e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

**Evaluation and Findings:** The existing district boundaries are not necessarily illogically drawn in relation to existing conditions on the property proposed for change. This property was previously annexed into the city and the zoning designation wasn’t converted to a city zoning district. The proposed use would improve the overall zoning consistency of the subject properties.

**f. Whether changed or changing conditions make the passage of the proposed amendment necessary.**

**Evaluation and Findings:** The proposed amendment is necessary to match the appropriate city zoning designation for the area.

**g. Whether the proposed change will adversely influence living conditions in the neighborhood?**

**Evaluation and Findings:** It is not anticipated that the proposed use will adversely influence the living conditions of the neighborhood. The proposed use is similar in nature to the existing uses in the area.

**h. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.**

**Evaluation and Findings:** As previously mentioned, a concurrency impact analysis has been included in this report which indicates that the proposed use will not degrade the Level of Service below an acceptable level. The development will have negligible impacts on traffic as the proposed use generates a minimal amount of total daily trips and peak hourly trips when compared to existing zoning designations. Please see attached concurrency impact analysis.

**i. Whether the proposed use will create a drainage problem.**

**Evaluation and Findings:** A change in proposed use would not create a drainage problem without consideration for the type of development that occurs on the properties. An ERP permit has been approved by Suwannee River Management District for stormwater attenuation.

**j. Whether the proposed use will seriously reduce light and air to adjacent areas.**

**Evaluation and Findings:** It is not anticipated that the proposed amendment will not seriously reduce light or air to adjacent areas.

**k. Whether the proposed use will adversely affect property values in the adjacent area.**

**Evaluation and Findings:** It is not anticipated that the proposed amendment will adversely affect property values of the adjacent area. If anything, the proposed use will increase the existing property value of the subject site, thereby increasing the values of the surrounding properties.

**l. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.**

**Evaluation and Findings:** It is not anticipated that the proposed change would be a deterrent to the improvement or development of adjacent properties. Other properties of similar use are contiguous to the subject site.

**m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.**

**Evaluation and Findings:** The proposed change does not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

**n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.**

**Evaluation and Findings:** The existing zoning designation doesn't allow for office space use. The proposed zoning would allow uses consistent with the Commercial Intensive zoning district.

**o. Whether the proposed use is out of scale with the needs of the neighborhood or the community.**



**Evaluation and Findings:** The proposed use is not out of scale with the needs of the neighborhood or the Lake City/Columbia County community. This is an ideal location for commercial use as it's located near a major intersection and adjoining properties have the same proposed zoning and land use designations.

**p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:**

**i. The need and justification for the change.**

**Evaluation and Findings:** Although other sites could exist in the city that would allow for this use, the owner has identified this property as a prime candidate for the proposed use. The subject site is part of an existing financial services office that the owner wishes to expand.

**ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate considerations as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.**

**Evaluation and Findings:** The proposed amendment will not have an impact on the comprehensive planning program or the City's comprehensive plan.

## **LEGAL DESCRIPTION:**

**PARCEL 34-3S-16-02461-506 (10080) (FROM SURVEY):**

LOTS 4, 5, 6, & 7 OF "PLANTATION VILLAGE SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 210 & 211 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Prepared by and return to:  
Guy W. Norris  
Attorney at Law  
Norris & Norris, P.A.  
283 NW Main Blvd.  
Lake City, FL 32055  
386-752-7240  
File Number: G600

Inst: 201512004816 Date: 3/16/2015 Time: 4:45 PM  
Doc Stamp: Deed: 5075.00  
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 12:01 P: 232

Parcel Identification No. 34-3S-16-02461-506

[Space Above This Line For Recording Data]

### Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 13th day of March, 2015, between Gateway Prescription Center, Inc., a Florida corporation, 780 SE Baya Drive, Lake City, FL 32026, grantor, and Odom, Moses & Company, L.L.P, a Florida limited liability partnership, 4424 NW American Lane, Suite 101, Lake City, FL 32055, grantee.

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's successors and assigns forever, the land, situate, lying and being in Columbia County, Florida, described in Exhibit A attached hereto and made a part hereof.

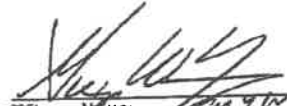
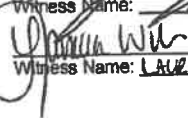
SUBJECT TO: Ad valorem taxes and special assessments for 2015 and subsequent years; restrictions and easements of record; easements shown by a plat of the property; and visible easements;

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

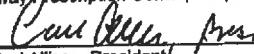
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has caused these presents to be executed by its duly authorized officer the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: GUY W. NORRIS  
  
Witness Name: LURPITA WILLIAMS

Gateway Prescription Center, Inc., a Florida corporation


By:   
Carl Allison, President

(Corporate Seal)

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 13th day of March, 2015 by Carl Allison, President of Gateway Prescription Center, Inc., a Florida corporation, on behalf of the corporation. He  is personally known to me or  produced \_\_\_\_\_ as identification.

[Notary Seal]

  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires \_\_\_\_\_



## Exhibit A

Lots 4, 5, 6 and 7, Plantation Village Subdivision, according to the plat thereof recorded in Plat Book 6, Pages 210 and 211, of the Public Records of Columbia County, Florida.

TOGETHER WITH an easement for ingress and egress to be used as common driveway over and across the following described property: Commence at the SW corner of NW 1/4 of Section 34, Township 3 South, Range 16 East, Columbia County, Florida; thence run N 06°09'09" E along the West line of Section 34, a distance of 321.31 feet to the North right-of-way line of State Road No. 10 (US 90); thence run S 63°54'24" E, along the North right of way line a distance of 500.49 feet to point of beginning; thence continue S 63°54'24" E, 20.00 feet; thence run N 26°05'36" E, a distance of 60.00 feet; thence run N 63°54'24" W, a distance of 40.00 feet; thence run S 26°05'36" W, to North right of way line of State Road No. 10 (US 90), a distance of 60.00 feet; thence run S 63°54'24" E, a distance of 20.00 feet to point of beginning. Said common driveway lying 20 feet of each side of the Westerly lot line of Lot 5, Plantation Village Subdivision.

Parcel Identification Number: 34-3S-16-02461-506



GROWTH MANAGEMENT DEPARTMENT  
 205 North Marion Ave, Lake City, FL 32055  
 Phone: 386-719-5750  
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Deserrai Goosen (owner name), owner of property parcel

number 34-3S-16-02461-506 (10080) (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Christoher Lance Jones	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Deserrai Goosen (Owner Signature (Notarized))      12/27/24 (Date)

NOTARY INFORMATION:  
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Deserrai Goosen, personally appeared before me and is known by me or has produced identification (type of I.D.) \_\_\_\_\_ on this 27 day of December, 20 24.

Lauren A. Beadles  
 NOTARY'S SIGNATURE



2024 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

PARCEL NUMBER	ESCROW CD	Millage Code
R02461-506		1

**THIS BILL IS FULLY PAID**  
4330 AMERICAN LAKE CITY 32055  
LOTS 4, 5, 6 & 7 PLANTATION VILLAGE S/D.

ODOM, MOSES & COMPANY LLP  
4641 US HIGHWAY 90 W  
LAKE CITY FL 32055

135 NE Hernando Ave, Suite 125, Lake City, FL 32055  
(386) 758-1077

AD VALOREM TAXES	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
<b>TAXING AUTHORITY</b>					
<b>CITY OF LAKE CITY</b>					
LAKE CITY	1,620,843	4.9000	0	1,620,843	7,942.13
<b>BOARD OF COUNTY COMMISSIONERS</b>					
GENERAL FUND	1,620,843	7.8150	0	1,620,843	12,666.89
<b>COLUMBIA COUNTY SCHOOL BOARD</b>					
DISCRETIONARY	1,620,843	0.7480	0	1,620,843	1,212.38
LOCAL	1,620,843	3.1430	0	1,620,843	5,094.32
CAPITAL OUTLAY	1,620,843	1.5000	0	1,620,843	2,431.27
<b>SUWANNEE RIVER WATER MGT DIST</b>					
WATER MGT	1,620,843	0.2936	0	1,620,843	475.88
<b>LAKE SHORE HOSPITAL AUTHORITY</b>					
LK SHORE	1,620,843	0.0001	0	1,620,843	0.16

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

**IMPORTANT:** All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

<b>TOTAL MILLAGE</b>	18.3997	<b>AD VALOREM TAXES</b>	<b>29,823.03</b>
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NON AD VALOREM ASSESSMENTS	LEVYING AUTHORITY	RATE	AMOUNT
	XLCF CITY FIRE ASSESSMENT	5.00 Units @ 311.2600	1,617.89

SAVE TIME PAY ONLINE @ [www.columbiataxcollector.com](http://www.columbiataxcollector.com)

<b>NON AD VALOREM ASSESSMENTS</b>	1,617.89
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<b>COMBINED TAXES AND ASSESSMENTS</b>	31,440.92	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	31,440.92	-1,257.64	0.00	30,183.28	0.00

2024 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

PARCEL NUMBER	ESCROW CD	Millage Code
R02461-506		1

**THIS BILL IS FULLY PAID**  
4330 AMERICAN LAKE CITY 32055  
LOTS 4, 5, 6 & 7 PLANTATION VILLAGE S/D.

ODOM, MOSES & COMPANY LLP  
4641 US HIGHWAY 90 W  
LAKE CITY FL 32055

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	31,440.92	-1,257.64	0.00	30,183.28	0.00

Receipt(s) 2024-13456 on 11/20/24 for \$30,183.28 by ODOM, MOSES, & COMPANY LLP

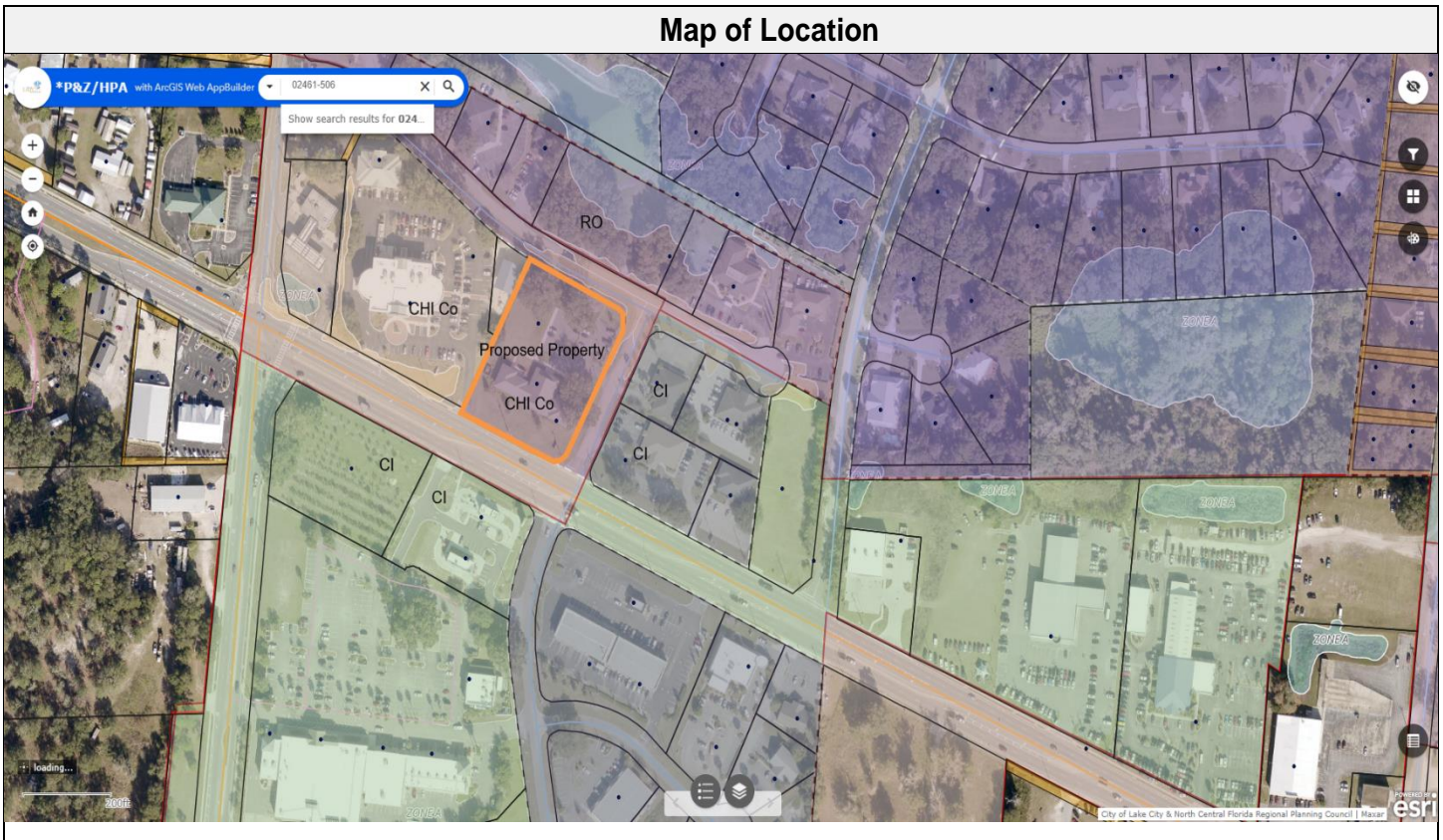
# LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Odom Moses CPA 25-01 and Z 25-01
Applicant	Lance Jones, agent
Owner	Odom Moses and Company, LLP
Requested Action	<ul style="list-style-type: none"> <li>• Comp Plan Amendment to change the FLUM from Highway Interchange County to Commercial City.</li> <li>• Rezoning to change the Official Zoning Atlas from Commercial Highway Interchange County to Commercial Intensive City.</li> </ul>
Hearing Date	04-15-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 1.989 Acres
Location	4641 W US Highway 90, Lake City, FL
Parcel Number	36-3S-16-02461-506
Future Land Use	High Interchange Co
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Highway Interchange County
Proposed Zoning	Commercial Intensive City
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium	RO	Office	
E	Commercial	CI	Office	
S	Commercial City	CI	Retail	
W	High Interchange Co	CHI Co	Office	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	One Acre	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-None, R-15	F-20, S-None, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	35 feet	No sign proposed
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	35%	1.0
Minimum landscape requirements.	30 foot if abutting a residential district or none if not.	10 foot if abutting a residential district or none if not.
Minimum number of parking spaces.	One for every 500 Square feet	One for every 200 Square feet
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle.	12x20 with 5x20 access aisle.





### Picture of Location



### Summary of Request

Applicant has petitioned to change the FLUM from Highway Interchange County to Commercial City and change the Official Zoning Atlas from Commercial Highway Interchange County to Commercial Intensive City.



GROWTH MANAGEMENT DEPARTMENT  
 205 North Marion Ave, Lake City, FL 32055  
 Phone: 386-719-5750  
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Philip J. Moses, Jr. (owner name), owner of property parcel

number 34-3S-16-02461-506 (10080) (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Christoher Lance Jones	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized)      3.27.25 Date

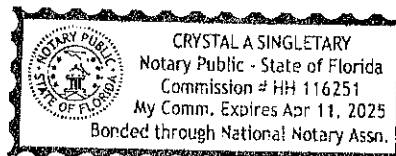
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Philip J Moses Jr., personally appeared before me and is known by me or has produced identification (type of I.D.) \_\_\_\_\_ on this 27 day of March, 2025.

NOTARY'S SIGNATURE

(Seal/Stamp)



**File Attachments for Item:**

**v. LDR 25-01**, an application by the City Council to amend the text of the Land Development Regulations by amending Section 4.12.2 entitled Permitted Principal Uses and Structures to permit churches and other houses of worship as a permitted principal use and structure within the “CG” Commercial, General zoning district; by amending Section 4.12.5 entitled Special Exceptions by deleting churches and other houses of worship as a use permitted by special exception within the “CG” Commercial, General zoning district; by amending 4.13.5 entitled Special Exceptions by deleting churches and other houses of worship as a use permitted by special exception within the “CI” Commercial, Intensive zoning district; and by amending Section 4.14.5 entitled Special Exceptions by deleting churches and other houses of worship as a use permitted by special exception within the “C-CBD” Commercial-Central Business zoning district.

# TEXT AMENDMENT LDR 25-01

## AMENDING TEXT IN SECTIONS 4.12, 4.13, AND 4.14 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAKE CITY

LDR 25-01, AN APPLICATION BY CITY OF LAKE CITY TO AMEND THE TEXT SECTIONS 4.12, 4.13, 4.14 AND 4.15 OF THE LAND DEVELOPMENT REGULATIONS BY AMENDING LAGUAGE IN SECTIONS 4.12, 4.13, AND 4.14 TO MAKE CHURCHES AND OTHER HOUSES OF WORSHIP A PERMITTED USE. THIS AMENDMENT IS TO INSURE THE CITY OF LAKE CITY IS NOT INVOLATION OF THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT.

WORDS **BOLDED AND UNDERLINED** HAVE BEEN ADDED

WORDS ~~**BOLDED AND STRUCK THROUGH**~~ HAVE BEEN DELETED

**COMMERCIAL  
GENERAL  
(CG)  
SECTION 4.12**

## SECTION 4.12 “CG” COMMERCIAL GENERAL

### 4.12.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Retail commercial outlets for sale of food, wearing apparel, fabric, toys, sundries and notions, books and stationery, leather goods and luggage, paint, glass, wallpaper, jewelry (including repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennel), musical instruments, optical goods, television and radio (including repair incidental to sales), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs, plants and garden supplies (including outside storage of plants and materials), automotive vehicle parts and accessories (but not junk yards or automotive wrecking yards), and similar uses.
2. Retail commercial outlets for sale of home furnishings (furniture, floor coverings, draperies, upholstery) and appliances (including repair incidental to sales), office equipment or furniture, hardware, second-hand merchandise in completely enclosed buildings, and similar uses.
3. Service establishments such as barber or beauty shop, shoe repair shop, restaurant, interior decorator, photographic studio, art or dance or music studio, reducing salon or gymnasium, animal grooming, self-service laundry or dry cleaner, tailor or dressmaker, laundry or dry-cleaning pickup station, and similar uses.
4. Service establishments such as radio or television station (but not television or radio towers or antennae); funeral home, radio and television repair shop, appliance repair shop, letter shops and printing establishments, pest control, and similar uses.
5. Medical or dental offices, clinics, and laboratories.
6. Business and professional offices.
7. Newspaper offices.
8. Banks and financial institutions.
9. Professional, business, and technical schools.
10. Commercial recreational facilities in completely enclosed, soundproof buildings, such as indoor motion picture theater, community or little theater, billiard parlor, bowling alley, and similar uses.
11. Hotels and motels.
12. Dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes, or steam detectable to normal senses from off the premises.
13. Art galleries.
14. Miscellaneous uses such as telephone exchange and commercial parking lots and parking garages.

15. Recovery homes.
16. Residential treatment facilities.
17. Automotive self-service station. (See Section 4.2 for special design standards for automotive self-service stations)
18. **Churches and other houses of worship.**

4.12.5 SPECIAL EXCEPTIONS  
(See also Articles 12 and 13)

1. Automotive service stations (see Section 4.2 for special design standards for automotive service stations).
2. Rental of automotive vehicles, trailers and trucks.
3. Package store for sale of alcoholic beverages, bar, tavern or cocktail lounge.
4. Hospitals and nursing homes.
5. Motor bus or other transportation terminals.
6. Child care centers and overnight child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.; and
  - b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Public buildings and facilities.
8. Residential dwelling units, which lawfully existed within this district on the date of adoption or amendment of the Comprehensive Plan.
- ~~9. **Churches and other houses of worship.**~~
10. Private clubs and lodges.
11. Bed and breakfast inns (see Section 4.2).
12. Adult care centers.
13. Residences for destitute people (see section 4.2.35).
14. Public and private schools offering curricula comparable to that of public schools.

**COMMERCIAL  
INTENSIVE  
(CI)  
SECTION 4.13**



## SECTION 4.13 "CI" COMMERCIAL INTENSIVE

### 4.13.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Wholesale, warehouse or storage use in completely enclosed buildings. However, bulk storage of flammable liquids is not permitted.
2. Package store for sale of alcoholic beverages, bar, tavern or cocktail lounge.
3. Truck stops and automotive service stations (see Section 4.2 for special design standards for automotive service stations).
4. Service establishments such as crematory.
5. Agricultural fairs and fairground activities, livestock auction arenas.
6. Commercial tourist attractions.
7. Building trades contractor with on premises storage yard for materials and equipment.
8. Public buildings and facilities.
9. Residential dwelling units, which lawfully existed within this district on the date of adoption or amendment of the Comprehensive Plan.
- ~~10. Churches and other houses of worship.~~
11. Private clubs and lodges.
12. Bed and breakfast inns (see Section 4.2).
13. Light manufacturing, assembling, processing (including food processing, but not slaughterhouses), packaging or fabricating in completely enclosed building.
14. Public and private schools offering curricula comparable to that of public schools.
15. Convention centers and auditoriums.
16. Travel trailer parks or campgrounds (see Section 4.2.22)

**COMMERCIAL  
CENTRAL  
BUSINESS  
DISTRICT  
(C-CBD)  
SECTION 4.14**

## SECTION 4.14 “C-CBD” COMMERCIAL-CENTRAL BUSINESS DISTRICT

### 4.14.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Automotive service stations (see Section 4.2 for special design standards for automotive service sections).
2. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
3. Public buildings and facilities (see Section 4.2).
4. ~~Churches and other houses of worship.~~
5. Private clubs and lodges.
6. Bed and breakfast inns (see Section 4.2).
7. Residences for destitute people (see section 4.2.35).
8. Public and private schools offering curricula comparable to that of public schools.
9. Auction house (but not including livestock auction arena) when operating in compliance with the following standards:
  - a. Auction must be conducted entirely within an enclosed structure.
  - b. Must be licensed as required by the City Code of Ordinances.
  - c. Hours of operation of the auction house shall be conducted only between the hours of 5:00 p.m. until 12:00 p.m. Monday through Friday and 12:00 p.m. until 12:00 a.m. Saturday and Sunday; however, provided that additional hours of operations may be granted if adequate off-street parking facilities are provided to accommodate all vehicles associated with the operation of the auction house in a Commercial Business District (C-CBD) zoning district.
  - d. Structure must provide minimum requirements for assembly buildings as provided by Life Safety Codes and Building Codes.