

# PLANNING AND ZONING BOARD MEETING

## CITY OF LAKE CITY

October 14, 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- None

### OLD BUSINESS

- i. **CPA 25-10**, an application by Daniel Crapps, as agent for Price Creek, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL VERY LOW COUNTY to INDUSTRIAL CITY on land located on parcel 07481-003.

**\*\*\*CPA 25-10 was tabled at the September 09, 2025 Planning and Zoning meeting\*\*\***

- ii. **Z 25-12**, an application by Daniel Crapps, as agent for Price Creek, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RURAL RESIDENTIAL COUNTY (RR Co) to INDUSTRIAL CITY (I) on property located on parcel 07481-003.

**\*\*\*Z 25-12 was tabled at the September 09, 2025 Planning and Zoning meeting\*\*\***

- iii. **SPR 25-08**, an application by Aubrey Sharp, P.E. as agent for BDCW Holdings, LLC, for a Site Plan Review for a new construction car wash facility, Big Dan's Car Wash, in a Commercial Intensive zoning district and located on parcel 06185-000, which is regulated by the Land Development Regulations Section 4.13.

**\*\*\*SPR 25-08 was tabled at the September 09, 2025 Planning and Zoning meeting\*\*\***

**NEW BUSINESS-** None

**WORKSHOP-** None

**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. **CPA 25-10**, an application by Daniel Crapps, as agent for Price Creek, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL VERY LOW COUNTY to INDUSTRIAL CITY on land located on parcel 07481-003.

**\*\*\*CPA 25-10 was tabled at the September 09, 2025 Planning and Zoning meeting\*\*\***



## GROWTH MANAGEMENT

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

### FOR PLANNING USE ONLY

Application # \_\_\_\_\_  
Application Fee\$ \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Filing Date \_\_\_\_\_  
Completeness Date \_\_\_\_\_

## COMPREHENSIVE PLAN AMENDMENT

**Small Scale, less than or equal to fifty (50) acres; \$1,750**

**Large Scale, more than fifty (50) acres; \$4,900**

**All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.**

### A. PROJECT INFORMATION

1. Project Name: Price Creek, LLC.
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 02-4S-17-07481-003
4. Existing Future Land Use Map Designation: Columbia County "Residential, Very Low Density"
5. Proposed Future Land Use Map Designation: City of Lake City "Industrial"
6. Zoning Designation: Existing - Columbia County "Rural Residential ("RR")"
7. Acreage: 111.60
8. Existing Use of Property: Vacant
9. Proposed use of Property: Industrial

### B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner ☒ Agent
2. Name of Applicant(s): Brandon M. Stubbs Title: Planning & Grants Manager  
Company name (if applicable): North Florida Professional Services ("NFPS")  
Mailing Address: P.O. Box 3823  
City: Lake City State: FL Zip: 32056  
Telephone: (386) 752-4675 Fax: ( ) Email: bstubbs@NFPS.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): Price Creek, LLC.  
Mailing Address: P.O. Box 16  
City: Lake City State: FL Zip: 32056  
Telephone: ( ) Fax: ( ) Email:

**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:

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. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.

## 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.

**Brandon M. Stubbs**

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

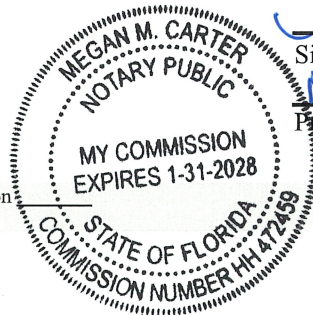
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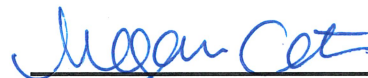
Date

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 1st day of Oct, 2025, by (name of person acknowledging).

(NOTARY SEAL or STAMP)





Signature of Notary

Megan Carter

Printed Name of Notary

Personally, Known X OR Produced Identification  
Type of Identification Produced



# NFPS



PO BOX 3823  
LAKE CITY, FL 32056



PHONE (386) 752-4675  
FAX (386) 752-4674



[www.nfps.net](http://www.nfps.net)

**October 1, 2025**

## **DATA, ANALYSIS, AND CONCURRENCY REPORT**

Application for Amendment to the  
City of Lake City Comprehensive  
Plan Future Land Use Map & the  
Official Zoning Atlas of the Land  
Development Regulations

Prepared for:

**Price Creek, LLC.**

Prepared by:



Brandon M. Stubbs  
Planning & Grants Manager,  
North Florida Professional Services, Inc.



## General Project Information

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SUBJECT:             | A request for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Map ("FLUM") of the Comprehensive Plan from Columbia County "RESIDENTIAL, VERY LOW DENSITY" to City of Lake City "INDUSTRIAL" and a Site-Specific Amendment to the Official Zoning Atlas ("Rezoning") from Columbia County "RURAL, RESIDENTIAL" ("CO RR") to City of Lake City "INDUSTRIAL" ("I") on an approximate 111.60-acre subject property.                                                                                |
| APPLICANT/AGENT:     | Brandon M. Stubbs, Planning & Grant Manager,<br>North Florida Professional Services                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PROPERTY OWNER(S):   | Price Creek, LLC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| LOCATION:            | North of Vacant Agricultural Lands and Single-Family Residences; South of SE Enterprise Court, Hunter Panels, Town Homes, Quest Aviation, Idaho Timber, SE State Road 100, Homes of Merit, Factory Expo Home Center, and Vacant Industrial Lands; East of SE County Road 245, Eastbrook Subdivision, and Suzanne Subdivision; West of SE County Road 245A, RDH Trucking, Academic Recovery & Towing, Commercial Transportation Inspection Services, LLC., and Vacant Industrial Lands; Columbia County, Florida. |
| PARCEL ID NUMBER(S): | 02-4S-17-07481-003                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| ACREAGE:             | ±111.60-Acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| EXISTING FLUM        | COLUMBIA COUNTY "RESIDENTIAL, VERY LOW DENSITY"                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PROPOSED FLUM        | CITY OF LAKE CITY "INDUSTRIAL"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| EXISTING ZONING      | COLUMBIA COUNTY "RURAL, RESIDENTIAL"                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PROPOSED ZONING      | CITY OF LAKE CITY "INDUSTRIAL"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



## SUMMARY

The proposed Large-Scale Comprehensive Plan Amendment to the Future Land Use Map of the Comprehensive Plan and Site-Specific Amendment to the Official Zoning Atlas would amend the Future Land Use Map and Official Zoning Atlas Designation of  $\pm 111.60$ -acres. The FLUM Designation is being requested to be amend from Columbia County Residential, Very Low Density to City of Lake City Industrial, and the Official Zoning Atlas (Zoning) Designation is requested to be amended from Columbia County Rural Residential ("Co RR") to City of Lake City Industrial ("I"). The subject property is currently vacant.

## Existing FLUM of Subject Property

**The Columbia County Residential, Very Low Density FLUM Designations are described as follows in Policy I.1.6 of the Future Land Use Element of the Columbia County Comprehensive Plan:**

*"Residential land use. Residential land use classifications provide locations for dwelling units at very low, low, moderate, medium, medium/high and high density within the designated urban development areas as defined within this comprehensive plan. Public, charter and private elementary and middle schools are permitted within very low, low and moderate density residential land use classifications. Public, charter and private elementary, middle, medium/high and high schools are permitted within medium and high density residential land use classifications. In addition, churches and other houses of worship, golf courses, country clubs, conference centers, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of 1.0 floor area ratio.*

*Within the residential land use classifications, notwithstanding the density requirements listed below, any subdivision or planned residential development developed with lots greater than one acre in size shall be limited to 25 such lots. Any lots created pursuant to the floodplain and wetlands policies contained within the conservation element of this comprehensive plan shall not count towards this limit."*

|                                        |                                                                                             |
|----------------------------------------|---------------------------------------------------------------------------------------------|
| <i>Residential very low density</i>    | <i>shall be limited to a density of 1.0 dwelling unit per acre;</i>                         |
| <i>Residential low density</i>         | <i>shall be limited to a density of less than or equal to 2.0 dwelling units per acre;</i>  |
| <i>Residential moderate density</i>    | <i>shall be limited to a density of less than or equal to 4.0 dwelling units per acre;</i>  |
| <i>Residential medium density</i>      | <i>shall be limited to a density of less than or equal to 8.0 dwelling units per acre;</i>  |
| <i>Residential medium/high density</i> | <i>shall be limited to a density of less than or equal to 14.0 dwelling units per acre;</i> |
| <i>Residential high density</i>        | <i>shall be limited to a density of less than or equal to 20.0 dwelling units per acre.</i> |

## Proposed FLUM of Subject Property

**The City of Lake City Industrial FLUM Designation is described as follows in Policy I.1.2 of the Future Land Use Element of the City of Lake City Comprehensive Plan:**

*"INDUSTRIAL Lands classified as industrial consist of areas used for the manufacturing, assembly, processing, or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions. Industrial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio."*





# NFPS



PO BOX 3823  
LAKE CITY, FL 32056

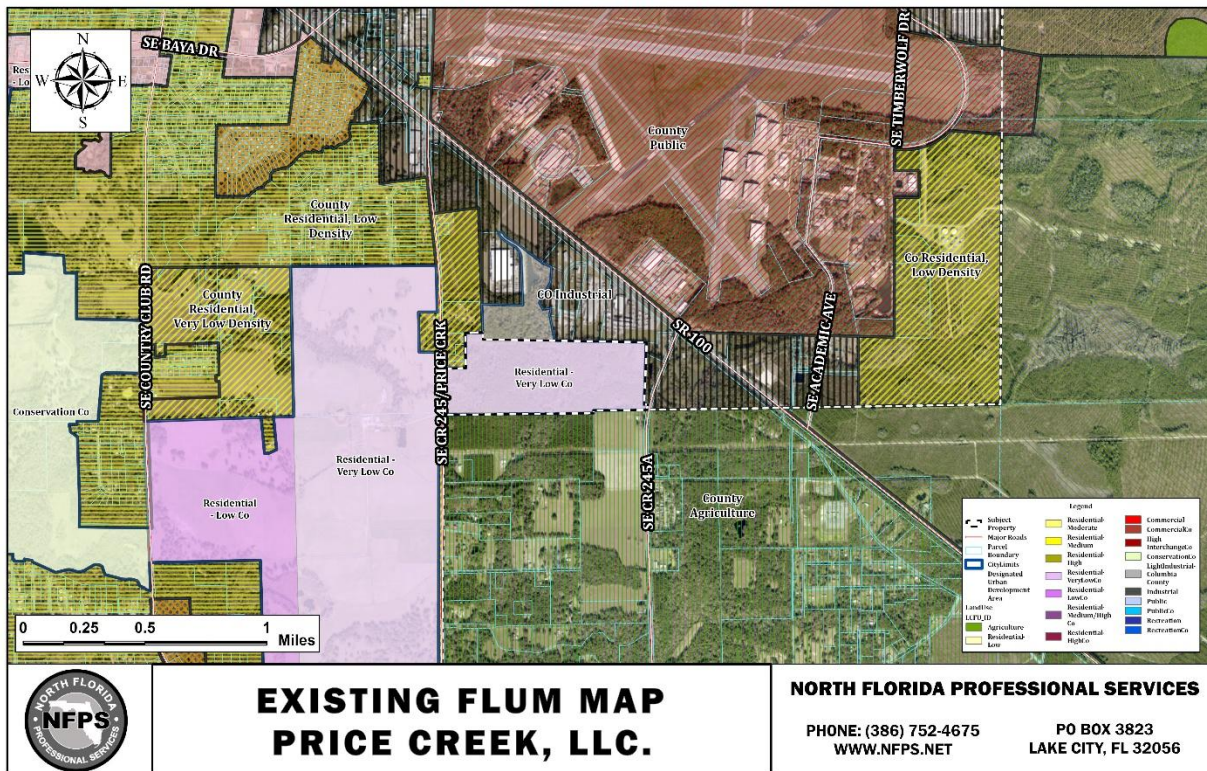


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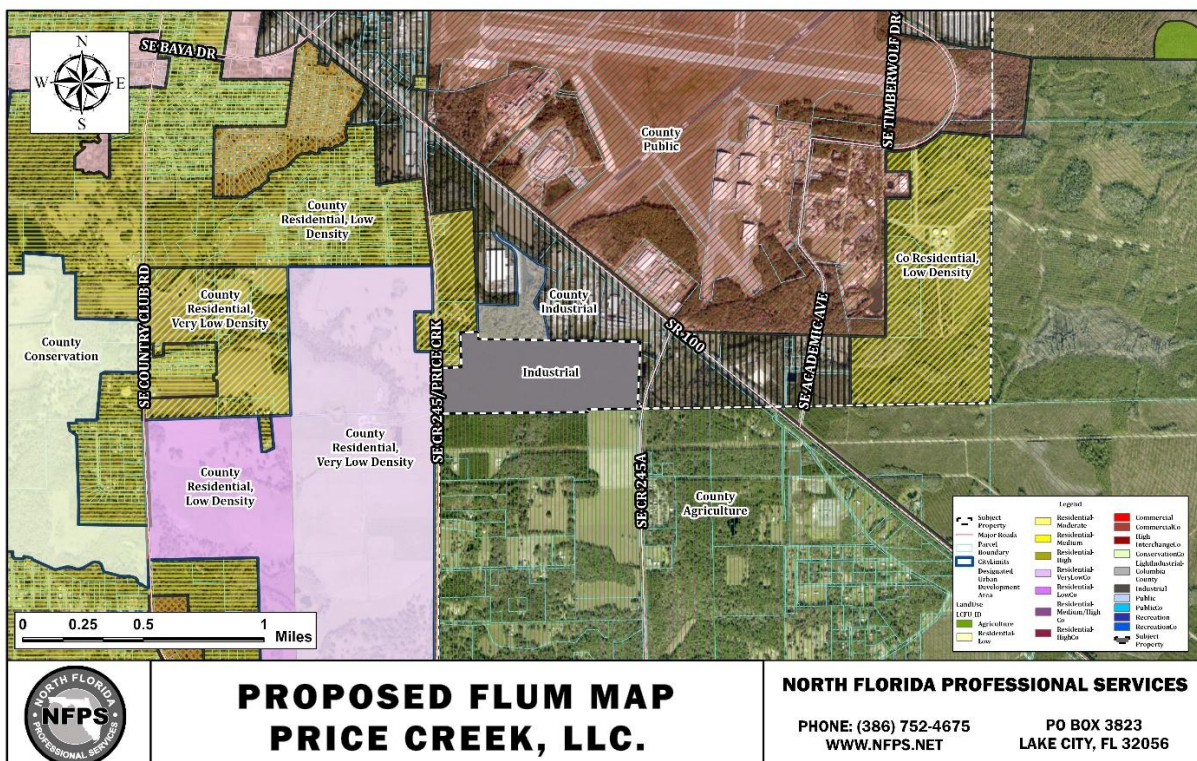


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Map 1. Existing FLUM Map



Map 2. Proposed FLUM Map







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LAKE CITY, FL 32056

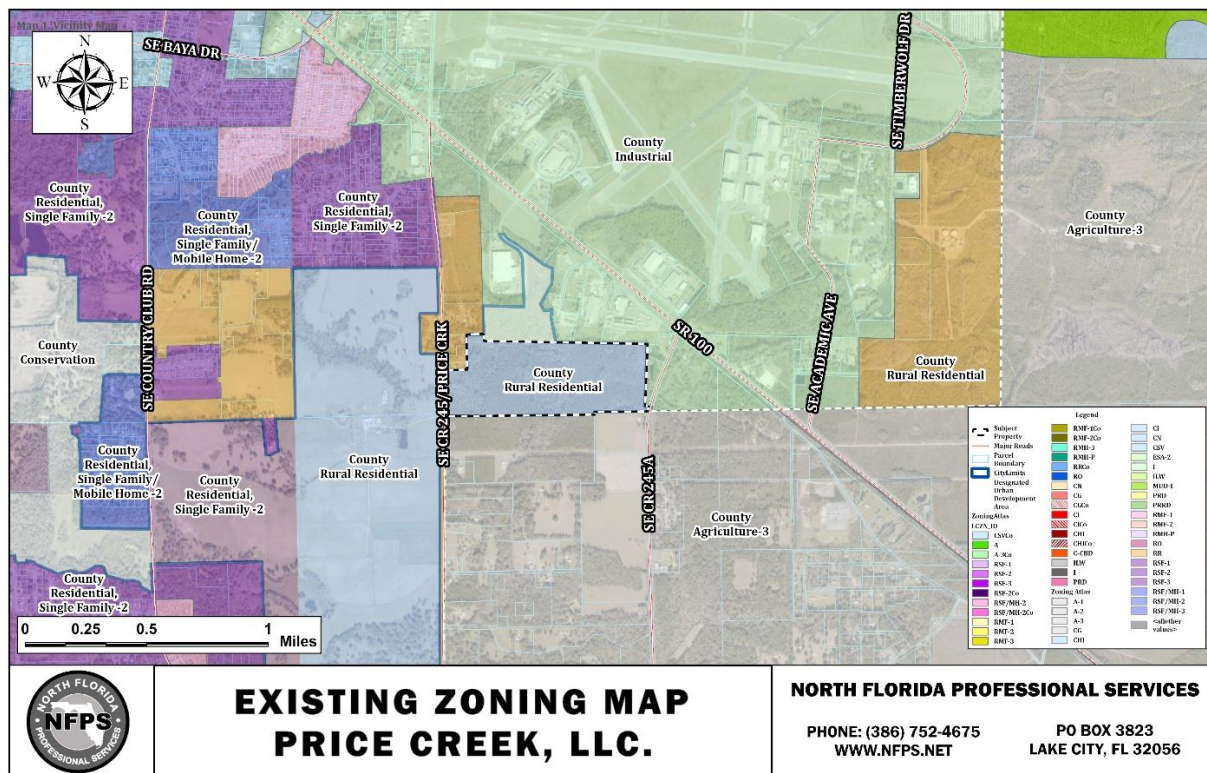


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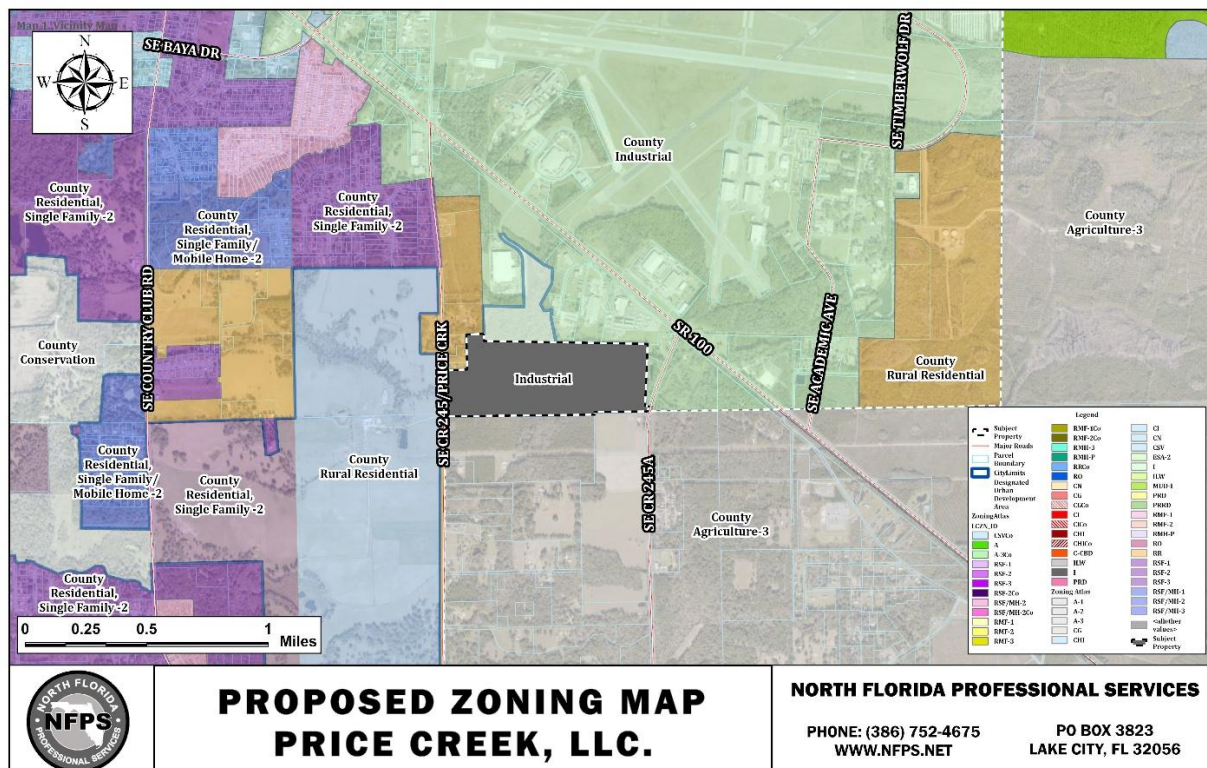


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### Map 3. Existing Zoning Map



### Map 4. Proposed Zoning Map





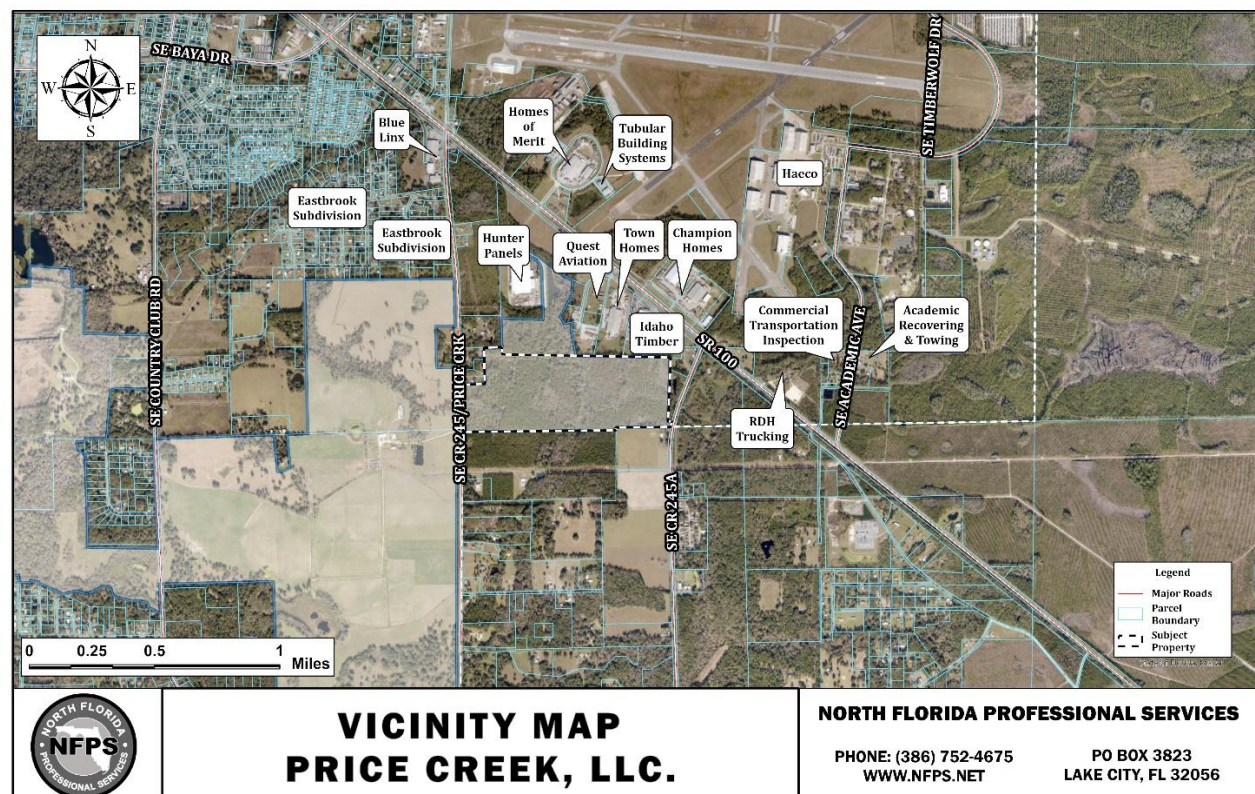
## SURROUNDING USE

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

| Direction | Existing Use(s)                                                                                                                        | FLUM Designation(s)                                  | Zoning District(s)                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------------|
| North     | SE Enterprise Ct/Hunter Panels/Quest Aviation/Town Homes/Idaho Timber/SE State Road 100/Home of Merit/Factory Expo Home Center         | Residential Low Density/Industrial/Public            | Rural Residential ("RR")/Industrial ("I")                       |
| South     | Single Family Residences/Vacant Agricultural Lands                                                                                     | Agriculture                                          | Agriculture-3 ("A-3")                                           |
| East      | SE County Road 245A/RDH Trucking/Academic Recovery & Towing/Commercial Transportation Inspection Services, LLC/Vacant Industrial Lands | Industrial                                           | Industrial ("I")                                                |
| West      | SE County Road 245/Eastbrook Subdivision/Suzanne Subdivision/Vacant Residential Lands                                                  | Residential Very Low Density/Residential Low Density | Rural Residential ("RR")/Residential, Single Family-2 ("RSF-2") |

Map 5. Vicinity Map







As indicated in the chart above, the subject property is surrounded by existing Industrial land use and existing Industrial uses to the North and East. In fact, there are over twelve (12) industrial businesses currently in operation in the vicinity of the subject property. Amending the FLUM of the subject property to Industrial is the logical nexus and progression of the existing Industrial land use in the area. Amending the FLUM to Industrial provides a logical pattern of development and helps support the City's severe need for additional Industrial land use.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

If approved, the applicant proposes to apply for a zoning designation that is consistent with the proposed underlying Future Land Use Map ("FLUM") Designation. Below is a chart of the existing and proposed FLUM Designation and the proposed corresponding zoning designation consistent with said proposed FLUM Designation.

Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

| Existing FLUM Designation                     | Proposed FLUM Designation    | Proposed Zoning Designation  | Consistent |
|-----------------------------------------------|------------------------------|------------------------------|------------|
| Columbia County Residential, Very Low Density | City of Lake City Industrial | City of Lake City Industrial | ✓          |

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Future Land Use Map Amendment to the Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water, & Natural Groundwater Aquifer Recharge Element
- Conservation Element
- Capital Improvements Element

An Analysis of Section 15.2 of the Land Development Regulations, which includes a Comprehensive Plan Consistency Analysis, is included in the packet submitted with this report and provides competent and substantial evidence that the proposed amendment is consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

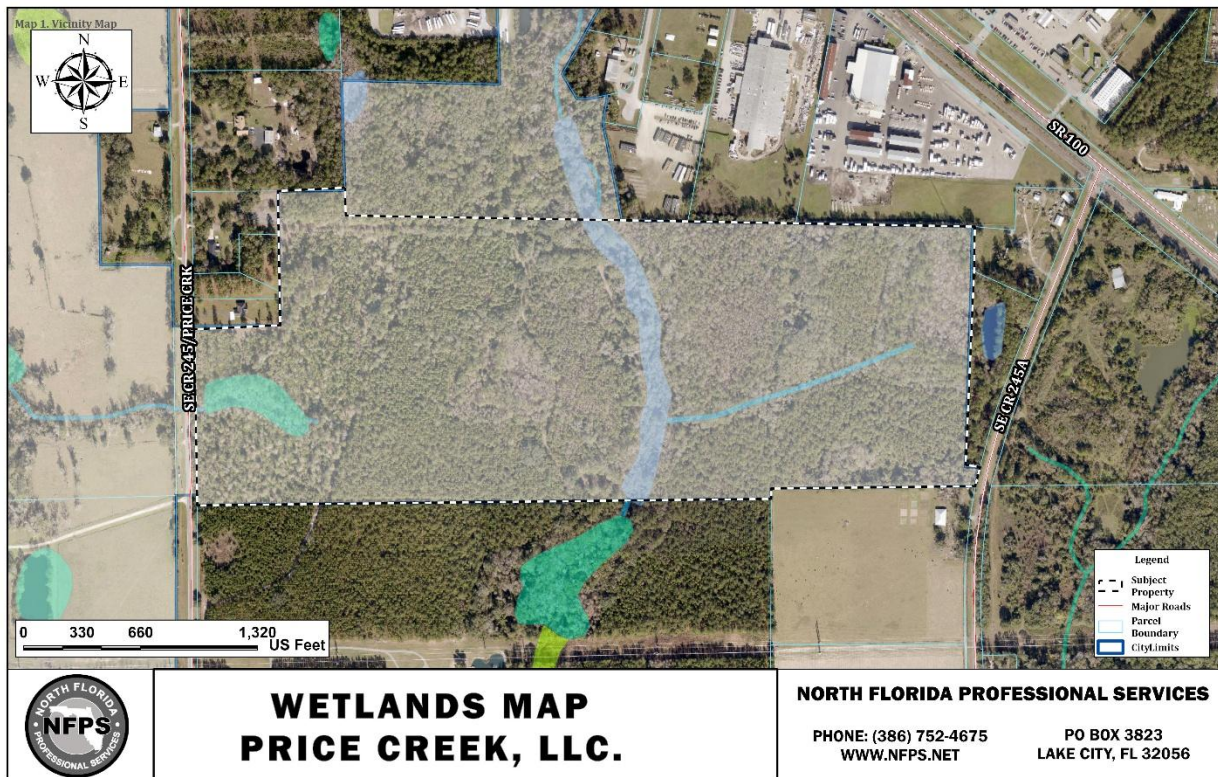
## ENVIRONMENTAL CONDITIONS ANALYSIS

### Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands Areas, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are wetlands located on a portion of the subject property.

**Evaluation:** While there are wetlands located on the subject property, there are large areas suitable for development outside the wetland areas. Further, the County's LDRs and Suwannee River Water Management District have applicable regulations to protect wetlands; therefore, there are no issues related to wetland protection.

**Map 6. Wetland Map**



## Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated October 1984. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are nine (9) soil types found on the subject property:

- 1) Albany fine sand soils (0 to 5 percent slope) are somewhat poorly drained, nearly level to gently sloping soils on broad flats bordering poorly defined drainageways and in undulating areas. The surface and subsurface layers are comprised of fine sand to a depth of 55 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Albany fine sand soils (0 to 5 percent slope) have severe limitations for building site development and for septic tank absorption fields.



- 2) Blanton fine sand soils (0 to 5 percent slopes) are moderately well drained, nearly level to gently sloping soils on broad ridges and undulating side slopes. The surface and subsurface layers are comprised of fine sand to a depth of 52 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches. Blanton fine sand soils (0 to 5 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.
- 3) Chipley fine sand soils (0 to 5 percent slope) are moderately well drained, nearly level to gently sloping soils in somewhat depressed areas and on flats in the uplands. The surface is comprised of fine sand to a depth of 7 inches. Fine sand extends to a depth of 80 inches. Chipley fine sand soils (0 to 5 percent slope) have moderate limitations for building site development and severe limitations for septic tank absorption fields.
- 4) Hurricane fine sand soils are somewhat poorly drained, nearly level soils on flats and in areas adjacent to depressions and poorly defined drainageways. The surface and subsurface layers are comprised of fine sand to a depth of 56 inches. The subsoil layer is comprised of fine sand to a depth of 80 inches or more. Hurricane fine sand soils have moderate limitations for building site development and severe limitations for septic tank absorption fields.
- 5) Mascotte fine sand soils are poorly drained, nearly level soils around wet depressions on uplands and throughout the flatwoods. The surface and subsurface layers are comprised of fine sand to a depth of 15 inches. The subsoil layer is comprised of fine sand, fine sandy loam and loamy sand to a depth of 80 inches or more. Mascotte fine sand soils have severe limitations for building site development and for septic tank absorption fields.
- 6) Ocilla fine sand soils are somewhat poorly drained, gently sloping soils on undulating landscapes in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 32 inches. The subsoil layer is comprised of fine sandy loam to a depth of 68 inches. Ocilla fine sand soils have moderate limitations for building site development and severe limitations for septic tank absorption fields.
- 7) Plummer fine sand, occasionally flooded soils are poorly drained, nearly level soils on flood plains of rivers and streams. The surface and subsurface layers are comprised of fine sand to a depth of 59 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches. Plummer fine sand, occasionally flooded soils have severe limitations for building site development and for septic tank absorption fields.
- 8) Sapelo fine sand soils are poorly drained, nearly level soils in the flatwoods. The surface and subsurface layers are comprised of fine sand to a depth of 57 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Sapelo fine sand soils have moderate limitations for building site development and severe limitations for septic tank absorption fields.
- 9) Surrency fine sand soils are poorly drained, nearly level soils in depressions, near shallow ponds and along drainageways. The surface and subsurface layers are comprised of fine sand to a depth of 30 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Surrency fine sand soils have severe limitations for building site development and for septic tank absorption fields.





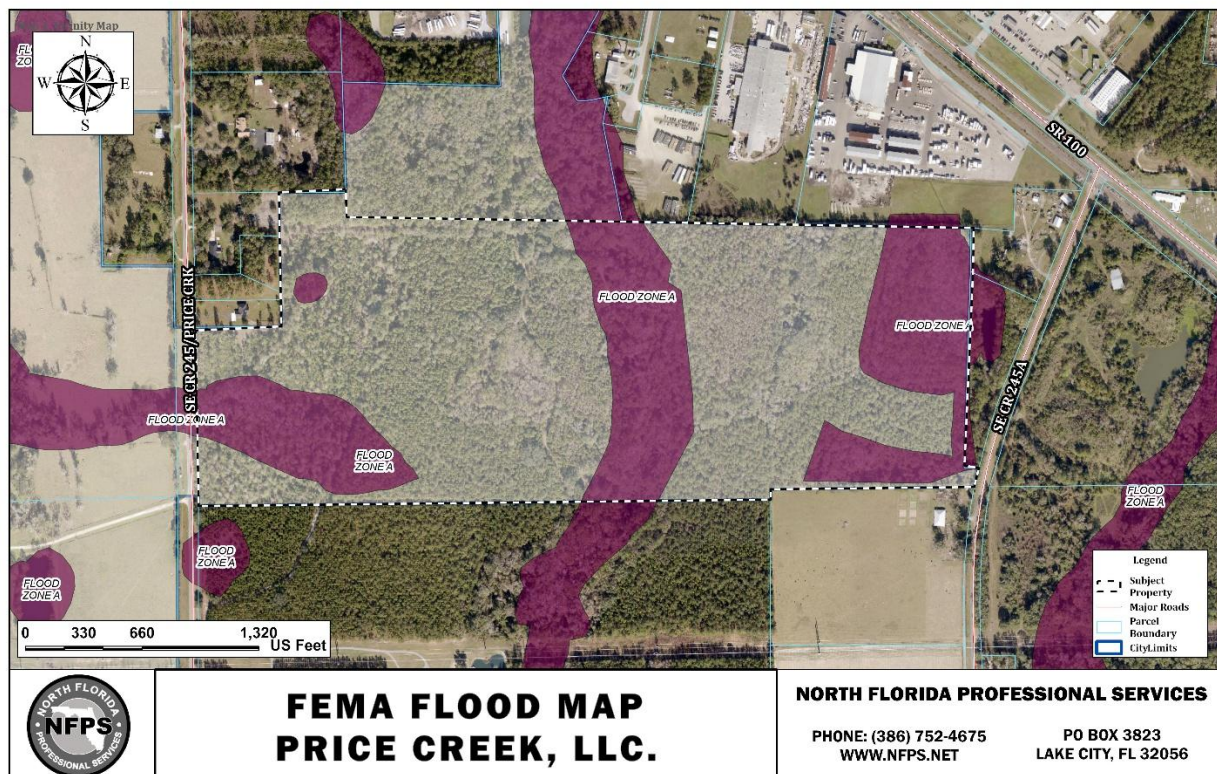
Evaluation: The soil type predominantly found on the subject property is Albany Fine Sand. Albany Fine Sand poses severe limitations for building development and severe limitations for septic tank absorption field. All soils located on-site pose severe limitations for building development and septic tank absorption fields; however, these are not obstacles that cannot be overcome through best engineering practices. During the site and development phase, soil conditions will have to be factored into the proposed development.

## Flood Potential

Panel 0170C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property is in Flood Zone "X" (areas determined to be outside of the 500-year floodplain) and Flood Zone "A" (areas inundated by the annual one (1) percent change of flood where Base Flood Elevations have not been established).

Evaluation: The subject property has portions inside the annual one percent change of flood and outside the annual one percent chance of flood. Development will be concentrated on the area not subject to flooding. Therefore, there is no concern of flooding on the subject property.

### Map 7. FEMA Flood Zone Map





## Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the subject property is not located within a stream to sink area.

**Evaluation:** Given the subject property is not located within a Stream to Sink Watershed,, there is no concern related to Stream to Sink Watersheds.

## Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain Clayey Sand.

**Evaluation:** There are no issues related to minerals

## Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 2013, there are no known historic resources located on the subject property.

**Evaluation:** There are no issues related to historic Resources.

## Aquifer Vulnerability

According to the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpacial Inc., dated September 29, 2009, the subject property is located in a vulnerable area.

**Evaluation:** While the subject property is located in a vulnerable area, there is no issue related to aquifer vulnerability.

## Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the subject property is located within a non-vegetative community.

**Evaluation:** There is no known wildlife habitats associated with a non-vegetative community; therefore, there is no issue related to vegetative communities or wildlife.



## PUBLIC FACILITIES IMPACT

### Traffic Impact

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

| Segment Number <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                               | Segment Description                                                             | Lanes | Functional Classification | Area Type     | LOS |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------|---------------------------|---------------|-----|
| 43(69)                                                                                                                                                                                                                                                                                                                                                                                                    | State Road 100 (From Lake City's Urban Area Boundary to County's East Boundary) | 2U    | Minor Arterial            | Highway Rural | D   |
| <sup>1</sup> Source: Columbia County Comprehensive Plan, Capital Improvements Element.<br><sup>2</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. |                                                                                 |       |                           |               |     |

**Table 4. Existing Trip Generation<sup>1</sup>**

| Land Use                                                                                                                                                                                                                                                                                                                         | AADT <sup>2</sup> | PM Peak Hour <sup>3</sup> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------|
| Single Family <sup>1</sup><br>(ITE Code 210)                                                                                                                                                                                                                                                                                     | 1,047             | 111                       |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                     | <b>1,047</b>      | <b>111</b>                |
| <sup>1</sup> Source: ITE Trip Generation, 10th Edition.<br><sup>2</sup> Formula: AADT – ITE, 10 <sup>th</sup> Edition – 9.44 trips per dwelling unit x 111 dwelling units = 1,047 AADT<br><sup>3</sup> Formulas: PM Peak – ITE, 10 <sup>th</sup> Edition – 1.00 trips per dwelling unit x 111 dwelling units = 111 PM Peak Trips |                   |                           |

**Table 5. Proposed Trip Generation<sup>1</sup>**

| Land Use                                                                                                                                                                                                                                                                                                                                             | AADT <sup>2</sup> | PM Peak Hour <sup>3</sup> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------|
| Industrial Park <sup>1</sup><br>(ITE Code 130)                                                                                                                                                                                                                                                                                                       | 4,095             | 121                       |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                         | <b>4,095</b>      | <b>121</b>                |
| <sup>1</sup> Source: ITE Trip Generation, 10th Edition.<br><sup>2</sup> Formula: AADT – ITE, 10 <sup>th</sup> Edition – 3.37 trips per thousand square feet x 1,215,324 square feet = 4,095 AADT<br><sup>3</sup> Formulas: PM Peak – ITE, 10 <sup>th</sup> Edition – 0.40 trips per thousand square feet x 1,215,324 square feet = 121 PM Peak Trips |                   |                           |

**Table 6. Net Increase Trip Generation<sup>1</sup>**

| Land Use                                     | AADT         | PM Peak Hour |
|----------------------------------------------|--------------|--------------|
| Industrial Park (Proposed)<br>(ITE Code 130) | 4,095        | 121          |
| Single Family (Existing)<br>(ITE Code 210)   | 1,047        | 111          |
| <b>Net Increase</b>                          | <b>3,048</b> | <b>10</b>    |

**Table 7. Projected Impact on Affected Comprehensive Plan Roadway Segments**

| Traffic System Category             | S.R. 100 Segment 43(69) <sup>1</sup> |
|-------------------------------------|--------------------------------------|
| Maximum Service Volume <sup>2</sup> | 14,200                               |
| Existing Traffic <sup>3</sup>       | 4,600                                |
| Reserved Trips <sup>4</sup>         | 0                                    |
| Available Capacity <sup>4</sup>     | 9,600                                |
| Projected Daily Trips               | 3,048                                |
| <b>Residual Capacity</b>            | <b>6,552</b>                         |
| PM Peak Hour Traffic Analysis       | S.R. 100 Segment 43(69) <sup>1</sup> |
| Maximum Service Volume <sup>2</sup> | 1,350                                |
| Existing Traffic <sup>3</sup>       | 437                                  |





|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Reserved Trips <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0          |
| Available Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 913        |
| Projected PM Peak Hour Trips                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 10         |
| <b>Residual Capacity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>903</b> |
| <small>1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.<br/>2 Source: FDOT 2023 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Rural Undeveloped Areas.<br/>3 Florida Department of Transportation, District II, 2024 Annual Average Daily Traffic Report.<br/>4 Source: Columbia County Concurrency Monitoring Report.</small> |            |

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

## Potable Water Impacts

The subject property is located within a community potable water system service area. The subject property will be served potable water via City of Lake City Potable Water System. The Lake City Potable Water System is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan. **Note: Calculations are based upon Chapter 64E-6.008,F.S.**

The existing density allows 111 dwelling units. An average dwelling unit utilizes approximately 100 Gallons Per Capita Per Day. The average household in Columbia County has approximately 2.67 Person Per Household according to the 2010 U.S. Census.  $(100 \text{ GPC} \times 2.67 \text{ PPH}) \times 111 = 29,637$  Gallons Per Day

The proposed Future Land Use Map Designation is Industrial. An Industrial Park generates approximately 22.5 Gallons Per Day of Potable Water per employee per day. Per the U.S. Green Building Council, Industrial Parks have an average of one employee per 500 square feet. The proposed amendment could generate a gross floor area of 1,215,324 square feet.  $[(1,215,324/500) \times 22.5] = 54,689$  Gallon Per Day.

Net Increase:  $54,689 \text{ GPD} - 29,637 \text{ GPD} = 25,052 \text{ GPD}$

| Table 8. Potable Water Impacts                                                                    |                  |
|---------------------------------------------------------------------------------------------------|------------------|
| System Category                                                                                   | Gallons Per Day  |
| Current Permitted Capacity <sup>1</sup>                                                           | 9,000,000        |
| Less Actual Potable Water Flows <sup>1</sup>                                                      | 3,613,573        |
| Reserved Capacity <sup>2</sup>                                                                    | 0                |
| Projected Impacts from Development                                                                | 25,052           |
| <b>Residual Capacity</b>                                                                          | <b>5,361,375</b> |
| <b>Percentage of Permitted Design Capacity Utilized</b>                                           | <b>40.43%</b>    |
| <small>Sources:<br/>1. City of Lake City Utility Department, October 2025.<br/>2. Table 1</small> |                  |



## Sanitary Sewer Impacts

The subject property is not located within a community centralized sanitary sewer system service area. The subject property will be served via private sewer system. The private sewer system is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan. **Note: Calculations are based upon Chapter 64E-6.008, F.S.**

The existing density allows 111 dwelling units. An average dwelling unit utilizes approximately 100 Gallons Per Capita Per Day. The average household in Columbia County has approximately 2.67 Person Per Household according to the 2010 U.S. Census.  $(101 \text{ GPC} \times 2.67 \text{ PPH}) \times 111 = 29,637$  Gallons Per Day

The proposed Future Land Use Map Designation is Industrial. An Industrial Park generates approximately 17.5 Gallons Per Day of Sanitary Sewer per employee per day. Per the U.S. Green Building Council, Industrial Parks have an average of one employee per 500 square feet. The proposed amendment could generate a gross floor area of 1,215,324 square feet.  $[(1,215,324/500) \times 17.5] = 42,536$  Gallon Per Day.

Net Increase:  $42,536 \text{ GPD} - 29,637 \text{ GPD} = 12,899 \text{ GPD}$

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

## Solid Waste Impacts

Solid waste facilities for uses to be located on the site are provided at the sanitary landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The existing density allows 111 dwelling units. An average dwelling unit utilizes approximately 0.73 tons (1,460 lbs) per year per person. The average household in Columbia County has approximately 2.67 Person Per Household according to the 2010 U.S. Census.  $[(1,460 \text{ Lbs Per Year Per Person} \times 2.67 \text{ PPH}) \times 111] / 365 = 1,201$  pounds of solid waste generated per day.

The applicant proposes an Industrial Future Land Use Map Designation. The proposed use as an Industrial Park generates approximately 5.5 lbs of solid waste per thousand square feet per day. The proposed development could generate a gross floor area of 1,215,324 square feet.  $(5.5 \text{ Lbs Per Thousand Square Feet} \times 1,215,324 \text{ Square Feet}) = 6,684.28$  pounds of solid waste generated per day.

Net Increase:  $6,684.28 \text{ lbs per day} - 1,201 \text{ lbs per day} = 5,483.28 \text{ lbs per day}$

Total County average solid waste disposal per day (including municipalities) = 471,300 pounds per day.

Based upon the annual projections of solid waste disposal at the landfill for 2025, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand



generated by Industrial uses.

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

## Recreation Facilities

Given the proposed amendment is Industrial in nature, no impacts to recreation are anticipated.

## Public School Facilities

Given the proposed amendment is Industrial in nature, no impacts to Public Schools are anticipated.

## Conclusion

This analysis of the proposed amendments to the Future Land Use Map of the Comprehensive Plan and Site-Specific Amendment to the Official Zoning Atlas provides competent and substantial evidence for the adoption of the proposed amendments. The subject property is surrounded on the North and West sides by existing Industrial land, there are over twelve (12) existing industrial businesses in the general area, there are no existing residential neighborhoods within  $\pm 1,600$  feet of the subject property, the subject property is suitable for industrial use, the subject property being industrial is a rational nexus to existing industrial uses, and the subject property being amended to industrial is the only logical pattern of development.





## Comprehensive Plan & Section 15.2 Analysis

This analysis analyzes amending the Future Land Use Map ("FLUM") Designation of approximately 111.60 acres from Columbia County Residential, Very Low Density ( $\leq$  One (1) Dwelling Unit Per Acre) to City of Lake City Industrial and amending the Official Zoning Atlas Designation from Columbia County Rural, Residential ("RR") to City of Lake City Industrial ("I").

1. Conformity with the Comprehensive Plan and the effects upon the Comprehensive Plan.

### FUTURE LAND USE ELEMENT

**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.

**Analysis:** The subject property has direct access to SE County Road 245 (Price Creek Road) which is identified in Illustration A-IX "Future Transportation Map 2032" of the City of Lake City Comprehensive Plan as a Major, Collector RURAL. Therefore, the proposed amendment to Industrial is supported by Policy I.1.1 of the Future Land Use Element.

**INDUSTRIAL** Lands classified as industrial consist of areas used for the manufacturing, assembly, processing, or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions. Industrial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

**Analysis:** The subject property's highest and best use is to be utilized as Industrial. The existing uses in the surrounding area and adjacent to the north and east are Industrial. It is only logical that the subject property continues the Industrial use within the area. Existing Industrial uses in the vicinity consist of Hunter Panels, Blue Linx, Quest Aviation, Townhomes, Idaho Timber, Homes of Merit, Tubular Building Systems, and more.

**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).

**Analysis:** The request is to amend the Future Land Use Map Designation of the subject property to Industrial. Currently, the City consists of a total of ±9,573.3 acres, a total of ±316.4 acres are City Industrial FLUM. Only approximately 3.8% of the total acreage within the City Limits is Industrial. A City must have between 5% to 15% of its land designated for Industrial in order to promote industry, job growth, and accommodation for Industrial uses. The City is severely lacking in ready Industrial Land Use. Therefore, the proposed amendment furthers Policy I.1.3 by assisting in the allocation on Industrial Land Use need to accommodate the existing and future needs of the City.

**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.

**Analysis:** The subject property is adjacent to existing Industrial land use with existing Industrial uses. As such, as a natural progression of growth, it is reasonable and expected that Industrial development is reasonably expected to develop adjacent to existing Industrial development. Therefore, the proposed land use amendment is consistent with Policy I.1.4 of the Future Land Use Element,

## **TRANSPORTATION ELEMENT**

**OBJECTIVE II.1** The City shall establish a safe, convenient and efficient level of service standard which shall be maintained for all roadways.

**Analysis:** As indicated in the traffic impact assessment included in the Data & Analysis Report, the proposed development will not degrade the level of service standard for any roadway segments to an unsafe level or degrade the level of service.

**OBJECTIVE II.2** The City shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map, limiting higher density and higher intensity land use locations to be adjacent to collector or arterial roads, as identified on the Future Transportation Map.

**Analysis:** As previously stated, subject property has direct access to SE County Road 245 (Price Creek Road) which is identified in Illustration A-IX "Future Transportation Map 2032" of the City of Lake City Comprehensive Plan as a Major, Collector RURAL. Further, it is anticipated that the proposed development could connect to State Road 100 through the County's existing Industrial Park. State Road 100 has a Functional Classification of Minor Arterial according to the Transportation Element of the Columbia County Comprehensive Plan. Currently, the City of Lake City does not have any properties that have access to State Road 100; therefore, the City's Comprehensive Plan does not address this roadway segment.

## **SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT**

**OBJECTIVE IV.7** The City shall continue to require that no sanitary sewer facility have any discharge into high groundwater recharge areas, direct discharge to sinkholes and/or not allow systems that allow lateral percolation to streams, recharge areas or sinkholes.

**Policy IV.7.1** The City shall prohibit the direct discharge of any sanitary sewer facility into a high groundwater recharge area.

**Policy IV.7.2** The City shall prohibit the discharge of untreated stormwater into sinkholes

**Policy IV.7.3** The City shall continue to provide that during the development review process, all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.

**OBJECTIVE IV.8** The City shall continue to coordinate with the Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all developments requiring subdivision approval be reviewed by the Water Management District prior to approval of construction plans.

**Policy IV.8.1** The City shall continue to provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature.

**Policy IV.8.2** The City shall continue to provide for the limitation of development and associated impervious surfaces in high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan to protect the functions of the recharge area.

**Analysis:** The subject property is not located within a High Groundwater Aquifer Recharge Area and no sanitary sewer shall directly discharge into a High Groundwater Aquifer Recharge Area. Further, no stormwater shall be directly discharged into any wetlands, sinkholes, or other environmentally sensitive features. Prior to development, the subject property will be required to obtain permitting for stormwater management via the Suwannee River Water Management District ("SRWMD"). Any development shall be required to comply with the objectives and policies of IV.7 and IV.8 of the Comprehensive Plan.

## **CONSERVATION ELEMENT**

**OBJECTIVE V.2** The City in order to protect the quality and quantity of current and projected water sources, hereby establishes a 500 foot wellfield protection area around community water system wells. In addition, the City in order to protect high ground water recharge areas shall limit development in these areas as specified in the high

groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

**Analysis: The subject property is not within 500-feet of a wellfield. Therefore, shall not impact the City's Wellfield Protection Area.**

**Policy V.2.4** The City shall continue to require a 35-foot natural buffer around all wetlands and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas.

**Analysis: All wetlands on the subject property shall be preserved and a buffer of 35- feet shall be kept around any wetlands.**

**Policy V.2.5** The City shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

**Policy V.2.6** The City shall continue to require all new development to maintain the natural functions of natural flood storage, pollution alternatives, in wetlands and 100-year floodprone areas.

**Analysis: During the development process, a SRWMD Environmental Resource ("ERP") Permit shall be required. A requirement of the ERP Permit requires post-development runoff rates and pollutant loads that do not exceed pre-development runoff rates and pollutant loads. Further, through the ERP Permitting process, any discharge in a flood zone or wetland requires pre-treating of the stormwater prior to discharging into such features.**

**Policy V.2.10** The City's land development regulations shall require a 35-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas.

**Analysis: During the development phase, any development shall not be located within 35-feet of a perennial rivers, streams, and creeks.**

## **CAPITAL IMPROVEMENTS ELEMENT**

**OBJECTIVE VIII.2** The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

**Analysis: As indicated in the Concurrency Impact Analysis within the Data and Analysis Report, the proposed development will not diminish the level of service adopted for any public facility within the Comprehensive Plan.**



2. The existing land use pattern.

**Analysis:** The subject property is adjacent to the North and East to properties designated with a Columbia County Industrial Future Land Use Map Designation and Industrial ("I") Zoning Designation. Thus, there is an existing Industrial land use pattern. Amending the FLUM Designation of the subject property to Industrial is a logical pattern and removes a pocket of Residentially zoned land between existing Industrial and Agricultural to the South.

The land use pattern in the area has long been established as Industrial since the 1950's. Including a lumber yard/manufacturing company that has been established since the late 60's. While there are residential subdivisions in the general vicinity of the subject property, they were developed after the existing Industrial uses in the area. Further, the subject property is much further away from the existing residential subdivisions than other existing Industrial uses that are immediately adjacent to the residential subdivisions. In fact, the closest residential subdivision to the subject property is over a quarter mile away from the subject property. Therefore, there are no issues relating to compatibility of Industrial and Residential uses. As previously stated, the residential uses exist adjacent to Industrially zoned property and uses. Amending the FLUM Designation of the subject property will not affect the Residential properties in the area.

3. The creation of an isolated district unrelated to adjacent and nearby districts.

**Analysis:** The subject property is surrounded by Industrial FLUM to the North and the East. Amending the FLUM to Industrial continues the logical pattern of land use and creates a more cohesive land use pattern.

4. The impact of the proposed change upon population density pattern and the load on public facilities such as schools, utilities, streets, etc.

**Analysis:** The proposed amendment does not affect population density since an Industrial FLUM Designation is proposed. Further, as indicated in the Concurrency Impact Analysis of the Data and Analysis Report, there are not negative impacts on the level of service standard for public facilities.

5. The existing district boundaries in relation to existing conditions on the property proposed for change.

**Analysis:** As previously stated, the subject property is adjacent to the North and East to properties designated with a Columbia County Industrial Future Land Use Map Designation and Industrial ("I") Zoning Designation. Thus, there is an existing Industrial land use pattern. Amending the FLUM Designation of the subject property to Industrial is a logical pattern and removes a pocket of Residentially zoned land between existing Industrial and Agricultural to the South.

6. Changed or changing conditions which justify the recommended action on the proposed amendment.

**Analysis:** When establishing Future Land Use Designations and areas intended for various types of growth, it is difficult to include every property intended for a specific type of use. For instance, the adjacent properties to the North and East share a common Section fractional line. When deciding the boundaries between two anticipated uses, it would have been much easier to arbitrarily utilize a Section fractional line than be parcel specific. While district boundaries are generally intended to encompass all areas foreseen to be utilized for a specific purpose, not always does that happen. So, as time dictates where certain land uses and development are located, there is a natural progression for the change in land use to accommodate these uses.

Such has happened with the subject property. As all the Industrial Land Use has been bought up and utilized, it became a natural progression and logical pattern of development to amend the FLUM for the subject property to Industrial. Further, the City of Lake City is severely lacking in Industrial Zoned lands. It was only a matter of time before the subject property would naturally become utilized for Industrial purposes.

7. The impact of the proposed change upon living conditions in the neighborhood.

**Analysis:** As previously mentioned, the subject property is over a quarter mile away from any residential subdivisions or neighborhoods. These subdivisions/neighborhoods are currently adjacent to industrial uses. Industrial uses that existed well before the residential uses. Therefore, the Residential uses in the area knew about the existing Industrial uses and land use prior to establishment of the Residential use. There is a term in the planning and legal world called, "Coming to the Nuisance". In other words, if an incompatible use were to be established after an existing use which may be considered a nuisance, then the incompatible use that came after the nuisance would have no claim or argument against the prior existing nuisance. Such is the case with any Residential uses within the area.

8. The impact of the proposed change upon traffic with particular regard to congestion or other public safety matters.

**Analysis:** As indicated in the Concurrence Impact Analysis in the Data and Analysis Report, the proposed development will not degrade the level of service of any public facilities. Therefore, there are no issues regarding the proposed change related to traffic congestion and safety. Further, at the development phase, any access shall be evaluated and any improvements to address access and/or traffic shall be required.

9. The impact of the proposed change upon drainage.

**Analysis:** The proposed amendment will have no negative impact on drainage. In fact, during the permitting phase with the SRWMD, any development shall be required to obtain an ERP Permit. ERP Permitting requirements are very stringent and typically result high quality and quantity of stormwater management and drainage on-site. Therefore, drainage will be improved during the development phase.

10. The impact of the proposed change upon light and air to adjacent areas.

**Analysis:** The proposed amendment will have no impact upon light and air to the adjacent areas. While some industrial uses may create odors, it would not be any greater than those existing in the area. Therefore, the proposed use will not create any air quality issues greater than the existing Industrial uses in the area.

11. The impact of the proposed change upon property values in the adjacent area.

**Analysis:** There is no correlation that provides evidence that expanding an existing Industrial area affects the property values of the adjacent area. The Industrial land use and existing Industrial uses already exist in the area. Amending the FLUM of an adjacent property to Industrial FLUM when the entire area to the North and West consist of Industrial lands and uses will not affect property values of the adjacent area.

12. The impact of the proposed change upon the improvement or development of adjacent property in accordance with existing regulations.

**Analysis:** The proposed amendment from a Residential Land Use to an Industrial Land Use will not impede development on adjacent properties. However, not amending the FLUM to Industrial could impede development on the subject property since residential development is not the most conducive use of the subject property.

13. The granting of special privilege to an individual owner as contrasted with the needs of the overall public welfare.

**Analysis:** Approving the proposed amendment does not concede any special privilege to the property owner that is not afforded by any other property owner. Nor does approving the amendment grant a special privilege out of contrast with the needs of the overall public welfare.

14. Substantial reasons why, if any, the property cannot be used in accordance with existing zoning.

**Analysis:** The subject property is immediately adjacent to Industrial Zoned lands to the North and to the East. To the south, there are Agriculturally Zoned lands. The existing land use is not the more conducive land use and is a single Residentially

**Zoned property sandwiched between Industrial lands and Agricultural Lands. The logical pattern of development would be to continue the Industrial land use with is more compatible with Agricultural uses than Residential uses.**

15. The impact of the proposed change with regard to the scale of needs of the neighborhood or the City.

**Analysis: As previously stated, the City is severely lacking in Industrially zoned lands. The proposed amendment will provide much needed Industrial property for industry, job growth, and quality of life.**

16. The availability of alternate adequate sites in the City in districts already permitting such use.

**Analysis: The subject property is adjacent to existing Industrial uses. It would be illogical to create a random pocket of Industrial in lieu of expanding an existing Industrial zoned area. Therefore, there are no other logical sites available as an alternative.**



Fee 27.00  
Dr. 9,126.60

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

File No. 05-432 & 433

Property Appraiser's  
Parcel Identification No.  
02-48-XXXXXXXXXX

Inst:2005019442 Date:08/11/2005 Time:14:42  
Doc Stamp-Deed : 9126.60

201K DC, P. Dewitt Cason, Columbia County B:1054 P:2254

### WARRANTY DEED

THIS INDENTURE, made this 11th day of August 2005, BETWEEN SANDRA S. TURMAN, individually, and as Trustee of the SANDRA S. TURMAN LIVING TRUST dated October 2, 2002, whose post office address is 4276 NW Wisteria Drive, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantor\*, and PRICE CREEK, LLC, a Florida Limited Liability Company, whose document number assigned by the Secretary of State of Florida is LXXXXXXXXXX and whose Federal Tax I.D. Number is XXXXXXXXXX\*, whose post office address is 2806 US Highway 90 West, Suite 101, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantee\*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten 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 following described land, situate, lying and being in Columbia County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

N.B.: Neither the Grantor nor any member of her family live or reside on the property described herein or any land adjacent thereto or claim any part thereof or any land adjacent thereto as their homestead.

\*N.B.: THE PURPOSE OF INCLUDING THE DOCUMENT NUMBER AND THE FEDERAL TAX I.D. NUMBER OF THIS GRANTEE IS TO AVOID CONFUSION BETWEEN THIS GRANTEE AND ANY OTHER LIMITED LIABILITY COMPANY OF THE SAME OR SIMILAR NAME.

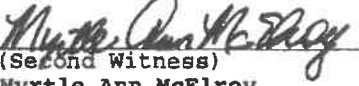
and said grantor does hereby fully warrant the title to said land,  
and will defend the same against the lawful claims of all persons  
whomsoever.

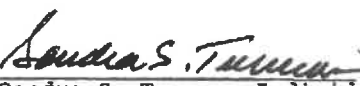
\*"Grantor" and "grantee" are used for singular or plural, as  
context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand  
and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

  
(First Witness)  
Terry McDavid  
Printed Name

  
(Second Witness)  
Myrtle Ann McElroy  
Printed Name

 (SEAL)  
Sandra S. Turman, Individually,  
and as Trustee of the Sandra S.  
Turman Living Trust dated  
October 2, 2002

Inst:2005019442 Date:08/11/2005 Time:14:42  
Doc Stamp-Deed : 9126.60  
DC, P. Dewitt Cason, Columbia County B:1054 P:2255

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 11th  
day of August 2005, by SANDRA S. TURMAN, individually, and as  
Trustee of the SANDRA S. TURMAN LIVING TRUST dated October 2, 2002.  
She is personally known to me and did not take an oath.

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

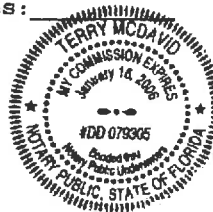


EXHIBIT "A"

PARCEL NO. 7:

A part of the South 1/2 of Section 2 and the North 1/2 of Section 11, all in Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Southwest Corner of said Section 2 and run S 00°30'20"W, along the West Line of said Section 11, a distance of 50.60 feet; thence N 89°53'18"E, a distance of 71.01 feet to a point on the East Right-of-Way Line of State Road #245 (Price Creek Road) for a POINT OF BEGINNING; thence N 00°03'43"E, along said East Right-of-Way Line, a distance of 886.66 feet to a rebar and cap; thence N 89°40'56"E, a distance of 420.21 feet to a rebar and cap; thence N 00°31'39"W, a distance of 622.17 feet to a concrete monument; thence N 89°41'56"E, a distance of 328.15 feet; thence S 01°19'19"E, a distance of 117.78 feet; thence S 88°21'17"E, a distance of 3047.22 feet; thence S 02°49'21"W, a distance of 203.84 feet; thence S 03°48'37"W, a distance of 955.64 feet; thence N 89°05'56"E, a distance of 67.70 feet to the Westerly Right-of-Way Line of State Road #245A; thence Southerly along the arc of a curve to the left on said Right-of-Way having a radius of 2904.79 feet, an included angle of 01°36'54" for an arc distance of 81.88 feet to a concrete monument at its intersection with the South Line of said Section 2; thence S 89°05'56"W, along said South Line a distance of 968.40 feet; thence S 00°13'21"W, a distance of 50.60 feet; thence S 89°53'18"W, a distance of 2801.78 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

Inst:2005019442 Date:08/11/2005 Time:14:42  
Doc Stamp-Deed : 9126.60  
DC,P.Dewitt Cason,Columbia County B:1054 P:2256

ARTICLES OF ORGANIZATION FOR  
PRICE CREEK, LLC

ARTICLE I - Name:

The name of the Limited Liability Company is: Price Creek  
LLC

ARTICLE II - Address:

The mailing address and street address of the principal office  
of the Limited Liability Company is:

2806 US Highway 90 West, Suite 101  
Lake City, FL 32055

ARTICLE III - Duration:

The company shall commence its existence on the date these  
articles of organization are filed by the Florida Department of  
State. The company's existence shall be perpetual, unless the  
company is earlier dissolved as provided in these articles of  
organization.

ARTICLE IV - Management:

The Limited Liability Company is to be managed by the members  
and the names and addresses of the managing members are:

Daniel Crapps  
2806 US Highway 90 West, Suite 101  
Lake City, FL 32055

Richard C. Cole  
Post Office Box 16  
Lake City, FL 32056

ARTICLE V - Admission of Additional Members:

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be:

No additional members shall be admitted to the company except with the unanimous written consent of all the members of the company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the company as set forth in the regulations of the company, but the transferee shall have no right to participate in the management of the business and affairs of the company or become a member unless all the other members of the company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

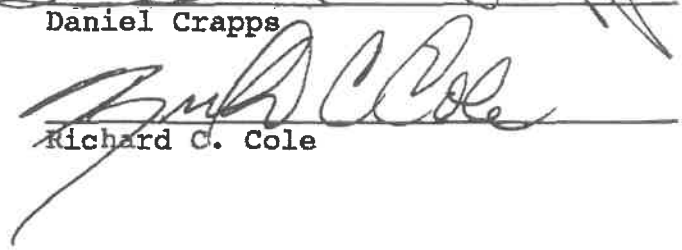
ARTICLE VI - Members Rights to Continue Business:

The right, if given of the remaining members of the Limited Liability Company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company shall be:

The company shall be dissolved on the death, bankruptcy, or dissolution of a member or manager, or on the occurrence of any other event that terminates the continued membership of a member in the company, unless the business of the company is continued by the



consent of all the remaining members, provided there is at least one remaining member.

  
Daniel Crapps  
  
Richard C. Cole

(In accordance with §608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

FILED  
2005 JUN 30 PM 2:32  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

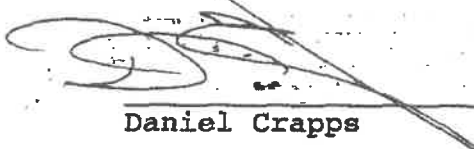
**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF §608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is: Price Creek, LLC.
2. The name and the Florida street address of the registered agent are:

Daniel Crapps  
2806 US Highway 90 West, Suite 101  
Lake City, FL 32055

Having been named as registered agent and to accept service of process for the above stated Limited Liability Company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

  
Daniel Crapps

FILED  
2006 JUN 30 PM 2:32  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
PRICE CREEK, LLC

### Filing Information

**Document Number** L05000066370  
**FEI/EIN Number** 20-3164131  
**Date Filed** 06/30/2005  
**State** FL  
**Status** ACTIVE

### Principal Address

619 S.W. Baya Drive  
SUITE 101  
LAKE CITY, FL 32025

Changed: 01/09/2015

### Mailing Address

PO BOX 16  
LAKE CITY, FL 32056

Changed: 01/09/2015

### Registered Agent Name & Address

COLE, RICHARD C  
619 S.W. Baya Drive, STE 101  
LAKE CITY, FL 32025

Name Changed: 01/09/2015

Address Changed: 01/09/2015

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

COLE, RICHARD C  
619 S.W. Baya Drive  
SUITE 101  
LAKE CITY, FL 32025

## **Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2023               | 02/13/2023        |
| 2024               | 03/13/2024        |
| 2025               | 02/07/2025        |

## **Document Images**

|                                                          |                          |
|----------------------------------------------------------|--------------------------|
| <a href="#">02/07/2025 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/13/2024 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">02/13/2023 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">02/06/2022 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/12/2021 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/17/2020 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/07/2019 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">04/27/2018 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">04/25/2017 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/09/2016 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">01/09/2015 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">02/07/2014 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">02/19/2013 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">02/10/2012 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/20/2011 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/30/2010 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/03/2009 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">05/05/2008 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">04/16/2007 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/13/2006 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">06/30/2005 -- Florida Limited Liabilites</a> | View image in PDF format |



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

### AGENT AUTHORIZATION FORM

I, Richard C. Cole, Managing Member of Price Creek, LLC. (owner name), owner of property parcel

number 02-4S-17-07481-003 (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. Richard C. Cole                | 1. <i>Richard C. Cole</i>      |
| 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.

*Richard C. Cole* Owner Signature (Notarized) *9-23-25* Date

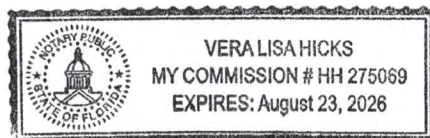
#### NOTARY INFORMATION:

STATE OF: *Fla* COUNTY OF: *Columbia*

The above person, whose name is *Richard C. Cole*, personally appeared before me and is known by me or has produced identification (type of I.D.) \_\_\_\_\_ on this *23* day of *Sept*, 20*25*

*Vera Lisa Hicks*  
NOTARY'S SIGNATURE

(Seal/Stamp)





Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 9/18/2025

Parcel: << 02-4S-17-07481-003 (27904) >>

Owner & Property Info

Result: 1 of 1

|                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                              |              |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner                                                                                                                                                                                                                                                                                                                    | PRICE CREEK LLC<br>291 NW MAIN BLVD<br>LAKE CITY, FL 32055                                                                                                                                                                                                                   |              |          |
| Site                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                              |              |          |
| Description*                                                                                                                                                                                                                                                                                                             | (AKA PRCL #7 UNR SURVEY): COMM AT SW COR OF SEC, RUN S ALONG W LINE SEC 11, 50.60 FT, E 71.01 FT TO E R/W LINE OF CR-245 FOR POB, RUN N ALONG R/W 886.66 FT, E 420.21 FT, N 622.17 FT, E 328.15 FT, S 117.78 FT, E 3047.22 FT, S 2 DG W 203.84 FT, S 3 DG W 955. ....more>>> |              |          |
| Area                                                                                                                                                                                                                                                                                                                     | 110.46 AC                                                                                                                                                                                                                                                                    | S/T/R        | 02-4S-17 |
| Use Code**                                                                                                                                                                                                                                                                                                               | TIMBERLAND 80-89 (5500)                                                                                                                                                                                                                                                      | Tax District | 1        |
| *The Description above is not to be used as the Legal Description for this parcel in any legal transaction.<br>**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information. |                                                                                                                                                                                                                                                                              |              |          |

Property & Assessment Values

| 2024 Certified Values |                                                            | 2025 Working Values |                                                            |
|-----------------------|------------------------------------------------------------|---------------------|------------------------------------------------------------|
| Mkt Land              | \$0                                                        | Mkt Land            | \$0                                                        |
| Ag Land               | \$40,596                                                   | Ag Land             | \$40,247                                                   |
| Building              | \$0                                                        | Building            | \$0                                                        |
| XFOB                  | \$0                                                        | XFOB                | \$0                                                        |
| Just                  | \$662,760                                                  | Just                | \$662,760                                                  |
| Class                 | \$40,596                                                   | Class               | \$40,247                                                   |
| Appraised             | \$40,596                                                   | Appraised           | \$40,247                                                   |
| SOH/10% Cap           | \$0                                                        | SOH/10% Cap         | \$0                                                        |
| Assessed              | \$40,596                                                   | Assessed            | \$40,247                                                   |
| Exempt                | \$0                                                        | Exempt              | \$0                                                        |
| Total Taxable         | county:\$40,596 city:\$40,596<br>other:\$0 school:\$40,596 | Total Taxable       | county:\$40,247 city:\$40,247<br>other:\$0 school:\$40,247 |

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

| Sale Date | Sale Price  | Book/Page   | Deed | V/I | Qualification (Codes) | RCode |
|-----------|-------------|-------------|------|-----|-----------------------|-------|
| 8/11/2005 | \$100       | 1054 / 2260 | WD   | V   | Q                     | 01    |
| 8/11/2005 | \$1,303,800 | 1054 / 2254 | WD   | V   | Q                     |       |
| 6/23/2005 | \$100       | 1050 / 756  | WD   | V   | Q                     | 03    |
| 4/22/2003 | \$100       | 990 / 525   | WD   | V   | Q                     | 06    |

Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|--------------|----------|---------|-----------|------------|
| NONE        |              |          |         |           |            |

Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| NONE |      |          |       |       |      |

Land Breakdown

| Code | Desc                    | Units      | Adjustments             | Eff Rate    | Land Value |
|------|-------------------------|------------|-------------------------|-------------|------------|
| 5500 | TIMBER 2 (AG)           | 78.000 AC  | 1.0000/1.0000 1.0000/ / | \$445 /AC   | \$34,710   |
| 5600 | TIMBER 3 (AG)           | 18.460 AC  | 1.0000/1.0000 1.0000/ / | \$281 /AC   | \$5,187    |
| 5997 | RIVERS/BAYS/SWAMPS (AG) | 14.000 AC  | 1.0000/1.0000 1.0000/ / | \$25 /AC    | \$350      |
| 9910 | MKT.VAL.AG (MKT)        | 110.460 AC | 1.0000/1.0000 1.0000/ / | \$6,000 /AC | \$662,760  |

Search Result: 1 of 1

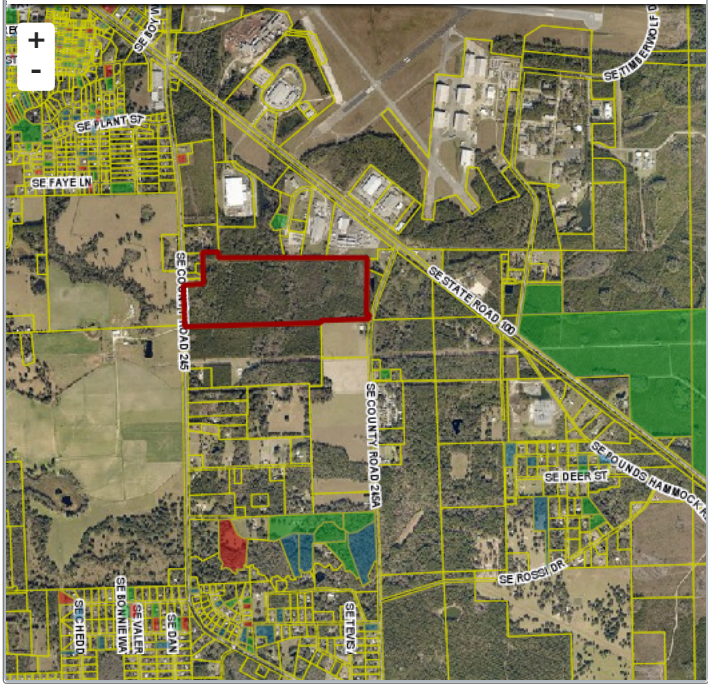
© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com

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: 9/18/2025 and may not reflect the data currently on file at our office.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



| PARCEL NUMBER | ESCROW CD | Millage Code |
|---------------|-----------|--------------|
| R07481-003    |           | 1            |

PRICE CREEK LLC  
291 NW MAIN BLVD  
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

(AKA PRCL #7 UNR SURVEY):  
COMM AT SW COR OF SEC, RUN S  
ALONG W LINE SEC 11, 50.60 FT,

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 |
|-------------------------------|----------------|--------------|------------------|----------------|--------------|
| CITY OF LAKE CITY             |                |              |                  |                |              |
| LAKE CITY                     | 40,596         | 4.9000       | 0                | 40,596         | 198.92       |
| BOARD OF COUNTY COMMISSIONERS |                |              |                  |                |              |
| GENERAL FUND                  | 40,596         | 7.8150       | 0                | 40,596         | 317.26       |
| COLUMBIA COUNTY SCHOOL BOARD  |                |              |                  |                |              |
| DISCRETIONARY                 | 40,596         | 0.7480       | 0                | 40,596         | 30.37        |
| LOCAL                         | 40,596         | 3.1430       | 0                | 40,596         | 127.59       |
| CAPITAL OUTLAY                | 40,596         | 1.5000       | 0                | 40,596         | 60.89        |
| SUWANNEE RIVER WATER MGT DIST |                |              |                  |                |              |
| WATER MGT                     | 40,596         | 0.2936       | 0                | 40,596         | 11.92        |
| LAKE SHORE HOSPITAL AUTHORITY |                |              |                  |                |              |
| LK SHORE                      | 40,596         | 0.0001       | 0                | 40,596         | 0.00         |

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

|               |         |                  |        |
|---------------|---------|------------------|--------|
| TOTAL MILLAGE | 18.3997 | AD VALOREM TAXES | 746.95 |
|---------------|---------|------------------|--------|

NON AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY         | RATE                | AMOUNT |
|---------------------------|---------------------|--------|
| XLCF CITY FIRE ASSESSMENT | 0.00 Unit @311.2600 | 0.00   |

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

|                            |      |
|----------------------------|------|
| NON AD VALOREM ASSESSMENTS | 0.00 |
|----------------------------|------|

|                                |        |                                            |
|--------------------------------|--------|--------------------------------------------|
| COMBINED TAXES AND ASSESSMENTS | 746.95 | See reverse side for important information |
|--------------------------------|--------|--------------------------------------------|

|              |                 |                               |              |                    |                    |
|--------------|-----------------|-------------------------------|--------------|--------------------|--------------------|
| Paid In Full | Taxes<br>746.95 | Discount / Interest<br>-22.41 | Fees<br>0.00 | Payments<br>724.54 | Amount Due<br>0.00 |
|--------------|-----------------|-------------------------------|--------------|--------------------|--------------------|

| PARCEL NUMBER | ESCROW CD | Millage Code |
|---------------|-----------|--------------|
| R07481-003    |           | 1            |

PRICE CREEK LLC  
291 NW MAIN BLVD  
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

(AKA PRCL #7 UNR SURVEY):  
COMM AT SW COR OF SEC, RUN S  
ALONG W LINE SEC 11, 50.60 FT,

DO NOT WRITE BELOW THIS PORTION

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

|              |                 |                               |              |                    |                    |
|--------------|-----------------|-------------------------------|--------------|--------------------|--------------------|
| Paid In Full | Taxes<br>746.95 | Discount / Interest<br>-22.41 | Fees<br>0.00 | Payments<br>724.54 | Amount Due<br>0.00 |
|--------------|-----------------|-------------------------------|--------------|--------------------|--------------------|

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

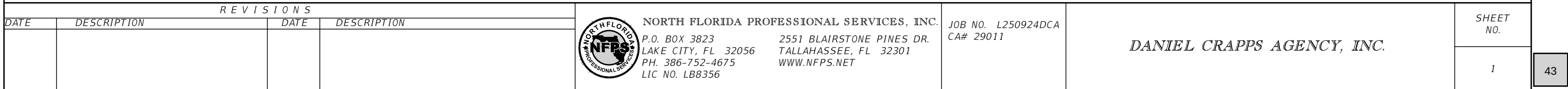
DESCRIPTION

Thursday, September 25, 2025

For: Price Creek – 111.60 acres

COMMENCE at the Southwest corner of Section 2, Township 4 South, Range 17 East, Columbia County, Florida, and run thence South 00°30'20" West, along the West line of Section 11, a distance of 50.60 feet; thence North 89°53'18" East, a distance of 71.01 feet to a point on the East right-of-way line of SE County Road 245 (formerly known as State Road 245) (Price Creek Road), being also the POINT OF BEGINNING; thence North 00°03'43" East, along said East right-of-way line of SE County Road 245 (formerly known as State Road 245) (Price Creek Road), a distance of 861.66 feet; thence North 89°40'56" East, a distance of 420.47 feet; thence North 00°31'39" West, a distance of 647.17 feet; thence North 89°41'56" East, a distance of 328.15 feet; thence South 01°19'19" East, a distance of 117.78 feet; thence South 88°21'17" East, a distance of 3047.22 feet; thence South 02°49'21" West, a distance of 203.84 feet; thence South 03°48'37" West, a distance of 955.64 feet; thence North 89°05'56" East, a distance of 67.70 feet to a point on the Westerly right-of-way line of SE County Road 245A (formerly known as State Road 245A), said point being a point on a curve concave to the East having a radius of 2904.79 feet, and a central angle of 01°36'54"; thence Southerly along the arc of said curve, being said Westerly right-of-way line of SE County Road 245A (formerly known as State Road 245A), a distance of 81.88 feet to the end of said curve, said point being a point on the South line of Section 2; thence South 89°05'56" West, along said South line of Section 2, a distance of 968.40 feet; thence South 00°13'21" West, a distance of 50.60 feet; thence South 89°53'18" West, a distance of 2801.78 feet to the POINT OF BEGINNING. Containing 111.60 acres, more or less.

IN SECTION 2  
TOWNSHIP 4 SOUTH, RANGE 17 EAST  
COLUMBIA COUNTY, FLORIDA



# LAKE CITY GROWTH MANAGEMENT

## STAFF ANALYSIS REPORT

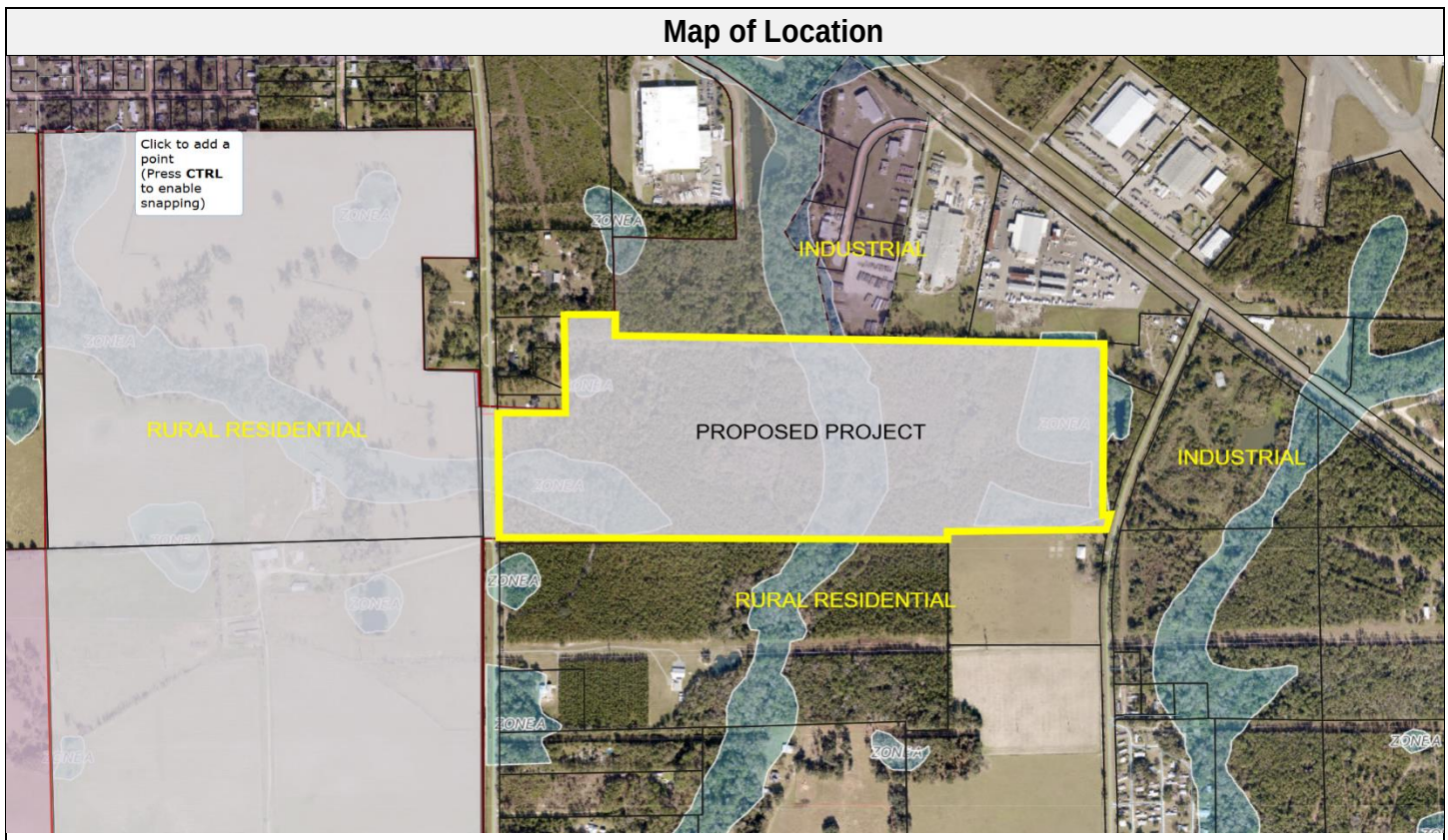
| Project Information          |                                                                                                                                                                                                                                         |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name and Case No.    | Real Terr LLC, CPA 25-10 and Z 25-12                                                                                                                                                                                                    |
| Applicant                    | Daniel Crapps, agent                                                                                                                                                                                                                    |
| Owner                        | Price Creek. LLC                                                                                                                                                                                                                        |
| Requested Action             | <ul style="list-style-type: none"> <li>• Comp Plan Amendment to change the FLUM from Residential Very Low Co to Industrial.</li> <li>• Rezoning to change the Official Zoning Atlas from Rural Residential Co to Industrial.</li> </ul> |
| Hearing Date                 | 09-09-2025                                                                                                                                                                                                                              |
| Staff Analysis/Determination | Sufficient for Review                                                                                                                                                                                                                   |
| Prepared By                  | Robert Angelo                                                                                                                                                                                                                           |

| Subject Property Information |                                                  |
|------------------------------|--------------------------------------------------|
| Size                         | +/- 113.09 Acres                                 |
| Location                     |                                                  |
| Parcel Number                | 07481-003                                        |
| Future Land Use              | Residential Very Low Co                          |
| Proposed Future Land Use     | Industrial                                       |
| Current Zoning District      | Rural Residential                                |
| Proposed Zoning              | Industrial                                       |
| Flood Zone-BFE               | Flood Zone X and A      Base Flood Elevation-N/A |

| Land Use Table |                         |        |                               |          |
|----------------|-------------------------|--------|-------------------------------|----------|
| Direction      | Future Land Use         | Zoning | Existing Use                  | Comments |
| N              | Industrial Co           | I Co   | Warehousing and Manufacturing |          |
| E              | Industrial Co           | I Co   | Vacant                        |          |
| S              | Agriculture             | A-3    | Farmland                      |          |
| W              | Residential Very Low Co | RR Co  | Vacant                        |          |



| Zoning Review                                                 |                |                                                            |
|---------------------------------------------------------------|----------------|------------------------------------------------------------|
| Zoning Requirements                                           | Current Zoning | Proposed Zoning                                            |
| Minimum lot requirements.                                     | NA             | None                                                       |
| Minimum yard requirements (setbacks)<br>Front-Each Side-Rear. | NA             | F-20, S-15, R-15                                           |
| Are any structure within 35 feet of a wetland?                | NA             | NA                                                         |
| Max height of signs.                                          | NA             | 35 Feet                                                    |
| Max square footage of signs.                                  | NA             | 1.5 SQFT times lot frontage                                |
| Lot coverage of all buildings.                                | NA             | 1.0                                                        |
| Minimum landscape requirements.                               | None           | 25 feet if abutting a residential district or none if not. |
| Minimum number of parking spaces.                             | NA             | It depends on the permitted use.                           |
| Minimum number of ADA parking spaces.                         | NA             | 1 Space for every 25 up to 100                             |
| Parking space size requirement.                               | NA             | 10x20                                                      |
| ADA parking space size.                                       | NA             | 12x20 with 5x20 access aisle.                              |





### Picture of Location



### Summary of Request

The applicant has petitioned to change the FLUM from Residential Very Low Co to Industrial and change the Official Zoning Atlas from Rural Residential Co to Industrial.



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

---

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF  
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF  
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE  
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 08/15/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☒ Certificate of Appropriateness (COA) ☐

Project Number: CPA 25-10 and Z 25-12

Project Name: Price Creek LLC

Project Address: TBD

Project Parcel Number: 07481-003

Owner Name: Price Creek, LLC

Owner Address: 291 NW Main BLVD, Lake City, FL

Owner Contact Information: Telephone Number: 386-397-3002 Email: dcrapps@danielcrapps.com

Owner Agent Name: \_\_\_\_\_

Owner Agent Address: \_\_\_\_\_

Owner Agent Contact Information: Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by:  
*Scott Thompson*  
7C2DC476A33B441... Date: 9/5/2025

No comments at this time

Planning and Zoning: Reviewed by: DocuSigned by:  
*Robert Angelo*  
F0D1ED33B98E48E... Date: 8/28/2025

This property is contiguous to an industrial district to the North and the East. This is a large scale amendment.

Business License: Reviewed by: Signed by:  
*Marshall Sosa*  
E8B1BD144D974CD... Date: 8/25/2025

No occupational license is needed.

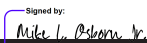
Code Enforcement: Reviewed by: Signed by:  
*Marshall Sosa*  
E8B1BD144D974CD... Date: 8/25/2025

No liens, codes or violations

Permitting: Reviewed by: Signed by:  
*Ivy Stockstill*  
E038F8FE7127486... Date: 8/25/2025

No comments at this time.

## Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

**Water Department: Reviewed by:**  **Date:** 8/25/2025

No comments at this time.

**Sewer Department: Reviewed by:**  **Date:** 8/25/2025

no comment at this time

**Gas Department: Reviewed by:**  **Date:** 8/27/2025

No comment at this time.

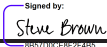
**Water Distribution/Collection: Reviewed by:**  **Date:** 10/2/2025

there is only a small water line across 245 will not support much. no sewer in area

**Customer Service: Reviewed by:**  **Date:** 9/2/2025

A tap application and utility plans would need to be submitted in order to apply for water, sewer, and/or natural gas services. This response does not represent the City of Lake City's commitment to or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service,

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Date: 8/27/2025

No comment at this time.

Fire Department: Reviewed by:  Date: 8/25/2025

No comment at this time.

Police Department: Reviewed by:  Date: 8/28/2025

No concerns at this time

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.



State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Suwannee River Water Management: Reviewed by: 

Signed by:

Sara Furson

DF12F6B097AE4A8...

 \_\_\_\_\_ Date: 8/26/2025

No SRWMD permit has been obtained for this development. An ERP from SRWMD will be required for this activity.

School Board: Reviewed by: 

Signed by:

Keith Hatcher

02AB8B0F61B8C42E...

 \_\_\_\_\_ Date: 8/25/2025

No comments at this time.

County Engineer: Reviewed by: 

DocuSigned by:

Chad Williams

33A47263EAB741E...

 \_\_\_\_\_ Date: 9/15/2025

This project will require, at a minimum, a driveway permit from Columbia County. Once a design is submitted, additional permits from the County may be required. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer’s professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations.

County Planner: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

**File Attachments for Item:**

ii. **Z 25-12**, an application by Daniel Crapps, as agent for Price Creek, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RURAL RESIDENTIAL COUNTY (RR Co) to INDUSTRIAL CITY (I) on property located on parcel 07481-003.

**\*\*\*Z 25-12 was tabled at the September 09, 2025 Planning and Zoning meeting\*\*\***



GROWTH MANAGEMENT  
205 North Marion Ave  
Lake City, Florida 32055  
Telephone (386) 719-5754  
growthmanagement@lcfla.com

FOR PLANNING USE ONLY

Application # Z \_\_\_\_\_  
Application Fee \$ \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Filing Date \_\_\_\_\_  
Completeness Date \_\_\_\_\_

Less Than or Equal to 10 Acres: \$1,850  
Greater Than 50 Acres: \$4,800 or actual cost

**\*All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.**

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

## A. PROJECT INFORMATION

1. Project Name: Price Creek, LLC.
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 02-4S-17-07481-003
4. Future Land Use Map Designation: Existing - Columbia County "Residential, Very Low Density"; Proposed - Industrial
5. Existing Zoning Designation: Columbia County "Rural Residential ("RR")"
6. Proposed Zoning Designation: City of Lake City "Industrial ("I")"
7. Acreage: 111.60
8. Existing Use of Property: Vacant
9. Proposed use of Property: Industrial

## B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Brandon M. Stubbs Title: Planning & Grants Manager  
Company name (if applicable): North Florida Professional Services ("NFPS")  
Mailing Address: P.O. Box 3823  
City: Lake City State: FL Zip: 32056  
Telephone: (386) 752-4675 Fax: ( ) Email: bstubbs@NFPS.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): Price Creek, LLC.  
Mailing Address: P.O. Box 16  
City: Lake City State: FL Zip: 32056  
Telephone: ( ) Fax: ( ) Email:

**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: \_\_\_\_\_  
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. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.
  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.

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 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.

**Brandon M. Stubbs**

Applicant/Agent Name (Type or Print)

*Brandon M. Stubbs*

Applicant/Agent Signature

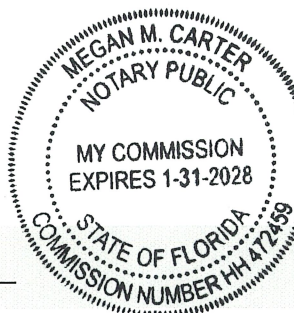
10/1/25

Date

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 1st day of Oct, 2025, by (name of person acknowledging).

(NOTARY SEAL or STAMP)



*Megan Carter*  
Signature of Notary

Megan Carter  
Printed Name of Notary

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

City of Lake City – Growth Management Department  
205 North Marion Ave, Lake City, FL 32055





# NFPS



PO BOX 3823  
LAKE CITY, FL 32056



PHONE (386) 752-4675  
FAX (386) 752-4674



[www.nfps.net](http://www.nfps.net)

**October 1, 2025**

## **DATA, ANALYSIS, AND CONCURRENCY REPORT**

Application for Amendment to the  
City of Lake City Comprehensive  
Plan Future Land Use Map & the  
Official Zoning Atlas of the Land  
Development Regulations

Prepared for:

**Price Creek, LLC.**

Prepared by:



Brandon M. Stubbs  
Planning & Grants Manager,  
North Florida Professional Services, Inc.



## General Project Information

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SUBJECT:             | A request for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Map ("FLUM") of the Comprehensive Plan from Columbia County "RESIDENTIAL, VERY LOW DENSITY" to City of Lake City "INDUSTRIAL" and a Site-Specific Amendment to the Official Zoning Atlas ("Rezoning") from Columbia County "RURAL, RESIDENTIAL" ("CO RR") to City of Lake City "INDUSTRIAL" ("I") on an approximate 111.60-acre subject property.                                                                                |
| APPLICANT/AGENT:     | Brandon M. Stubbs, Planning & Grant Manager,<br>North Florida Professional Services                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PROPERTY OWNER(S):   | Price Creek, LLC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| LOCATION:            | North of Vacant Agricultural Lands and Single-Family Residences; South of SE Enterprise Court, Hunter Panels, Town Homes, Quest Aviation, Idaho Timber, SE State Road 100, Homes of Merit, Factory Expo Home Center, and Vacant Industrial Lands; East of SE County Road 245, Eastbrook Subdivision, and Suzanne Subdivision; West of SE County Road 245A, RDH Trucking, Academic Recovery & Towing, Commercial Transportation Inspection Services, LLC., and Vacant Industrial Lands; Columbia County, Florida. |
| PARCEL ID NUMBER(S): | 02-4S-17-07481-003                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| ACREAGE:             | ±111.60-Acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| EXISTING FLUM        | COLUMBIA COUNTY "RESIDENTIAL, VERY LOW DENSITY"                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PROPOSED FLUM        | CITY OF LAKE CITY "INDUSTRIAL"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| EXISTING ZONING      | COLUMBIA COUNTY "RURAL, RESIDENTIAL"                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PROPOSED ZONING      | CITY OF LAKE CITY "INDUSTRIAL"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



## SUMMARY

The proposed Large-Scale Comprehensive Plan Amendment to the Future Land Use Map of the Comprehensive Plan and Site-Specific Amendment to the Official Zoning Atlas would amend the Future Land Use Map and Official Zoning Atlas Designation of  $\pm 111.60$ -acres. The FLUM Designation is being requested to be amend from Columbia County Residential, Very Low Density to City of Lake City Industrial, and the Official Zoning Atlas (Zoning) Designation is requested to be amended from Columbia County Rural Residential ("Co RR") to City of Lake City Industrial ("I"). The subject property is currently vacant.

## Existing FLUM of Subject Property

**The Columbia County Residential, Very Low Density FLUM Designations are described as follows in Policy I.1.6 of the Future Land Use Element of the Columbia County Comprehensive Plan:**

*"Residential land use. Residential land use classifications provide locations for dwelling units at very low, low, moderate, medium, medium/high and high density within the designated urban development areas as defined within this comprehensive plan. Public, charter and private elementary and middle schools are permitted within very low, low and moderate density residential land use classifications. Public, charter and private elementary, middle, medium/high and high schools are permitted within medium and high density residential land use classifications. In addition, churches and other houses of worship, golf courses, country clubs, conference centers, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of 1.0 floor area ratio.*

*Within the residential land use classifications, notwithstanding the density requirements listed below, any subdivision or planned residential development developed with lots greater than one acre in size shall be limited to 25 such lots. Any lots created pursuant to the floodplain and wetlands policies contained within the conservation element of this comprehensive plan shall not count towards this limit."*

|                                        |                                                                                             |
|----------------------------------------|---------------------------------------------------------------------------------------------|
| <i>Residential very low density</i>    | <i>shall be limited to a density of 1.0 dwelling unit per acre;</i>                         |
| <i>Residential low density</i>         | <i>shall be limited to a density of less than or equal to 2.0 dwelling units per acre;</i>  |
| <i>Residential moderate density</i>    | <i>shall be limited to a density of less than or equal to 4.0 dwelling units per acre;</i>  |
| <i>Residential medium density</i>      | <i>shall be limited to a density of less than or equal to 8.0 dwelling units per acre;</i>  |
| <i>Residential medium/high density</i> | <i>shall be limited to a density of less than or equal to 14.0 dwelling units per acre;</i> |
| <i>Residential high density</i>        | <i>shall be limited to a density of less than or equal to 20.0 dwelling units per acre.</i> |

## Proposed FLUM of Subject Property

**The City of Lake City Industrial FLUM Designation is described as follows in Policy I.1.2 of the Future Land Use Element of the City of Lake City Comprehensive Plan:**

*"INDUSTRIAL Lands classified as industrial consist of areas used for the manufacturing, assembly, processing, or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions. Industrial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio."*





# NFPS



PO BOX 3823  
LAKE CITY, FL 32056

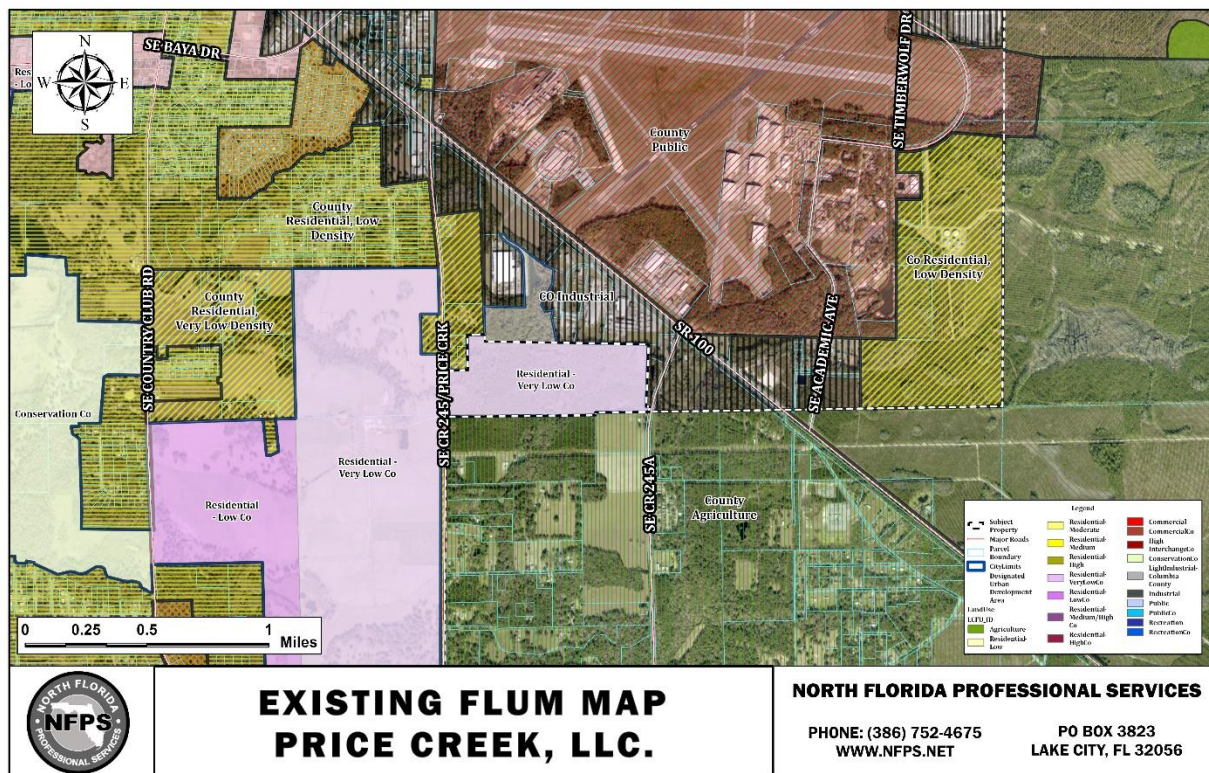


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FAX (386) 752-4674

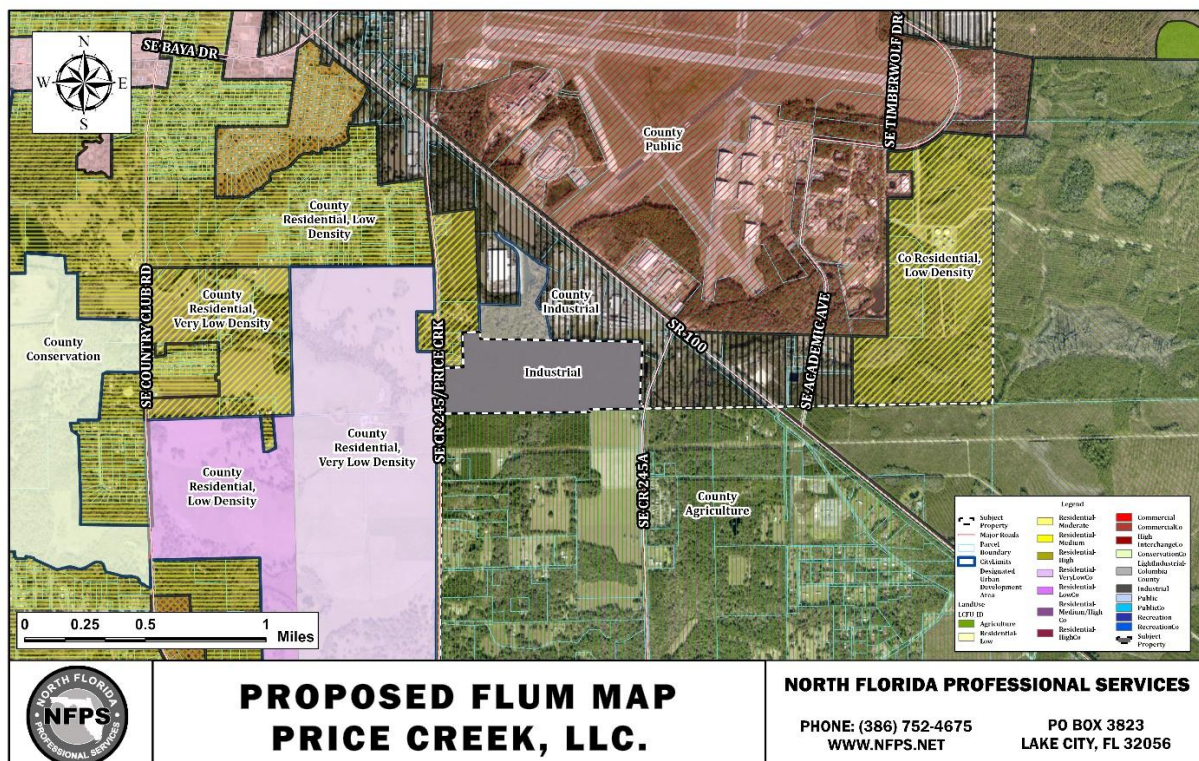


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Map 1. Existing FLUM Map



Map 2. Proposed FLUM Map







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LAKE CITY, FL 32056

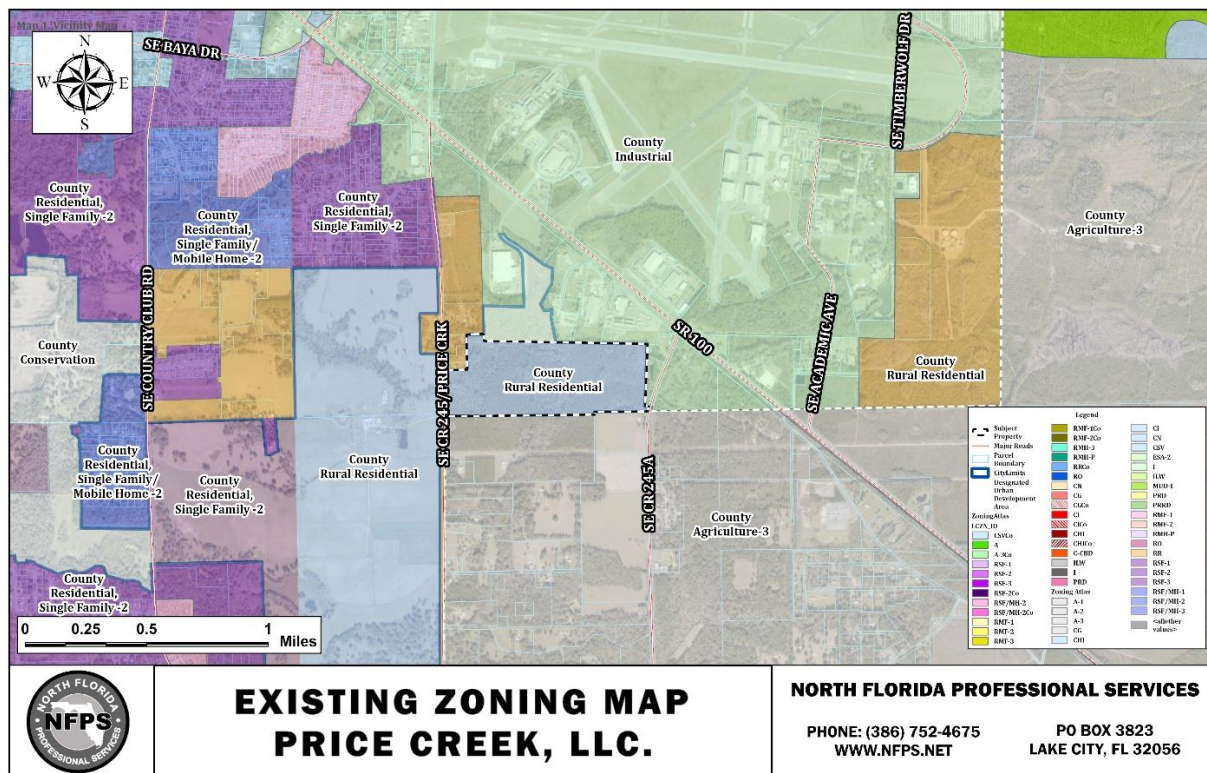


PHONE (386) 752-4675  
FAX (386) 752-4674

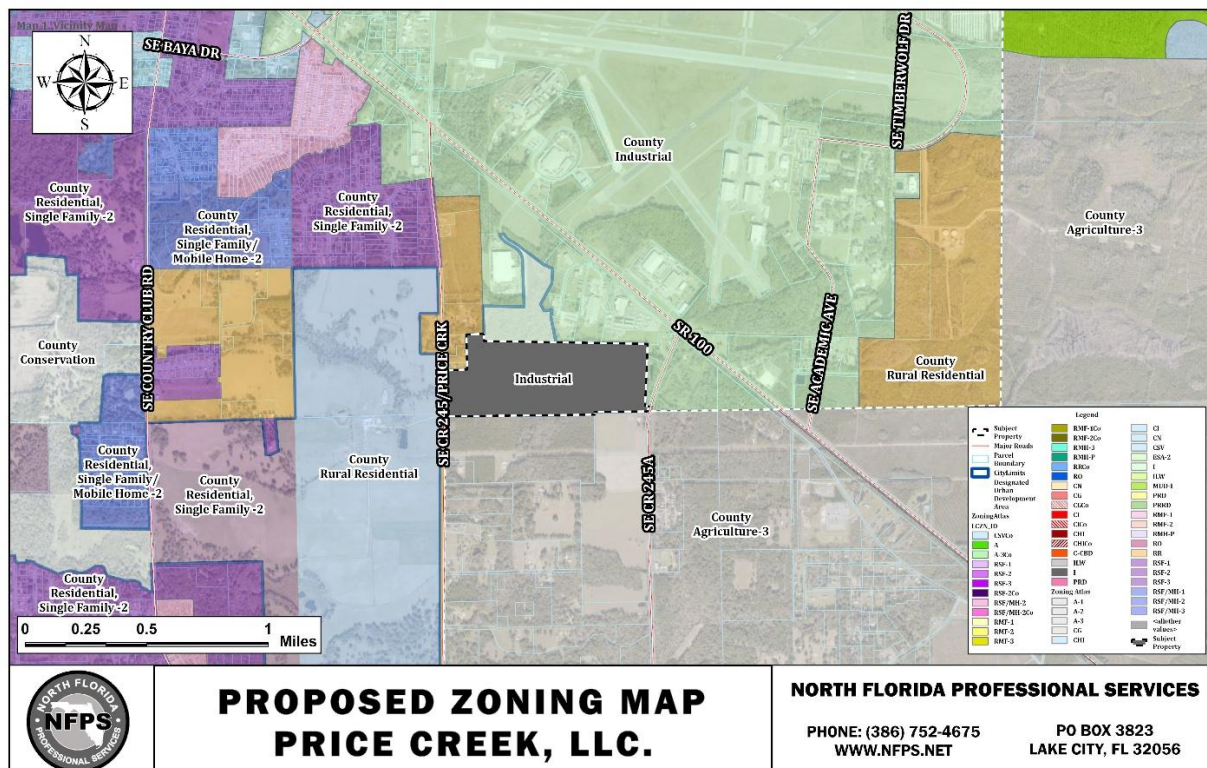


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### Map 3. Existing Zoning Map



### Map 4. Proposed Zoning Map





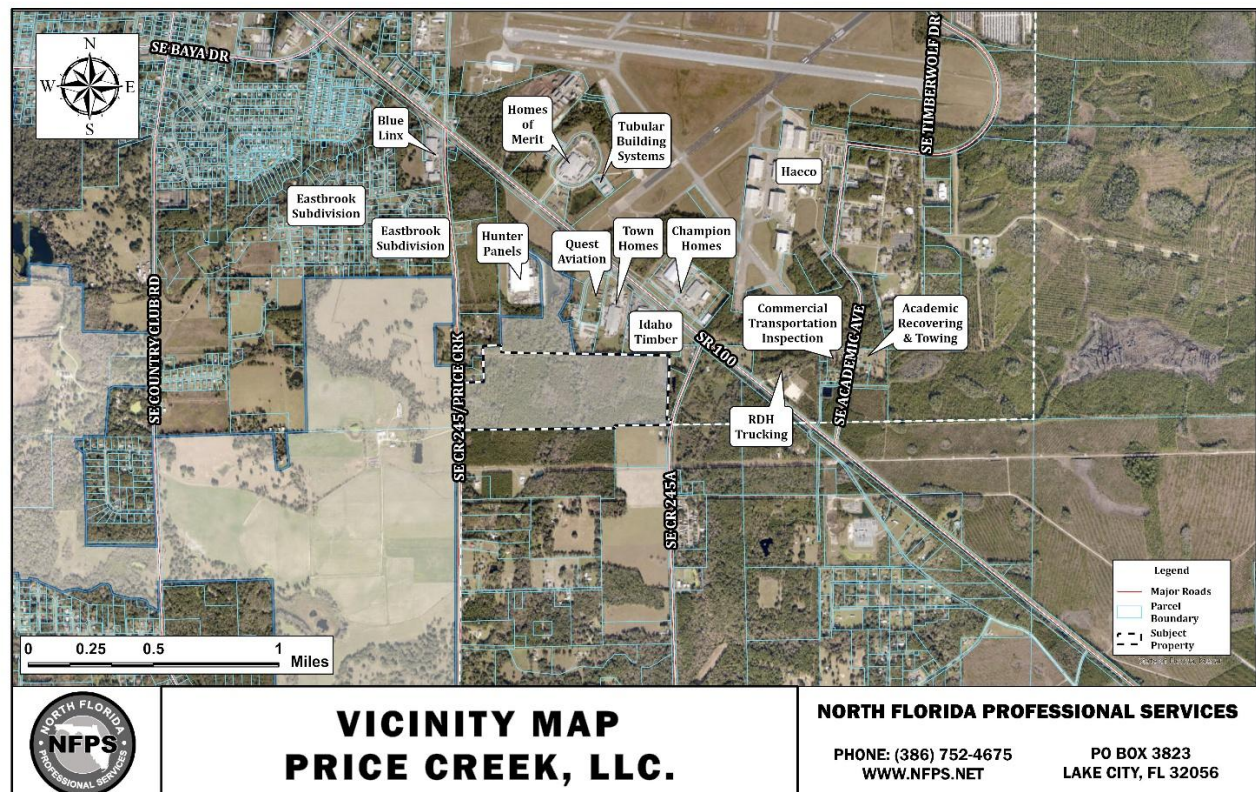
## SURROUNDING USE

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

| Direction | Existing Use(s)                                                                                                                        | FLUM Designation(s)                                  | Zoning District(s)                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------------|
| North     | SE Enterprise Ct/Hunter Panels/Quest Aviation/Town Homes/Idaho Timber/SE State Road 100/Home of Merit/Factory Expo Home Center         | Residential Low Density/Industrial/Public            | Rural Residential ("RR")/Industrial ("I")                       |
| South     | Single Family Residences/Vacant Agricultural Lands                                                                                     | Agriculture                                          | Agriculture-3 ("A-3")                                           |
| East      | SE County Road 245A/RDH Trucking/Academic Recovery & Towing/Commercial Transportation Inspection Services, LLC/Vacant Industrial Lands | Industrial                                           | Industrial ("I")                                                |
| West      | SE County Road 245/Eastbrook Subdivision/Suzanne Subdivision/Vacant Residential Lands                                                  | Residential Very Low Density/Residential Low Density | Rural Residential ("RR")/Residential, Single Family-2 ("RSF-2") |

Map 5. Vicinity Map







As indicated in the chart above, the subject property is surrounded by existing Industrial land use and existing Industrial uses to the North and East. In fact, there are over twelve (12) industrial businesses currently in operation in the vicinity of the subject property. Amending the FLUM of the subject property to Industrial is the logical nexus and progression of the existing Industrial land use in the area. Amending the FLUM to Industrial provides a logical pattern of development and helps support the City's severe need for additional Industrial land use.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

If approved, the applicant proposes to apply for a zoning designation that is consistent with the proposed underlying Future Land Use Map ("FLUM") Designation. Below is a chart of the existing and proposed FLUM Designation and the proposed corresponding zoning designation consistent with said proposed FLUM Designation.

Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

| Existing FLUM Designation                     | Proposed FLUM Designation    | Proposed Zoning Designation  | Consistent |
|-----------------------------------------------|------------------------------|------------------------------|------------|
| Columbia County Residential, Very Low Density | City of Lake City Industrial | City of Lake City Industrial | ✓          |

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Future Land Use Map Amendment to the Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water, & Natural Groundwater Aquifer Recharge Element
- Conservation Element
- Capital Improvements Element

An Analysis of Section 15.2 of the Land Development Regulations, which includes a Comprehensive Plan Consistency Analysis, is included in the packet submitted with this report and provides competent and substantial evidence that the proposed amendment is consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

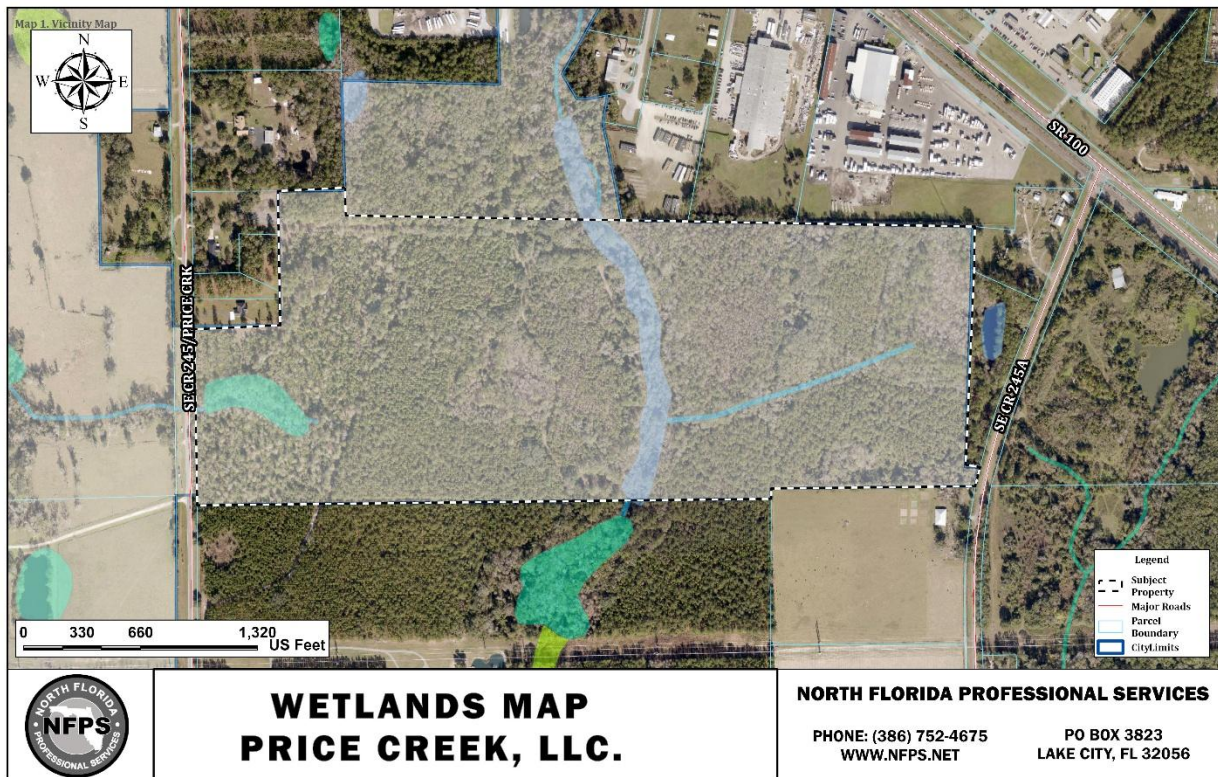
## ENVIRONMENTAL CONDITIONS ANALYSIS

### Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands Areas, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are wetlands located on a portion of the subject property.

**Evaluation:** While there are wetlands located on the subject property, there are large areas suitable for development outside the wetland areas. Further, the County's LDRs and Suwannee River Water Management District have applicable regulations to protect wetlands; therefore, there are no issues related to wetland protection.

**Map 6. Wetland Map**



## Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated October 1984. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are nine (9) soil types found on the subject property:

- 1) Albany fine sand soils (0 to 5 percent slope) are somewhat poorly drained, nearly level to gently sloping soils on broad flats bordering poorly defined drainageways and in undulating areas. The surface and subsurface layers are comprised of fine sand to a depth of 55 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Albany fine sand soils (0 to 5 percent slope) have severe limitations for building site development and for septic tank absorption fields.



- 2) Blanton fine sand soils (0 to 5 percent slopes) are moderately well drained, nearly level to gently sloping soils on broad ridges and undulating side slopes. The surface and subsurface layers are comprised of fine sand to a depth of 52 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches. Blanton fine sand soils (0 to 5 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.
- 3) Chipley fine sand soils (0 to 5 percent slope) are moderately well drained, nearly level to gently sloping soils in somewhat depressed areas and on flats in the uplands. The surface is comprised of fine sand to a depth of 7 inches. Fine sand extends to a depth of 80 inches. Chipley fine sand soils (0 to 5 percent slope) have moderate limitations for building site development and severe limitations for septic tank absorption fields.
- 4) Hurricane fine sand soils are somewhat poorly drained, nearly level soils on flats and in areas adjacent to depressions and poorly defined drainageways. The surface and subsurface layers are comprised of fine sand to a depth of 56 inches. The subsoil layer is comprised of fine sand to a depth of 80 inches or more. Hurricane fine sand soils have moderate limitations for building site development and severe limitations for septic tank absorption fields.
- 5) Mascotte fine sand soils are poorly drained, nearly level soils around wet depressions on uplands and throughout the flatwoods. The surface and subsurface layers are comprised of fine sand to a depth of 15 inches. The subsoil layer is comprised of fine sand, fine sandy loam and loamy sand to a depth of 80 inches or more. Mascotte fine sand soils have severe limitations for building site development and for septic tank absorption fields.
- 6) Ocilla fine sand soils are somewhat poorly drained, gently sloping soils on undulating landscapes in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 32 inches. The subsoil layer is comprised of fine sandy loam to a depth of 68 inches. Ocilla fine sand soils have moderate limitations for building site development and severe limitations for septic tank absorption fields.
- 7) Plummer fine sand, occasionally flooded soils are poorly drained, nearly level soils on flood plains of rivers and streams. The surface and subsurface layers are comprised of fine sand to a depth of 59 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches. Plummer fine sand, occasionally flooded soils have severe limitations for building site development and for septic tank absorption fields.
- 8) Sapelo fine sand soils are poorly drained, nearly level soils in the flatwoods. The surface and subsurface layers are comprised of fine sand to a depth of 57 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Sapelo fine sand soils have moderate limitations for building site development and severe limitations for septic tank absorption fields.
- 9) Surrency fine sand soils are poorly drained, nearly level soils in depressions, near shallow ponds and along drainageways. The surface and subsurface layers are comprised of fine sand to a depth of 30 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Surrency fine sand soils have severe limitations for building site development and for septic tank absorption fields.



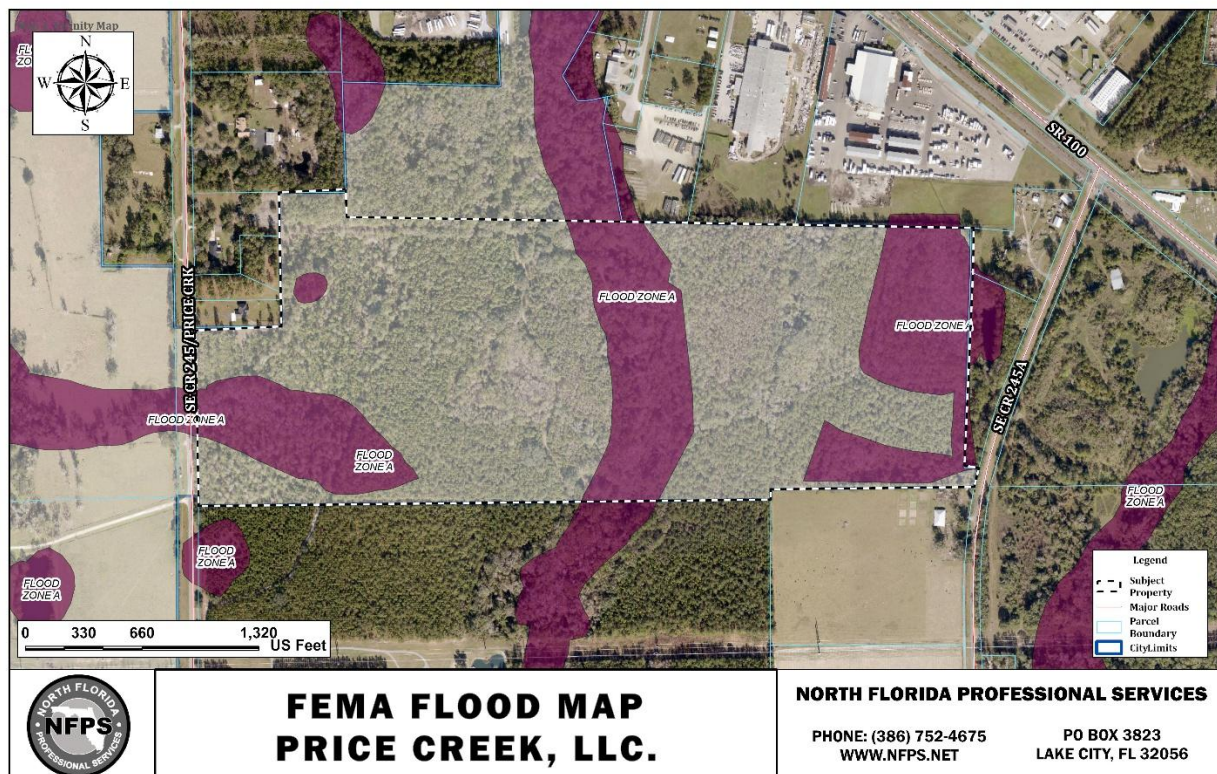
Evaluation: The soil type predominantly found on the subject property is Albany Fine Sand. Albany Fine Sand poses severe limitations for building development and severe limitations for septic tank absorption field. All soils located on-site pose severe limitations for building development and septic tank absorption fields; however, these are not obstacles that cannot be overcome through best engineering practices. During the site and development phase, soil conditions will have to be factored into the proposed development.

## Flood Potential

Panel 0170C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property is in Flood Zone "X" (areas determined to be outside of the 500-year floodplain) and Flood Zone "A" (areas inundated by the annual one (1) percent change of flood where Base Flood Elevations have not been established).

Evaluation: The subject property has portions inside the annual one percent change of flood and outside the annual one percent chance of flood. Development will be concentrated on the area not subject to flooding. Therefore, there is no concern of flooding on the subject property.

### Map 7. FEMA Flood Zone Map





## Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the subject property is not located within a stream to sink area.

**Evaluation:** Given the subject property is not located within a Stream to Sink Watershed,, there is no concern related to Stream to Sink Watersheds.

## Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain Clayey Sand.

**Evaluation:** There are no issues related to minerals

## Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 2013, there are no known historic resources located on the subject property.

**Evaluation:** There are no issues related to historic Resources.

## Aquifer Vulnerability

According to the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpacial Inc., dated September 29, 2009, the subject property is located in a vulnerable area.

**Evaluation:** While the subject property is located in a vulnerable area, there is no issue related to aquifer vulnerability.

## Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the subject property is located within a non-vegetative community.

**Evaluation:** There is no known wildlife habitats associated with a non-vegetative community; therefore, there is no issue related to vegetative communities or wildlife.



## PUBLIC FACILITIES IMPACT

### Traffic Impact

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

| Segment Number <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                               | Segment Description                                                             | Lanes | Functional Classification | Area Type     | LOS |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------|---------------------------|---------------|-----|
| 43(69)                                                                                                                                                                                                                                                                                                                                                                                                    | State Road 100 (From Lake City's Urban Area Boundary to County's East Boundary) | 2U    | Minor Arterial            | Highway Rural | D   |
| <sup>1</sup> Source: Columbia County Comprehensive Plan, Capital Improvements Element.<br><sup>2</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. |                                                                                 |       |                           |               |     |

**Table 4. Existing Trip Generation<sup>1</sup>**

| Land Use                                                                                                                                                                                                                                                                                                                         | AADT <sup>2</sup> | PM Peak Hour <sup>3</sup> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------|
| Single Family <sup>1</sup><br>(ITE Code 210)                                                                                                                                                                                                                                                                                     | 1,047             | 111                       |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                     | <b>1,047</b>      | <b>111</b>                |
| <sup>1</sup> Source: ITE Trip Generation, 10th Edition.<br><sup>2</sup> Formula: AADT – ITE, 10 <sup>th</sup> Edition – 9.44 trips per dwelling unit x 111 dwelling units = 1,047 AADT<br><sup>3</sup> Formulas: PM Peak – ITE, 10 <sup>th</sup> Edition – 1.00 trips per dwelling unit x 111 dwelling units = 111 PM Peak Trips |                   |                           |

**Table 5. Proposed Trip Generation<sup>1</sup>**

| Land Use                                                                                                                                                                                                                                                                                                                                             | AADT <sup>2</sup> | PM Peak Hour <sup>3</sup> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------|
| Industrial Park <sup>1</sup><br>(ITE Code 130)                                                                                                                                                                                                                                                                                                       | 4,095             | 121                       |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                         | <b>4,095</b>      | <b>121</b>                |
| <sup>1</sup> Source: ITE Trip Generation, 10th Edition.<br><sup>2</sup> Formula: AADT – ITE, 10 <sup>th</sup> Edition – 3.37 trips per thousand square feet x 1,215,324 square feet = 4,095 AADT<br><sup>3</sup> Formulas: PM Peak – ITE, 10 <sup>th</sup> Edition – 0.40 trips per thousand square feet x 1,215,324 square feet = 121 PM Peak Trips |                   |                           |

**Table 6. Net Increase Trip Generation<sup>1</sup>**

| Land Use                                     | AADT         | PM Peak Hour |
|----------------------------------------------|--------------|--------------|
| Industrial Park (Proposed)<br>(ITE Code 130) | 4,095        | 121          |
| Single Family (Existing)<br>(ITE Code 210)   | 1,047        | 111          |
| <b>Net Increase</b>                          | <b>3,048</b> | <b>10</b>    |

**Table 7. Projected Impact on Affected Comprehensive Plan Roadway Segments**

| Traffic System Category             | S.R. 100 Segment 43(69) <sup>1</sup> |
|-------------------------------------|--------------------------------------|
| Maximum Service Volume <sup>2</sup> | 14,200                               |
| Existing Traffic <sup>3</sup>       | 4,600                                |
| Reserved Trips <sup>4</sup>         | 0                                    |
| Available Capacity <sup>4</sup>     | 9,600                                |
| Projected Daily Trips               | 3,048                                |
| <b>Residual Capacity</b>            | <b>6,552</b>                         |
| PM Peak Hour Traffic Analysis       | S.R. 100 Segment 43(69) <sup>1</sup> |
| Maximum Service Volume <sup>2</sup> | 1,350                                |
| Existing Traffic <sup>3</sup>       | 437                                  |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Reserved Trips <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0          |
| Available Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 913        |
| Projected PM Peak Hour Trips                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 10         |
| <b>Residual Capacity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>903</b> |
| <small>1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.<br/>2 Source: FDOT 2023 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Rural Undeveloped Areas.<br/>3 Florida Department of Transportation, District II, 2024 Annual Average Daily Traffic Report.<br/>4 Source: Columbia County Concurrency Monitoring Report.</small> |            |

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

## Potable Water Impacts

The subject property is located within a community potable water system service area. The subject property will be served potable water via City of Lake City Potable Water System. The Lake City Potable Water System is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan. **Note: Calculations are based upon Chapter 64E-6.008,F.S.**

The existing density allows 111 dwelling units. An average dwelling unit utilizes approximately 100 Gallons Per Capita Per Day. The average household in Columbia County has approximately 2.67 Person Per Household according to the 2010 U.S. Census.  $(100 \text{ GPC} \times 2.67 \text{ PPH}) \times 111 = 29,637$  Gallons Per Day

The proposed Future Land Use Map Designation is Industrial. An Industrial Park generates approximately 22.5 Gallons Per Day of Potable Water per employee per day. Per the U.S. Green Building Council, Industrial Parks have an average of one employee per 500 square feet. The proposed amendment could generate a gross floor area of 1,215,324 square feet.  $[(1,215,324/500) \times 22.5] = 54,689$  Gallon Per Day.

Net Increase:  $54,689 \text{ GPD} - 29,637 \text{ GPD} = 25,052 \text{ GPD}$

| Table 8. Potable Water Impacts                                                                    |                  |
|---------------------------------------------------------------------------------------------------|------------------|
| System Category                                                                                   | Gallons Per Day  |
| Current Permitted Capacity <sup>1</sup>                                                           | 9,000,000        |
| Less Actual Potable Water Flows <sup>1</sup>                                                      | 3,613,573        |
| Reserved Capacity <sup>2</sup>                                                                    | 0                |
| Projected Impacts from Development                                                                | 25,052           |
| <b>Residual Capacity</b>                                                                          | <b>5,361,375</b> |
| <b>Percentage of Permitted Design Capacity Utilized</b>                                           | <b>40.43%</b>    |
| <small>Sources:<br/>1. City of Lake City Utility Department, October 2025.<br/>2. Table 1</small> |                  |



## Sanitary Sewer Impacts

The subject property is not located within a community centralized sanitary sewer system service area. The subject property will be served via private sewer system. The private sewer system is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan. **Note: Calculations are based upon Chapter 64E-6.008, F.S.**

The existing density allows 111 dwelling units. An average dwelling unit utilizes approximately 100 Gallons Per Capita Per Day. The average household in Columbia County has approximately 2.67 Person Per Household according to the 2010 U.S. Census.  $(101 \text{ GPC} \times 2.67 \text{ PPH}) \times 111 = 29,637$  Gallons Per Day

The proposed Future Land Use Map Designation is Industrial. An Industrial Park generates approximately 17.5 Gallons Per Day of Sanitary Sewer per employee per day. Per the U.S. Green Building Council, Industrial Parks have an average of one employee per 500 square feet. The proposed amendment could generate a gross floor area of 1,215,324 square feet.  $[(1,215,324/500) \times 17.5] = 42,536$  Gallon Per Day.

Net Increase:  $42,536 \text{ GPD} - 29,637 \text{ GPD} = 12,899 \text{ GPD}$

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

## Solid Waste Impacts

Solid waste facilities for uses to be located on the site are provided at the sanitary landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The existing density allows 111 dwelling units. An average dwelling unit utilizes approximately 0.73 tons (1,460 lbs) per year per person. The average household in Columbia County has approximately 2.67 Person Per Household according to the 2010 U.S. Census.  $[(1,460 \text{ Lbs Per Year Per Person} \times 2.67 \text{ PPH}) \times 111] / 365 = 1,201$  pounds of solid waste generated per day.

The applicant proposes an Industrial Future Land Use Map Designation. The proposed use as an Industrial Park generates approximately 5.5 lbs of solid waste per thousand square feet per day. The proposed development could generate a gross floor area of 1,215,324 square feet.  $(5.5 \text{ Lbs Per Thousand Square Feet} \times 1,215,324 \text{ Square Feet}) = 6,684.28$  pounds of solid waste generated per day.

Net Increase:  $6,684.28 \text{ lbs per day} - 1,201 \text{ lbs per day} = 5,483.28 \text{ lbs per day}$

Total County average solid waste disposal per day (including municipalities) = 471,300 pounds per day.

Based upon the annual projections of solid waste disposal at the landfill for 2025, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand



generated by Industrial uses.

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

## Recreation Facilities

Given the proposed amendment is Industrial in nature, no impacts to recreation are anticipated.

## Public School Facilities

Given the proposed amendment is Industrial in nature, no impacts to Public Schools are anticipated.

## Conclusion

This analysis of the proposed amendments to the Future Land Use Map of the Comprehensive Plan and Site-Specific Amendment to the Official Zoning Atlas provides competent and substantial evidence for the adoption of the proposed amendments. The subject property is surrounded on the North and West sides by existing Industrial land, there are over twelve (12) existing industrial businesses in the general area, there are no existing residential neighborhoods within  $\pm 1,600$  feet of the subject property, the subject property is suitable for industrial use, the subject property being industrial is a rational nexus to existing industrial uses, and the subject property being amended to industrial is the only logical pattern of development.



## Comprehensive Plan & Section 15.2 Analysis

This analysis analyzes amending the Future Land Use Map ("FLUM") Designation of approximately 111.60 acres from Columbia County Residential, Very Low Density ( $\leq$  One (1) Dwelling Unit Per Acre) to City of Lake City Industrial and amending the Official Zoning Atlas Designation from Columbia County Rural, Residential ("RR") to City of Lake City Industrial ("I").

1. Conformity with the Comprehensive Plan and the effects upon the Comprehensive Plan.

### FUTURE LAND USE ELEMENT

**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.

**Analysis:** The subject property has direct access to SE County Road 245 (Price Creek Road) which is identified in Illustration A-IX "Future Transportation Map 2032" of the City of Lake City Comprehensive Plan as a Major, Collector RURAL. Therefore, the proposed amendment to Industrial is supported by Policy I.1.1 of the Future Land Use Element.

**INDUSTRIAL** Lands classified as industrial consist of areas used for the manufacturing, assembly, processing, or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions. Industrial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

**Analysis:** The subject property's highest and best use is to be utilized as Industrial. The existing uses in the surrounding area and adjacent to the north and east are Industrial. It is only logical that the subject property continues the Industrial use within the area. Existing Industrial uses in the vicinity consist of Hunter Panels, Blue Linx, Quest Aviation, Townhomes, Idaho Timber, Homes of Merit, Tubular Building Systems, and more.

**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).



**Analysis:** The request is to amend the Future Land Use Map Designation of the subject property to Industrial. Currently, the City consists of a total of ±9,573.3 acres, a total of ±316.4 acres are City Industrial FLUM. Only approximately 3.8% of the total acreage within the City Limits is Industrial. A City must have between 5% to 15% of its land designated for Industrial in order to promote industry, job growth, and accommodation for Industrial uses. The City is severely lacking in ready Industrial Land Use. Therefore, the proposed amendment furthers Policy I.1.3 by assisting in the allocation on Industrial Land Use need to accommodate the existing and future needs of the City.

**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.

**Analysis:** The subject property is adjacent to existing Industrial land use with existing Industrial uses. As such, as a natural progression of growth, it is reasonable and expected that Industrial development is reasonably expected to develop adjacent to existing Industrial development. Therefore, the proposed land use amendment is consistent with Policy I.1.4 of the Future Land Use Element,

## **TRANSPORTATION ELEMENT**

**OBJECTIVE II.1** The City shall establish a safe, convenient and efficient level of service standard which shall be maintained for all roadways.

**Analysis:** As indicated in the traffic impact assessment included in the Data & Analysis Report, the proposed development will not degrade the level of service standard for any roadway segments to an unsafe level or degrade the level of service.

**OBJECTIVE II.2** The City shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map, limiting higher density and higher intensity land use locations to be adjacent to collector or arterial roads, as identified on the Future Transportation Map.

**Analysis:** As previously stated, subject property has direct access to SE County Road 245 (Price Creek Road) which is identified in Illustration A-IX "Future Transportation Map 2032" of the City of Lake City Comprehensive Plan as a Major, Collector RURAL. Further, it is anticipated that the proposed development could connect to State Road 100 through the County's existing Industrial Park. State Road 100 has a Functional Classification of Minor Arterial according to the Transportation Element of the Columbia County Comprehensive Plan. Currently, the City of Lake City does not have any properties that have access to State Road 100; therefore, the City's Comprehensive Plan does not address this roadway segment.

## **SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT**

**OBJECTIVE IV.7** The City shall continue to require that no sanitary sewer facility have any discharge into high groundwater recharge areas, direct discharge to sinkholes and/or not allow systems that allow lateral percolation to streams, recharge areas or sinkholes.

**Policy IV.7.1** The City shall prohibit the direct discharge of any sanitary sewer facility into a high groundwater recharge area.

**Policy IV.7.2** The City shall prohibit the discharge of untreated stormwater into sinkholes

**Policy IV.7.3** The City shall continue to provide that during the development review process, all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.

**OBJECTIVE IV.8** The City shall continue to coordinate with the Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all developments requiring subdivision approval be reviewed by the Water Management District prior to approval of construction plans.

**Policy IV.8.1** The City shall continue to provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature.

**Policy IV.8.2** The City shall continue to provide for the limitation of development and associated impervious surfaces in high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan to protect the functions of the recharge area.

**Analysis:** The subject property is not located within a High Groundwater Aquifer Recharge Area and no sanitary sewer shall directly discharge into a High Groundwater Aquifer Recharge Area. Further, no stormwater shall be directly discharged into any wetlands, sinkholes, or other environmentally sensitive features. Prior to development, the subject property will be required to obtain permitting for stormwater management via the Suwannee River Water Management District ("SRWMD"). Any development shall be required to comply with the objectives and policies of IV.7 and IV.8 of the Comprehensive Plan.

## **CONSERVATION ELEMENT**

**OBJECTIVE V.2** The City in order to protect the quality and quantity of current and projected water sources, hereby establishes a 500 foot wellfield protection area around community water system wells. In addition, the City in order to protect high ground water recharge areas shall limit development in these areas as specified in the high

groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

**Analysis: The subject property is not within 500-feet of a wellfield. Therefore, shall not impact the City's Wellfield Protection Area.**

**Policy V.2.4** The City shall continue to require a 35-foot natural buffer around all wetlands and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas.

**Analysis: All wetlands on the subject property shall be preserved and a buffer of 35- feet shall be kept around any wetlands.**

**Policy V.2.5** The City shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

**Policy V.2.6** The City shall continue to require all new development to maintain the natural functions of natural flood storage, pollution alternatives, in wetlands and 100-year floodprone areas.

**Analysis: During the development process, a SRWMD Environmental Resource ("ERP") Permit shall be required. A requirement of the ERP Permit requires post-development runoff rates and pollutant loads that do not exceed pre-development runoff rates and pollutant loads. Further, through the ERP Permitting process, any discharge in a flood zone or wetland requires pre-treating of the stormwater prior to discharging into such features.**

**Policy V.2.10** The City's land development regulations shall require a 35-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas.

**Analysis: During the development phase, any development shall not be located within 35-feet of a perennial rivers, streams, and creeks.**

## **CAPITAL IMPROVEMENTS ELEMENT**

**OBJECTIVE VIII.2** The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

**Analysis: As indicated in the Concurrency Impact Analysis within the Data and Analysis Report, the proposed development will not diminish the level of service adopted for any public facility within the Comprehensive Plan.**

2. The existing land use pattern.

**Analysis:** The subject property is adjacent to the North and East to properties designated with a Columbia County Industrial Future Land Use Map Designation and Industrial ("I") Zoning Designation. Thus, there is an existing Industrial land use pattern. Amending the FLUM Designation of the subject property to Industrial is a logical pattern and removes a pocket of Residentially zoned land between existing Industrial and Agricultural to the South.

The land use pattern in the area has long been established as Industrial since the 1950's. Including a lumber yard/manufacturing company that has been established since the late 60's. While there are residential subdivisions in the general vicinity of the subject property, they were developed after the existing Industrial uses in the area. Further, the subject property is much further away from the existing residential subdivisions than other existing Industrial uses that are immediately adjacent to the residential subdivisions. In fact, the closest residential subdivision to the subject property is over a quarter mile away from the subject property. Therefore, there are no issues relating to compatibility of Industrial and Residential uses. As previously stated, the residential uses exist adjacent to Industrially zoned property and uses. Amending the FLUM Designation of the subject property will not affect the Residential properties in the area.

3. The creation of an isolated district unrelated to adjacent and nearby districts.

**Analysis:** The subject property is surrounded by Industrial FLUM to the North and the East. Amending the FLUM to Industrial continues the logical pattern of land use and creates a more cohesive land use pattern.

4. The impact of the proposed change upon population density pattern and the load on public facilities such as schools, utilities, streets, etc.

**Analysis:** The proposed amendment does not affect population density since an Industrial FLUM Designation is proposed. Further, as indicated in the Concurrence Impact Analysis of the Data and Analysis Report, there are not negative impacts on the level of service standard for public facilities.

5. The existing district boundaries in relation to existing conditions on the property proposed for change.

**Analysis:** As previously stated, the subject property is adjacent to the North and East to properties designated with a Columbia County Industrial Future Land Use Map Designation and Industrial ("I") Zoning Designation. Thus, there is an existing Industrial land use pattern. Amending the FLUM Designation of the subject property to Industrial is a logical pattern and removes a pocket of Residentially zoned land between existing Industrial and Agricultural to the South.

6. Changed or changing conditions which justify the recommended action on the proposed amendment.

**Analysis:** When establishing Future Land Use Designations and areas intended for various types of growth, it is difficult to include every property intended for a specific type of use. For instance, the adjacent properties to the North and East share a common Section fractional line. When deciding the boundaries between two anticipated uses, it would have been much easier to arbitrarily utilize a Section fractional line than be parcel specific. While district boundaries are generally intended to encompass all areas foreseen to be utilized for a specific purpose, not always does that happen. So, as time dictates where certain land uses and development are located, there is a natural progression for the change in land use to accommodate these uses.

Such has happened with the subject property. As all the Industrial Land Use has been bought up and utilized, it became a natural progression and logical pattern of development to amend the FLUM for the subject property to Industrial. Further, the City of Lake City is severely lacking in Industrial Zoned lands. It was only a matter of time before the subject property would naturally become utilized for Industrial purposes.

7. The impact of the proposed change upon living conditions in the neighborhood.

**Analysis:** As previously mentioned, the subject property is over a quarter mile away from any residential subdivisions or neighborhoods. These subdivisions/neighborhoods are currently adjacent to industrial uses. Industrial uses that existed well before the residential uses. Therefore, the Residential uses in the area knew about the existing Industrial uses and land use prior to establishment of the Residential use. There is a term in the planning and legal world called, "Coming to the Nuisance". In other words, if an incompatible use were to be established after an existing use which may be considered a nuisance, then the incompatible use that came after the nuisance would have no claim or argument against the prior existing nuisance. Such is the case with any Residential uses within the area.

8. The impact of the proposed change upon traffic with particular regard to congestion or other public safety matters.

**Analysis:** As indicated in the Concurrence Impact Analysis in the Data and Analysis Report, the proposed development will not degrade the level of service of any public facilities. Therefore, there are no issues regarding the proposed change related to traffic congestion and safety. Further, at the development phase, any access shall be evaluated and any improvements to address access and/or traffic shall be required.



9. The impact of the proposed change upon drainage.

**Analysis:** The proposed amendment will have no negative impact on drainage. In fact, during the permitting phase with the SRWMD, any development shall be required to obtain an ERP Permit. ERP Permitting requirements are very stringent and typically result high quality and quantity of stormwater management and drainage on-site. Therefore, drainage will be improved during the development phase.

10. The impact of the proposed change upon light and air to adjacent areas.

**Analysis:** The proposed amendment will have no impact upon light and air to the adjacent areas. While some industrial uses may create odors, it would not be any greater than those existing in the area. Therefore, the proposed use will not create any air quality issues greater than the existing Industrial uses in the area.

11. The impact of the proposed change upon property values in the adjacent area.

**Analysis:** There is no correlation that provides evidence that expanding an existing Industrial area affects the property values of the adjacent area. The Industrial land use and existing Industrial uses already exist in the area. Amending the FLUM of an adjacent property to Industrial FLUM when the entire area to the North and West consist of Industrial lands and uses will not affect property values of the adjacent area.

12. The impact of the proposed change upon the improvement or development of adjacent property in accordance with existing regulations.

**Analysis:** The proposed amendment from a Residential Land Use to an Industrial Land Use will not impede development on adjacent properties. However, not amending the FLUM to Industrial could impede development on the subject property since residential development is not the most conducive use of the subject property.

13. The granting of special privilege to an individual owner as contrasted with the needs of the overall public welfare.

**Analysis:** Approving the proposed amendment does not concede any special privilege to the property owner that is not afforded by any other property owner. Nor does approving the amendment grant a special privilege out of contrast with the needs of the overall public welfare.

14. Substantial reasons why, if any, the property cannot be used in accordance with existing zoning.

**Analysis:** The subject property is immediately adjacent to Industrial Zoned lands to the North and to the East. To the south, there are Agriculturally Zoned lands. The existing land use is not the more conducive land use and is a single Residentially

**Zoned property sandwiched between Industrial lands and Agricultural Lands. The logical pattern of development would be to continue the Industrial land use with is more compatible with Agricultural uses than Residential uses.**

15. The impact of the proposed change with regard to the scale of needs of the neighborhood or the City.

**Analysis: As previously stated, the City is severely lacking in Industrially zoned lands. The proposed amendment will provide much needed Industrial property for industry, job growth, and quality of life.**

16. The availability of alternate adequate sites in the City in districts already permitting such use.

**Analysis: The subject property is adjacent to existing Industrial uses. It would be illogical to create a random pocket of Industrial in lieu of expanding an existing Industrial zoned area. Therefore, there are no other logical sites available as an alternative.**

Fee 27.00  
Oct. 9, 12660

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

File No. 05-432 & 433

Property Appraiser's  
Parcel Identification No.  
02-48-XXXXXXXXXX

Inst:2005019442 Date:08/11/2005 Time:14:42  
Doc Stamp-Deed : 9126.60

201K DC, P. Dewitt Cason, Columbia County B:1054 P:2254

### WARRANTY DEED

THIS INDENTURE, made this 11th day of August 2005, BETWEEN SANDRA S. TURMAN, individually, and as Trustee of the SANDRA S. TURMAN LIVING TRUST dated October 2, 2002, whose post office address is 4276 NW Wisteria Drive, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantor\*, and PRICE CREEK, LLC, a Florida Limited Liability Company, whose document number assigned by the Secretary of State of Florida is LXXXXXXXXXX and whose Federal Tax I.D. Number is XXXXXXXXXX\*, whose post office address is 2806 US Highway 90 West, Suite 101, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantee\*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten 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 following described land, situate, lying and being in Columbia County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

N.B.: Neither the Grantor nor any member of her family live or reside on the property described herein or any land adjacent thereto or claim any part thereof or any land adjacent thereto as their homestead.

\*N.B.: THE PURPOSE OF INCLUDING THE DOCUMENT NUMBER AND THE FEDERAL TAX I.D. NUMBER OF THIS GRANTEE IS TO AVOID CONFUSION BETWEEN THIS GRANTEE AND ANY OTHER LIMITED LIABILITY COMPANY OF THE SAME OR SIMILAR NAME.

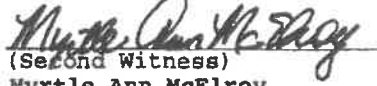
and said grantor does hereby fully warrant the title to said land,  
and will defend the same against the lawful claims of all persons  
whomsoever.

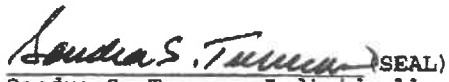
\*"Grantor" and "grantee" are used for singular or plural, as  
context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand  
and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

  
(First Witness)  
Terry McDavid  
Printed Name

  
(Second Witness)  
Myrtle Ann McElroy  
Printed Name

 (SEAL)  
Sandra S. Turman, Individually,  
and as Trustee of the Sandra S.  
Turman Living Trust dated  
October 2, 2002

Inst:2005019442 Date:08/11/2005 Time:14:42  
Doc Stamp-Deed : 9126.60  
DC, P. Dewitt Cason, Columbia County B:1054 P:2255

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 11th  
day of August 2005, by SANDRA S. TURMAN, individually, and as  
Trustee of the SANDRA S. TURMAN LIVING TRUST dated October 2, 2002.  
She is personally known to me and did not take an oath.

  
Notary Public  
My Commission Expires:

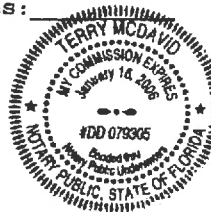


EXHIBIT "A"

PARCEL NO. 7:

A part of the South 1/2 of Section 2 and the North 1/2 of Section 11, all in Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Southwest Corner of said Section 2 and run S 00°30'20"W, along the West Line of said Section 11, a distance of 50.60 feet; thence N 89°53'18"E, a distance of 71.01 feet to a point on the East Right-of-Way Line of State Road #245 (Price Creek Road) for a POINT OF BEGINNING; thence N 00°03'43"E, along said East Right-of-Way Line, a distance of 886.66 feet to a rebar and cap; thence N 89°40'56"E, a distance of 420.21 feet to a rebar and cap; thence N 00°31'39"W, a distance of 622.17 feet to a concrete monument; thence N 89°41'56"E, a distance of 328.15 feet; thence S 01°19'19"E, a distance of 117.78 feet; thence S 88°21'17"E, a distance of 3047.22 feet; thence S 02°49'21"W, a distance of 203.84 feet; thence S 03°48'37"W, a distance of 955.64 feet; thence N 89°05'56"E, a distance of 67.70 feet to the Westerly Right-of-Way Line of State Road #245A; thence Southerly along the arc of a curve to the left on said Right-of-Way having a radius of 2904.79 feet, an included angle of 01°36'54" for an arc distance of 81.88 feet to a concrete monument at its intersection with the South Line of said Section 2; thence S 89°05'56"W, along said South Line a distance of 968.40 feet; thence S 00°13'21"W, a distance of 50.60 feet; thence S 89°53'18"W, a distance of 2801.78 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

Inst:2005019442 Date:08/11/2005 Time:14:42  
Doc Stamp-Deed : 9126.60  
DC,P.Dewitt Cason,Columbia County B:1054 P:2256



ARTICLES OF ORGANIZATION FOR  
PRICE CREEK, LLC

ARTICLE I - Name:

The name of the Limited Liability Company is: Price Creek,  
LLC

ARTICLE II - Address:

The mailing address and street address of the principal office  
of the Limited Liability Company is:

2806 US Highway 90 West, Suite 101  
Lake City, FL 32055

ARTICLE III - Duration:

The company shall commence its existence on the date these  
articles of organization are filed by the Florida Department of  
State. The company's existence shall be perpetual, unless the  
company is earlier dissolved as provided in these articles of  
organization.

ARTICLE IV - Management:

The Limited Liability Company is to be managed by the members  
and the names and addresses of the managing members are:

Daniel Crapps  
2806 US Highway 90 West, Suite 101  
Lake City, FL 32055

Richard C. Cole  
Post Office Box 16  
Lake City, FL 32056

ARTICLE V - Admission of Additional Members:

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be:

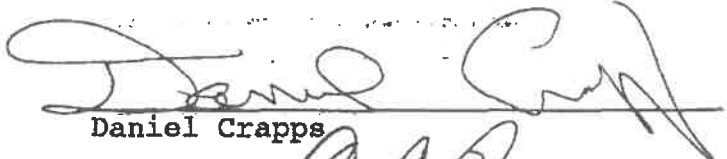
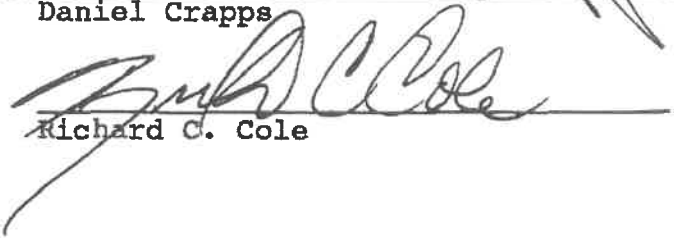
No additional members shall be admitted to the company except with the unanimous written consent of all the members of the company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the company as set forth in the regulations of the company, but the transferee shall have no right to participate in the management of the business and affairs of the company or become a member unless all the other members of the company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

ARTICLE VI - Members Rights to Continue Business:

The right, if given of the remaining members of the Limited Liability Company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company shall be:

The company shall be dissolved on the death, bankruptcy, or dissolution of a member or manager, or on the occurrence of any other event that terminates the continued membership of a member in the company, unless the business of the company is continued by the

consent of all the remaining members, provided there is at least one remaining member.

  
Daniel Crapps  
  
Richard C. Cole

(In accordance with §608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

FILED  
2005 JUN 30 PM 2:32  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

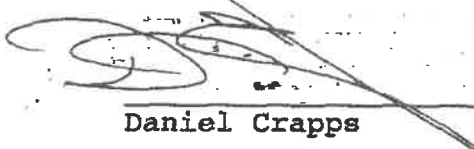
**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF §608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is: Price Creek, LLC.
2. The name and the Florida street address of the registered agent are:

Daniel Crapps  
2806 US Highway 90 West, Suite 101  
Lake City, FL 32055

Having been named as registered agent and to accept service of process for the above stated Limited Liability Company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

  
Daniel Crapps

FILED  
2006 JUN 30 PM 2:32  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
PRICE CREEK, LLC

### Filing Information

|                        |              |
|------------------------|--------------|
| <b>Document Number</b> | L05000066370 |
| <b>FEI/EIN Number</b>  | 20-3164131   |
| <b>Date Filed</b>      | 06/30/2005   |
| <b>State</b>           | FL           |
| <b>Status</b>          | ACTIVE       |

### Principal Address

619 S.W. Baya Drive  
SUITE 101  
LAKE CITY, FL 32025

Changed: 01/09/2015

### Mailing Address

PO BOX 16  
LAKE CITY, FL 32056

Changed: 01/09/2015

### Registered Agent Name & Address

COLE, RICHARD C  
619 S.W. Baya Drive, STE 101  
LAKE CITY, FL 32025

Name Changed: 01/09/2015

Address Changed: 01/09/2015

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

COLE, RICHARD C  
619 S.W. Baya Drive  
SUITE 101  
LAKE CITY, FL 32025



## **Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2023               | 02/13/2023        |
| 2024               | 03/13/2024        |
| 2025               | 02/07/2025        |

## **Document Images**

|                                                          |                          |
|----------------------------------------------------------|--------------------------|
| <a href="#">02/07/2025 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/13/2024 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">02/13/2023 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">02/06/2022 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/12/2021 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/17/2020 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/07/2019 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">04/27/2018 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">04/25/2017 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/09/2016 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">01/09/2015 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">02/07/2014 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">02/19/2013 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">02/10/2012 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/20/2011 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/30/2010 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/03/2009 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">05/05/2008 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">04/16/2007 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">03/13/2006 -- ANNUAL REPORT</a>              | View image in PDF format |
| <a href="#">06/30/2005 -- Florida Limited Liabilites</a> | View image in PDF format |



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

### AGENT AUTHORIZATION FORM

I, Richard C. Cole, Managing Member of Price Creek, LLC. (owner name), owner of property parcel

number 02-4S-17-07481-003 (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. Richard C. Cole                | 1. <i>Richard C Cole</i>       |
| 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.

*Richard C Cole* Owner Signature (Notarized) *9-23-25* Date

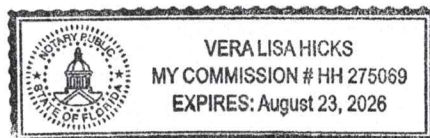
#### NOTARY INFORMATION:

STATE OF: *Fla* COUNTY OF: *Columbia*

The above person, whose name is *Richard C Cole*, personally appeared before me and is known by me or has produced identification (type of I.D.) \_\_\_\_\_ on this *23* day of *Sept*, 20*25*

*Vera Lisa Hicks*  
NOTARY'S SIGNATURE

(Seal/Stamp)



Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 9/18/2025

Parcel: << 02-4S-17-07481-003 (27904) >>

Owner & Property Info

Result: 1 of 1

|                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                              |              |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner                                                                                                                                                                                                                                                                                                                    | PRICE CREEK LLC<br>291 NW MAIN BLVD<br>LAKE CITY, FL 32055                                                                                                                                                                                                                   |              |          |
| Site                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                              |              |          |
| Description*                                                                                                                                                                                                                                                                                                             | (AKA PRCL #7 UNR SURVEY): COMM AT SW COR OF SEC, RUN S ALONG W LINE SEC 11, 50.60 FT, E 71.01 FT TO E R/W LINE OF CR-245 FOR POB, RUN N ALONG R/W 886.66 FT, E 420.21 FT, N 622.17 FT, E 328.15 FT, S 117.78 FT, E 3047.22 FT, S 2 DG W 203.84 FT, S 3 DG W 955. ....more>>> |              |          |
| Area                                                                                                                                                                                                                                                                                                                     | 110.46 AC                                                                                                                                                                                                                                                                    | S/T/R        | 02-4S-17 |
| Use Code**                                                                                                                                                                                                                                                                                                               | TIMBERLAND 80-89 (5500)                                                                                                                                                                                                                                                      | Tax District | 1        |
| *The Description above is not to be used as the Legal Description for this parcel in any legal transaction.<br>**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information. |                                                                                                                                                                                                                                                                              |              |          |

Property & Assessment Values

| 2024 Certified Values |                                                            | 2025 Working Values |                                                            |
|-----------------------|------------------------------------------------------------|---------------------|------------------------------------------------------------|
| Mkt Land              | \$0                                                        | Mkt Land            | \$0                                                        |
| Ag Land               | \$40,596                                                   | Ag Land             | \$40,247                                                   |
| Building              | \$0                                                        | Building            | \$0                                                        |
| XFOB                  | \$0                                                        | XFOB                | \$0                                                        |
| Just                  | \$662,760                                                  | Just                | \$662,760                                                  |
| Class                 | \$40,596                                                   | Class               | \$40,247                                                   |
| Appraised             | \$40,596                                                   | Appraised           | \$40,247                                                   |
| SOH/10% Cap           | \$0                                                        | SOH/10% Cap         | \$0                                                        |
| Assessed              | \$40,596                                                   | Assessed            | \$40,247                                                   |
| Exempt                | \$0                                                        | Exempt              | \$0                                                        |
| Total Taxable         | county:\$40,596 city:\$40,596<br>other:\$0 school:\$40,596 | Total Taxable       | county:\$40,247 city:\$40,247<br>other:\$0 school:\$40,247 |

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

| Sale Date | Sale Price  | Book/Page   | Deed | V/I | Qualification (Codes) | RCode |
|-----------|-------------|-------------|------|-----|-----------------------|-------|
| 8/11/2005 | \$100       | 1054 / 2260 | WD   | V   | Q                     | 01    |
| 8/11/2005 | \$1,303,800 | 1054 / 2254 | WD   | V   | Q                     |       |
| 6/23/2005 | \$100       | 1050 / 756  | WD   | V   | Q                     | 03    |
| 4/22/2003 | \$100       | 990 / 525   | WD   | V   | Q                     | 06    |

Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|--------------|----------|---------|-----------|------------|
| NONE        |              |          |         |           |            |

Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| NONE |      |          |       |       |      |

Land Breakdown

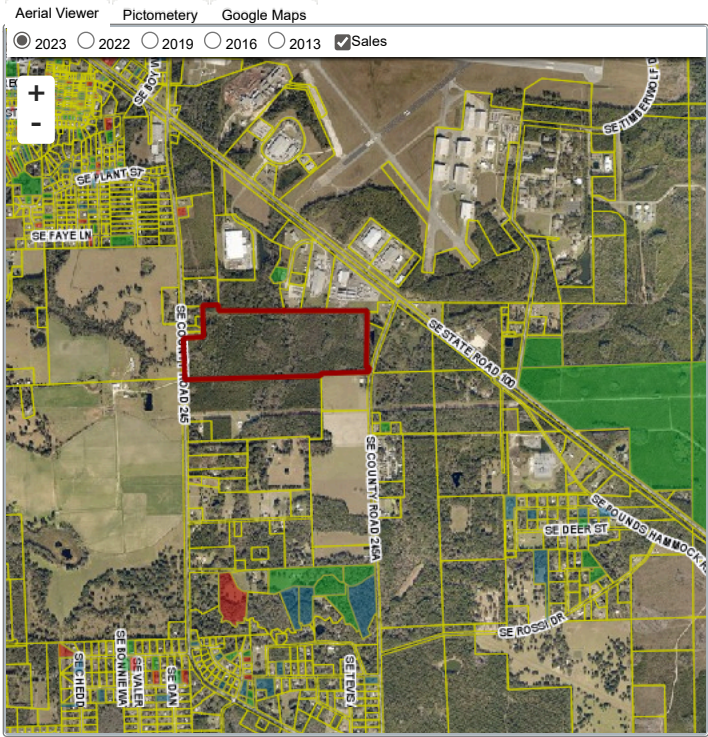
| Code | Desc                    | Units      | Adjustments             | Eff Rate    | Land Value |
|------|-------------------------|------------|-------------------------|-------------|------------|
| 5500 | TIMBER 2 (AG)           | 78.000 AC  | 1.0000/1.0000 1.0000/ / | \$445 /AC   | \$34,710   |
| 5600 | TIMBER 3 (AG)           | 18.460 AC  | 1.0000/1.0000 1.0000/ / | \$281 /AC   | \$5,187    |
| 5997 | RIVERS/BAYS/SWAMPS (AG) | 14.000 AC  | 1.0000/1.0000 1.0000/ / | \$25 /AC    | \$350      |
| 9910 | MKT.VAL.AG (MKT)        | 110.460 AC | 1.0000/1.0000 1.0000/ / | \$6,000 /AC | \$662,760  |

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com

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: 9/18/2025 and may not reflect the data currently on file at our office.



| PARCEL NUMBER | ESCROW CD | Millage Code |
|---------------|-----------|--------------|
| R07481-003    |           | 1            |

PRICE CREEK LLC  
291 NW MAIN BLVD  
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

(AKA PRCL #7 UNR SURVEY):  
COMM AT SW COR OF SEC, RUN S  
ALONG W LINE SEC 11, 50.60 FT,

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 |
|-------------------------------|----------------|--------------|------------------|----------------|--------------|
| CITY OF LAKE CITY             |                |              |                  |                |              |
| LAKE CITY                     | 40,596         | 4.9000       | 0                | 40,596         | 198.92       |
| BOARD OF COUNTY COMMISSIONERS |                |              |                  |                |              |
| GENERAL FUND                  | 40,596         | 7.8150       | 0                | 40,596         | 317.26       |
| COLUMBIA COUNTY SCHOOL BOARD  |                |              |                  |                |              |
| DISCRETIONARY                 | 40,596         | 0.7480       | 0                | 40,596         | 30.37        |
| LOCAL                         | 40,596         | 3.1430       | 0                | 40,596         | 127.59       |
| CAPITAL OUTLAY                | 40,596         | 1.5000       | 0                | 40,596         | 60.89        |
| SUWANNEE RIVER WATER MGT DIST |                |              |                  |                |              |
| WATER MGT                     | 40,596         | 0.2936       | 0                | 40,596         | 11.92        |
| LAKE SHORE HOSPITAL AUTHORITY |                |              |                  |                |              |
| LK SHORE                      | 40,596         | 0.0001       | 0                | 40,596         | 0.00         |

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

|               |         |                  |        |
|---------------|---------|------------------|--------|
| TOTAL MILLAGE | 18.3997 | AD VALOREM TAXES | 746.95 |
|---------------|---------|------------------|--------|

NON AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY         | RATE                | AMOUNT |
|---------------------------|---------------------|--------|
| XLCF CITY FIRE ASSESSMENT | 0.00 Unit @311.2600 | 0.00   |

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

|                            |      |
|----------------------------|------|
| NON AD VALOREM ASSESSMENTS | 0.00 |
|----------------------------|------|

|                                |        |                                            |
|--------------------------------|--------|--------------------------------------------|
| COMBINED TAXES AND ASSESSMENTS | 746.95 | See reverse side for important information |
|--------------------------------|--------|--------------------------------------------|

|              |                 |                               |              |                    |                    |
|--------------|-----------------|-------------------------------|--------------|--------------------|--------------------|
| Paid In Full | Taxes<br>746.95 | Discount / Interest<br>-22.41 | Fees<br>0.00 | Payments<br>724.54 | Amount Due<br>0.00 |
|--------------|-----------------|-------------------------------|--------------|--------------------|--------------------|

| PARCEL NUMBER | ESCROW CD | Millage Code |
|---------------|-----------|--------------|
| R07481-003    |           | 1            |

PRICE CREEK LLC  
291 NW MAIN BLVD  
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

(AKA PRCL #7 UNR SURVEY):  
COMM AT SW COR OF SEC, RUN S  
ALONG W LINE SEC 11, 50.60 FT,

DO NOT WRITE BELOW THIS PORTION

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

|              |                 |                               |              |                    |                    |
|--------------|-----------------|-------------------------------|--------------|--------------------|--------------------|
| Paid In Full | Taxes<br>746.95 | Discount / Interest<br>-22.41 | Fees<br>0.00 | Payments<br>724.54 | Amount Due<br>0.00 |
|--------------|-----------------|-------------------------------|--------------|--------------------|--------------------|

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

DESCRIPTION

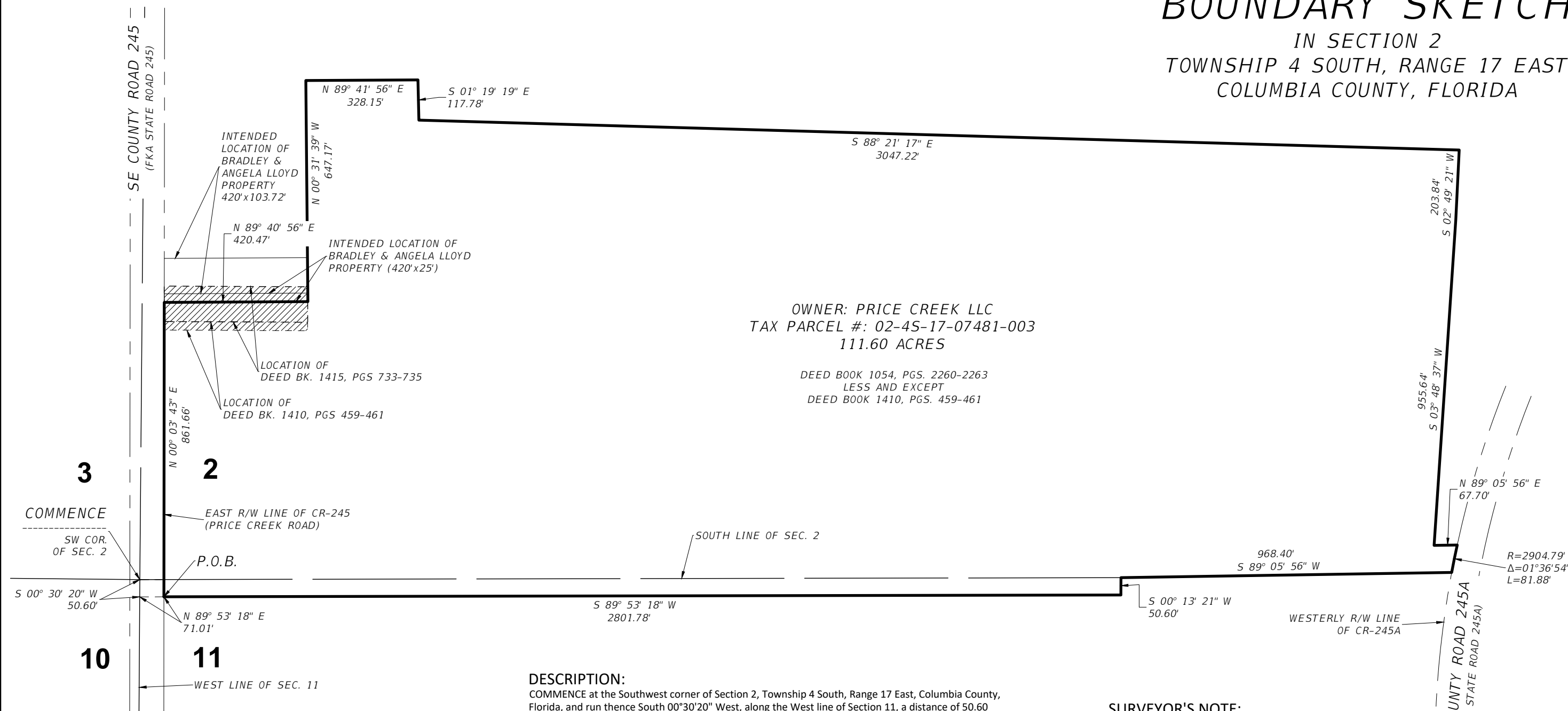
Thursday, September 25, 2025

For: Price Creek – 111.60 acres

COMMENCE at the Southwest corner of Section 2, Township 4 South, Range 17 East, Columbia County, Florida, and run thence South 00°30'20" West, along the West line of Section 11, a distance of 50.60 feet; thence North 89°53'18" East, a distance of 71.01 feet to a point on the East right-of-way line of SE County Road 245 (formerly known as State Road 245) (Price Creek Road), being also the POINT OF BEGINNING; thence North 00°03'43" East, along said East right-of-way line of SE County Road 245 (formerly known as State Road 245) (Price Creek Road), a distance of 861.66 feet; thence North 89°40'56" East, a distance of 420.47 feet; thence North 00°31'39" West, a distance of 647.17 feet; thence North 89°41'56" East, a distance of 328.15 feet; thence South 01°19'19" East, a distance of 117.78 feet; thence South 88°21'17" East, a distance of 3047.22 feet; thence South 02°49'21" West, a distance of 203.84 feet; thence South 03°48'37" West, a distance of 955.64 feet; thence North 89°05'56" East, a distance of 67.70 feet to a point on the Westerly right-of-way line of SE County Road 245A (formerly known as State Road 245A), said point being a point on a curve concave to the East having a radius of 2904.79 feet, and a central angle of 01°36'54"; thence Southerly along the arc of said curve, being said Westerly right-of-way line of SE County Road 245A (formerly known as State Road 245A), a distance of 81.88 feet to the end of said curve, said point being a point on the South line of Section 2; thence South 89°05'56" West, along said South line of Section 2, a distance of 968.40 feet; thence South 00°13'21" West, a distance of 50.60 feet; thence South 89°53'18" West, a distance of 2801.78 feet to the POINT OF BEGINNING. Containing 111.60 acres, more or less.



BOUNDARY SKETCH  
IN SECTION 2  
TOWNSHIP 4 SOUTH, RANGE 17 EAST  
COLUMBIA COUNTY, FLORIDA



OWNER: PRICE CREEK LLC  
TAX PARCEL #: 02-45-17-07481-003  
111.60 ACRES

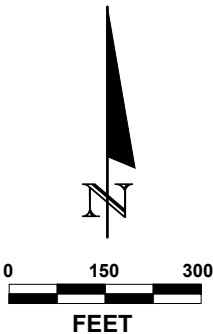
DEED BOOK 1054, PGS. 2260-2263  
LESS AND EXCEPT  
DEED BOOK 1410, PGS. 459-461

DESCRIPTION:

COMMENCE at the Southwest corner of Section 2, Township 4 South, Range 17 East, Columbia County, Florida, and run thence South 00°30'20" West, along the West line of Section 11, a distance of 50.60 feet; thence North 89°53'18" East, a distance of 71.01 feet to a point on the East right-of-way line of SE County Road 245 (formerly known as State Road 245) (Price Creek Road), being also the POINT OF BEGINNING; thence North 00°03'43" East, along said East right-of-way line of SE County Road 245 (formerly known as State Road 245) (Price Creek Road), a distance of 861.66 feet; thence North 89°40'56" East, a distance of 420.47 feet; thence North 00°31'39" West, a distance of 647.17 feet; thence North 89°41'56" East, a distance of 328.15 feet; thence South 01°19'19" East, a distance of 117.78 feet; thence South 88°21'17" East, a distance of 3047.22 feet; thence South 02°49'21" West, a distance of 203.84 feet; thence South 03°48'37" West, a distance of 955.64 feet; thence North 89°05'56" East, a distance of 67.70 feet to a point on the Westerly right-of-way line of SE County Road 245A (formerly known as State Road 245A), said point being a point on a curve concave to the East having a radius of 2904.79 feet, and a central angle of 01°36'54"; thence Southerly along the arc of said curve, being said Westerly right-of-way line of SE County Road 245A (formerly known as State Road 245A), a distance of 81.88 feet to the end of said curve, said point being a point on the South line of Section 2; thence South 89°05'56" West, along said South line of Section 2, a distance of 968.40 feet; thence South 00°13'21" West, a distance of 50.60 feet; thence South 89°53'18" West, a distance of 2801.78 feet to the POINT OF BEGINNING. Containing 111.60 acres, more or less.

SURVEYOR'S NOTE:

The purpose of this sketch is to remove the property recorded in Deed Book 1410, pages 459-461 from the property recorded in Deed Book 1054, pages 2260-2263. An error was discovered in the process of calculations. Based on adjacent deeds and a survey by Britt Surveying, this surveyor believes that the error occurs in the second call for both Deed Book 1410, pages 459-461 and Deed Book 1415, pages 733-735. This error leads to the parcels being 80 feet south of the intended locations. This sketch and description reflects what this surveyor believes is the intent of the above referenced deeds and survey.



| LEGEND                         |  |
|--------------------------------|--|
| SEC.=SECTION                   |  |
| PLS=PROFESSIONAL LAND SURVEYOR |  |
| COR.=CORNER                    |  |
| R/W=RIGHT-OF-WAY               |  |
| CL=CENTER LINE                 |  |
| LB=LICENSED BUSINESS           |  |
| P.O.B.=POINT OF BEGINNING      |  |
| Δ=DELTA ANGLE, CENTRAL ANGLE   |  |
| R=RADIUS OF CURVE              |  |
| L=LENGTH OF CURVE              |  |
| CB=CHORD BEARING               |  |
| CD=CHORD DISTANCE              |  |
| FKA=FORMERLY KNOWN AS          |  |

| REVISIONS |             |      |             |
|-----------|-------------|------|-------------|
| DATE      | DESCRIPTION | DATE | DESCRIPTION |
|           |             |      |             |



NORTH FLORIDA PROFESSIONAL SERVICES, INC.  
P.O. BOX 3823      2551 BLAIRSTONE PINES DR.  
LAKE CITY, FL 32056      TALLAHASSEE, FL 32301  
PH. 386-752-4675      WWW.NFPS.NET  
LIC NO. LB8356

JOB NO. L250924DCA  
CA# 29011

DANIEL CRAPPS AGENCY, INC.

|           |
|-----------|
| SHEET NO. |
| 1         |

# LAKE CITY GROWTH MANAGEMENT

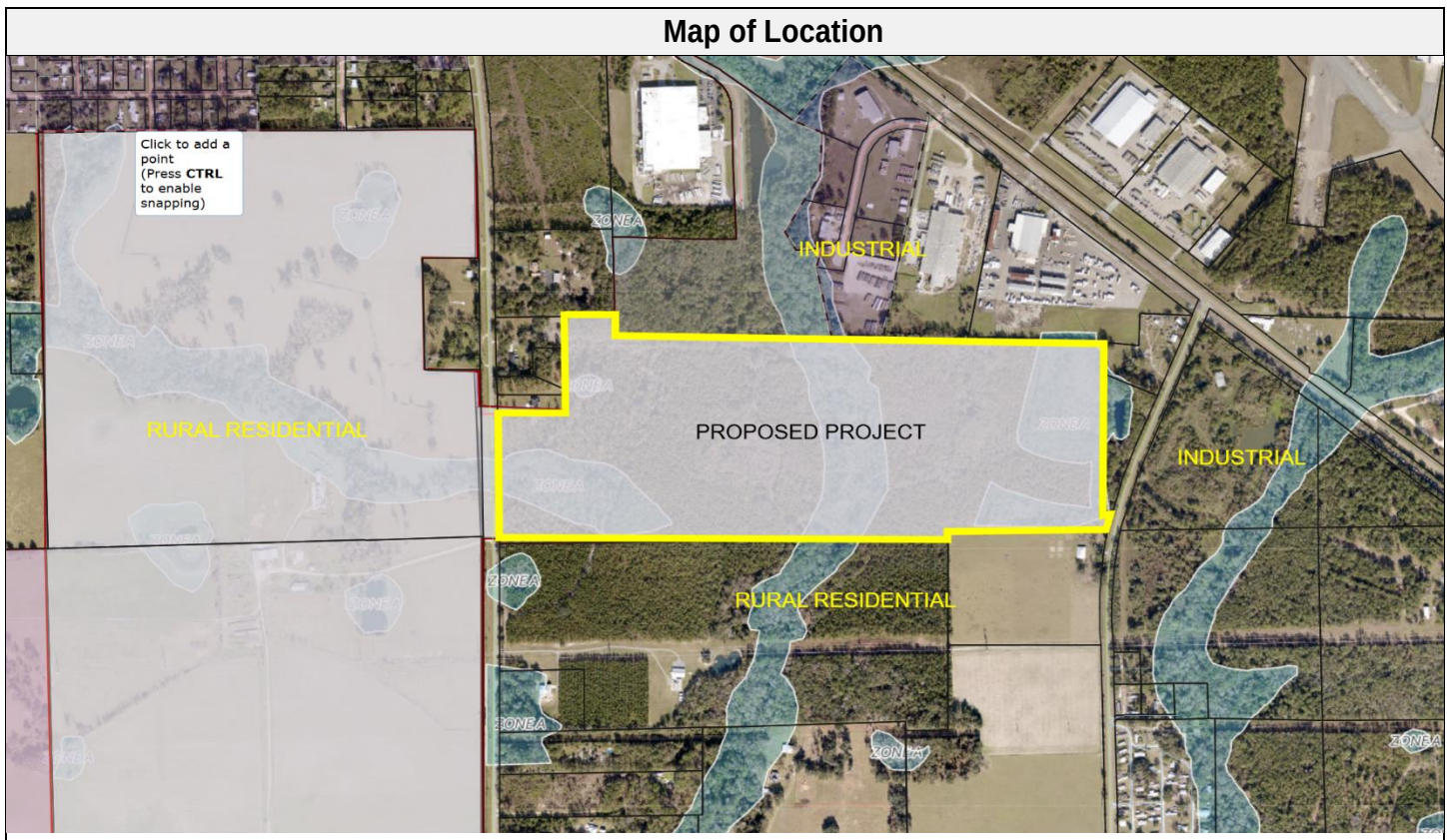
## STAFF ANALYSIS REPORT

| Project Information          |                                                                                                                                                                                                                                         |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name and Case No.    | Real Terr LLC, CPA 25-10 and Z 25-12                                                                                                                                                                                                    |
| Applicant                    | Daniel Crapps, agent                                                                                                                                                                                                                    |
| Owner                        | Price Creek. LLC                                                                                                                                                                                                                        |
| Requested Action             | <ul style="list-style-type: none"> <li>• Comp Plan Amendment to change the FLUM from Residential Very Low Co to Industrial.</li> <li>• Rezoning to change the Official Zoning Atlas from Rural Residential Co to Industrial.</li> </ul> |
| Hearing Date                 | 09-09-2025                                                                                                                                                                                                                              |
| Staff Analysis/Determination | Sufficient for Review                                                                                                                                                                                                                   |
| Prepared By                  | Robert Angelo                                                                                                                                                                                                                           |

| Subject Property Information |                                                  |
|------------------------------|--------------------------------------------------|
| Size                         | +/- 113.09 Acres                                 |
| Location                     |                                                  |
| Parcel Number                | 07481-003                                        |
| Future Land Use              | Residential Very Low Co                          |
| Proposed Future Land Use     | Industrial                                       |
| Current Zoning District      | Rural Residential                                |
| Proposed Zoning              | Industrial                                       |
| Flood Zone-BFE               | Flood Zone X and A      Base Flood Elevation-N/A |

| Land Use Table |                         |        |                               |          |
|----------------|-------------------------|--------|-------------------------------|----------|
| Direction      | Future Land Use         | Zoning | Existing Use                  | Comments |
| N              | Industrial Co           | I Co   | Warehousing and Manufacturing |          |
| E              | Industrial Co           | I Co   | Vacant                        |          |
| S              | Agriculture             | A-3    | Farmland                      |          |
| W              | Residential Very Low Co | RR Co  | Vacant                        |          |

| Zoning Review                                                 |                |                                                            |
|---------------------------------------------------------------|----------------|------------------------------------------------------------|
| Zoning Requirements                                           | Current Zoning | Proposed Zoning                                            |
| Minimum lot requirements.                                     | NA             | None                                                       |
| Minimum yard requirements (setbacks)<br>Front-Each Side-Rear. | NA             | F-20, S-15, R-15                                           |
| Are any structure within 35 feet of a wetland?                | NA             | NA                                                         |
| Max height of signs.                                          | NA             | 35 Feet                                                    |
| Max square footage of signs.                                  | NA             | 1.5 SQFT times lot frontage                                |
| Lot coverage of all buildings.                                | NA             | 1.0                                                        |
| Minimum landscape requirements.                               | None           | 25 feet if abutting a residential district or none if not. |
| Minimum number of parking spaces.                             | NA             | It depends on the permitted use.                           |
| Minimum number of ADA parking spaces.                         | NA             | 1 Space for every 25 up to 100                             |
| Parking space size requirement.                               | NA             | 10x20                                                      |
| ADA parking space size.                                       | NA             | 12x20 with 5x20 access aisle.                              |





### Picture of Location



### Summary of Request

The applicant has petitioned to change the FLUM from Residential Very Low Co to Industrial and change the Official Zoning Atlas from Rural Residential Co to Industrial.



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF  
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF  
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE  
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 08/15/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☒ Certificate of Appropriateness (COA) ☐

Project Number: CPA 25-10 and Z 25-12

Project Name: Price Creek LLC

Project Address: TBD

Project Parcel Number: 07481-003

Owner Name: Price Creek, LLC

Owner Address: 291 NW Main BLVD, Lake City, FL

Owner Contact Information: Telephone Number: 386-397-3002 Email: dcrapps@danielcrapps.com

Owner Agent Name: \_\_\_\_\_

Owner Agent Address: \_\_\_\_\_

Owner Agent Contact Information: Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.



Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by:  
*Scott Thompson*  
7C2DC476A33B441... Date: 9/5/2025

No comments at this time

Planning and Zoning: Reviewed by: DocuSigned by:  
*Robert Angelo*  
F0D1ED33B98E48E... Date: 8/28/2025

This property is contiguous to an industrial district to the North and the East. This is a large scale amendment.

Business License: Reviewed by: Signed by:  
*Marshall Sona*  
E8B1BD144D974CD... Date: 8/25/2025

No occupational license is needed.

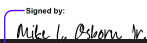
Code Enforcement: Reviewed by: Signed by:  
*Marshall Sona*  
E8B1BD144D974CD... Date: 8/25/2025

No liens, codes or violations

Permitting: Reviewed by: Signed by:  
*Ivy Stockstill*  
E038F8FE7127486... Date: 8/25/2025

No comments at this time.

## Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

**Water Department: Reviewed by:**  **Date:** 8/25/2025

No comments at this time.

**Sewer Department: Reviewed by:**  **Date:** 8/25/2025

no comment at this time

**Gas Department: Reviewed by:**  **Date:** 8/27/2025

No comment at this time.

**Water Distribution/Collection: Reviewed by:**  **Date:** 10/2/2025

there is only a small water line across 245 will not support much. no sewer in area

**Customer Service: Reviewed by:**  **Date:** 9/2/2025

A tap application and utility plans would need to be submitted in order to apply for water, sewer, and/or natural gas services. This response does not represent the City of Lake City's commitment to or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service,

**Public Safety – Public Works, Fire Department, Police Department**

**Public Works: Reviewed by:**  **Date:** 8/27/2025

No comment at this time.

**Fire Department: Reviewed by:**  **Date:** 8/25/2025

No comment at this time.

**Police Department: Reviewed by:**  **Date:** 8/28/2025

No concerns at this time

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Suwannee River Water Management: Reviewed by: 

Signed by:

Sara Furson

5F12F6B097AE4A8...

 \_\_\_\_\_ Date: 8/26/2025

No SRWMD permit has been obtained for this development. An ERP from SRWMD will be required for this activity.

School Board: Reviewed by: 

Signed by:

Keith Hatcher

02AB8B0F61B8C42E...

 \_\_\_\_\_ Date: 8/25/2025

No comments at this time.

County Engineer: Reviewed by: 

DocuSigned by:

Chad Williams

33A47263EAB7416...

 \_\_\_\_\_ Date: 9/15/2025

This project will require, at a minimum, a driveway permit from Columbia County. Once a design is submitted, additional permits from the County may be required. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer’s professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations.

County Planner: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

**File Attachments for Item:**

iii. **SPR 25-08**, an application by Aubrey Sharp, P.E. as agent for BDCW Holdings, LLC, for a Site Plan Review for a new construction car wash facility, Big Dan's Car Wash, in a Commercial Intensive zoning district and located on parcel 06185-000, which is regulated by the Land Development Regulations Section 4.13.

**\*\*\*SPR 25-08 was tabled at the September 09, 2025 Planning and Zoning meeting\*\*\***









DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

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REVIEW REPORT TO PLANNING AND ZONING, BOARD OF  
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF  
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE  
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 07/31/2025

Request Type: Site Plan Review (SPR) ☒ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☐ Certificate of Appropriateness (COA) ☐

Project Number: SPR 25-08

Project Name: Big Dan's Car Wash Site Plan

Project Address: TBD

Project Parcel Number: 31-3S-17-06185-000

Owner Name: BDCW Holding, LLC

Owner Address: 205 East 1st Ave, Suite 100, Rome, GA

Owner Contact Information: Telephone Number: 706-506-1754 Email: jay@shaddayco.com

Owner Agent Name: Aubrey Sharp, P.E.

Owner Agent Address: 10752 Deerwood Park Blvd. Suite 100, Jacksonville FL

Owner Agent Contact Information: Telephone: 770-368-1399 Email: asharp@fg-inc.net

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by: Scott Thompson Date: 8/4/2025  
7C2DC476A33B441...

No Comments at this time

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo Date: 8/25/2025  
F001ED33B98E4BE...

Need location of monument sign noted on site plan with dimensions from property lines and any ingress/egress. Sign can not be within the site triangle, 10' by 10', of the ingress/egress. We will need the dimensions of all signs noted on the site plan.

Business License: Reviewed by: Signed by: Ivy Franco Date: 8/7/2025  
E098F8FE7127496...

No comments at this time.

Code Enforcement: Reviewed by: Signed by: Marshall Sosa Date: 8/7/2025  
E8B18D144D974CD...

No liens, codes or violations on property.

Permitting: Reviewed by: Signed by: Ivy Franco Date: 8/7/2025  
E098F8FE7127496...

Plans have been sent for review to Building, Fire, and Utilities.

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by: Signed by: Mike L. Brown Jr. 898E039544B74E3... Date: 8/4/2025

Car wash will need a RP backflow device.

Sewer Department: Reviewed by: DocuSigned by: Cody Priddy DBA01EF55A2D4B... Date: 8/8/2025

Sewer plant has capacity

Gas Department: Reviewed by: Signed by: Steve Brown BB570CCE8F2F4B5... Date: 8/11/2025

I have a few questions.

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F509B60125764F8... Date: 8/8/2025

I can not read the plans to blurry when zoomed in. Where is the water coming from? Are they adding a new tap on sister welcome road or our they tying to get into the exciting two they ran for WAWA? I don't think it's a good idea. and sewer taps are

Customer Service: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

**Public Safety – Public Works, Fire Department, Police Department**

**Public Works: Reviewed by:**

Signed by:  
*Steve Brown*  
8B5700CE8F2F4B5...

**Date:** 8/11/2025

Please contact me to discuss further

**Fire Department: Reviewed by:**

Signed by:  
*Ref Tompkins*  
77031F7182B2B5F...

**Date:** 8/4/2025

No Comment at this time.

**Police Department: Reviewed by:**

Signed by:  
*Andy Miles*  
90045F74005543F...

**Date:** 8/11/2025

No concerns at this time

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Suwannee River Water Management: Reviewed by: 

Signed by:

Sara Furson

DP 12F09001/RECANB...

 \_\_\_\_\_ Date: 8/5/2025

SRWMD issued a no permit required letter in January of 2025. A copy of the letter is attached to this document.

School Board: Reviewed by: 

Signed by:

Keith Hatcher

DP 0250899F/RECNB...

 \_\_\_\_\_ Date: 8/6/2025

No comments at this time.

County Engineer: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

County Planner: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_



# AKE CITY GROWTH MANAGEMENT

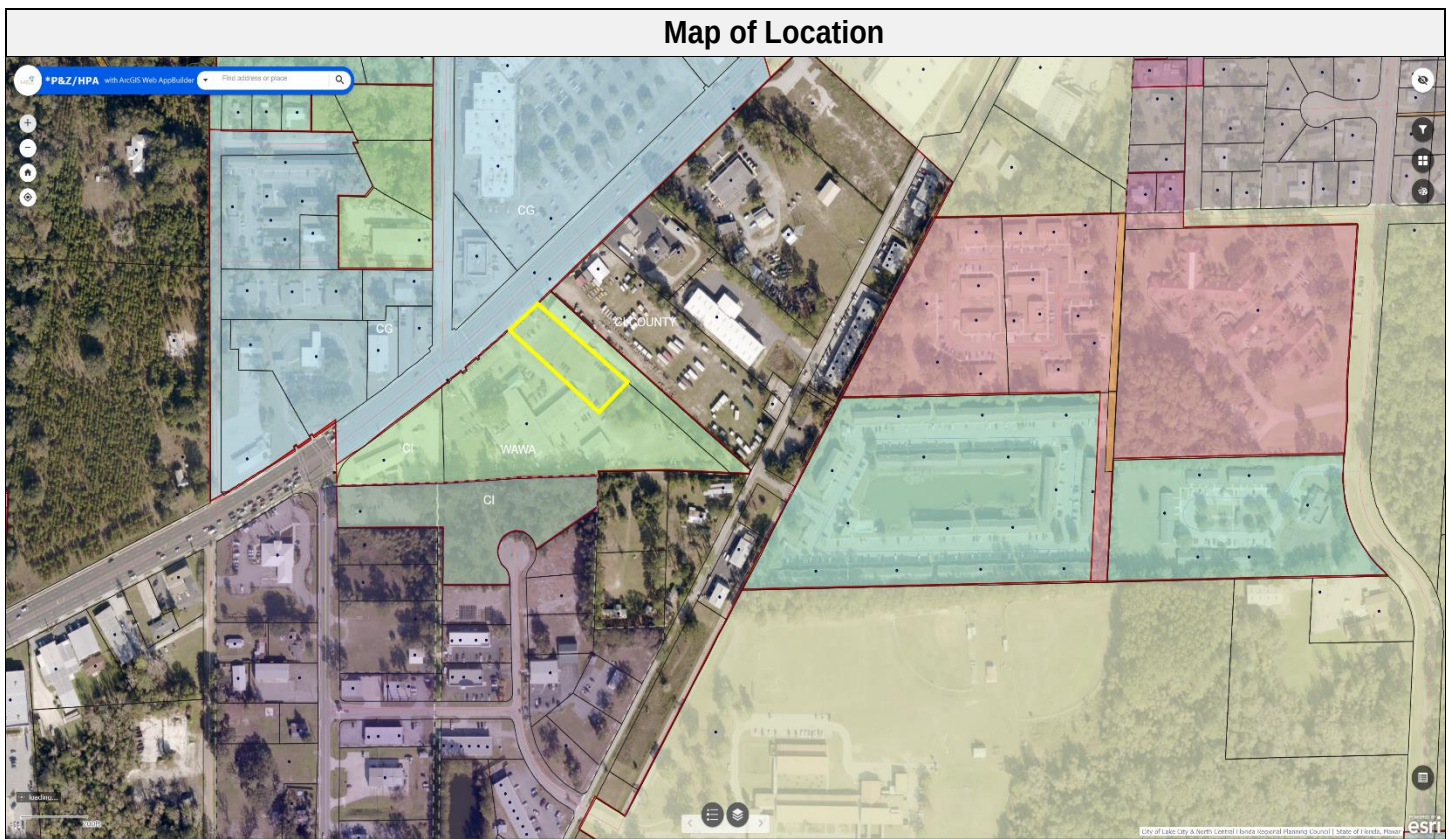
## STAFF ANALYSIS REPORT

| Project Information          |                                                                                                               |
|------------------------------|---------------------------------------------------------------------------------------------------------------|
| Project Name and Case No.    | Big Dan's Carwash Site Plan Review SPR 25-08                                                                  |
| Applicant                    | Aubrey Sharp, PE, agent                                                                                       |
| Owner                        | BDCW Holdings, LLC                                                                                            |
| Requested Action             | <ul style="list-style-type: none"> <li>Review a site plan for a new construction carwash facility.</li> </ul> |
| Hearing Date                 | 09-09-2025                                                                                                    |
| Staff Analysis/Determination | Sufficient for Review                                                                                         |
| Prepared By                  | Robert Angelo                                                                                                 |

| Subject Property Information |                                       |
|------------------------------|---------------------------------------|
| Size                         | +/- 1.32 Acres                        |
| Location                     | TBD, Lake City, FL                    |
| Parcel Number                | 31-3S-17-06185-000                    |
| Future Land Use              | Commercial                            |
| Proposed Future Land Use     | Commercial                            |
| Current Zoning District      | Commercial Intensive                  |
| Proposed Zoning              | Commercial Intensive                  |
| Flood Zone-BFE               | Flood Zone X Base Flood Elevation-N/A |

| Land Use Table |                   |        |               |          |
|----------------|-------------------|--------|---------------|----------|
| Direction      | Future Land Use   | Zoning | Existing Use  | Comments |
| N              | Commercial        | CI     | Office/Retail |          |
| E              | Commercial County | CI Co  | Retail        |          |
| S              | Commercial        | CI     | Vacant        |          |
| W              | Commercial        | CI     | Restaurant    |          |

| Zoning Review                                                 |                                                                          |                                  |
|---------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------|
| Zoning Requirements                                           | Required/Section of LDR                                                  | Actual                           |
| Minimum lot requirements.                                     | None/ 4.13.6.1<br>200 Feet lot frontage                                  | 1.32                             |
| Minimum yard requirements (setbacks)<br>Front-Each Side-Rear. | 4.13.7.1<br>Front 20 Side 0<br>Rear 15                                   | Meets required setbacks.         |
| Are any structure within 35 feet of a wetland?                | 35-foot buffer/ 4.13.7                                                   | No wetland                       |
| Max height of signs.                                          | 35-foot/ 4.2.20.7.3                                                      | Meets LDR Standards              |
| Max square footage of signs.                                  | No signs proposed/<br>4.2.20.7.5                                         | Meets LDR Standards              |
| Lot coverage of all buildings.                                | 1.0/ 4.13.9                                                              | 6 % coverage.                    |
| Minimum landscape requirements.                               | 10 foot if abutting a<br>residential district or none<br>if not/ 4.15.10 | Meets requirements.              |
| Minimum number of parking spaces.                             | 12 spaces/ 4.2.15.16                                                     | 28 spaces                        |
| Minimum number of ADA parking spaces.                         | 1 space                                                                  | 1 space                          |
| Parking space size requirement.                               | 10x20                                                                    | 10x20                            |
| ADA parking space size.                                       | 12x20 with 5x20 access<br>aisle.                                         | 12x20 with 5x20 access<br>aisle. |



### Picture of Location



### Summary of Request

Applicant has petitioned to get an approval of a site plan to build a new carwash facility.