

STAFF REPORT

I. GENERAL DATA

MEETING DATE: January 5, 2026
SUBJECT: Brownfield Site Designation 2932 N US Hwy 441
APPLICANT: Administrative
PROJECT MANAGER: Richard Benderson, Principal Planner
STAFF RECOMMENDATION: Approval of Designation

II. ITEM SUMMARY

SUMMARY

This is an administrative request is to expand the existing Brownfield Area in the City of Lake City to include the referenced property 2932 N US Highway 441. A 1.26 acre tract of land owned by Ms. Ceclia Davis. Ms. Davis has expressed interest and requested that her property be added to the Brownfield Area after being made aware of the resources that are available for redevelopment and assistance for properties in the designated Brownfield area.

Florida's Brownfields Redevelopment Program (administered by the Florida Department of Environmental Protection, FDEP) encourages voluntary cleanup and reuse of contaminated, underused or vacant properties by offering a regulatory pathway (BSRA → SRCO), state tax incentives and links to federal brownfields grants. Recent 2025 statutory changes broaden participation, clarify closure for portions of larger sites, and make it easier for local governments and some federally-regulated sites to participate.

SITE INFORMATION

2932 North US Highway 441, the property is 1.26+/- Acres generally located of North vacant land and single family residences; South of single family property; East of single family property; and West of Target Distribution Center.

Parcel ID: 17-3S-17-05000-003

Acreage: 1.26+/- Acres



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III. BACKGROUND

The property located at 2932 North US Highway 441, was annexed into the city on September 3, 2024, after the establishment of through out the city in 2008 and site specific in 2011 designation.

IV. INTENT

The intent of this request is to add the referenced property, 2932 North US Highway 441 to the city's brownfield list therefore allowing the property to be eligible for brownfield designated resources.

V. PUBLIC NOTICE

Public notice requirements have been by providing, notices were published per statutes.

VI. STAFF ASSESSMENT AND CONCLUSION

Staff has reviewed the property at 2932 North US Highway 441 for potential inclusion as a Brownfield site under the Florida Brownfields Redevelopment Act (Sections 376.77-376.85, Florida Statutes). The Act defines a Brownfield site as real property where expansion, redevelopment, or reuse is complicated by actual or perceived environmental contamination.

Historical records and site assessments indicate prior commercial uses that have resulted in perceived or confirmed contamination, hindering full economic utilization. This aligns with the Act's criteria, as the property qualifies as underused due to environmental concerns.

Designation would enable voluntary cleanup through a Brownfield Site Rehabilitation Agreement, providing liability protections, regulatory incentives, and access to financial tools such as tax credits. The site's location along a key corridor supports economic revitalization, job creation, and community benefits consistent with the Act's goals of reducing environmental hazards and promoting redevelopment.

Staff believes the property fully qualifies under the Florida Brownfields Redevelopment Act and strongly recommends its addition to the Brownfield site designation to facilitate safe rehabilitation and productive reuse.

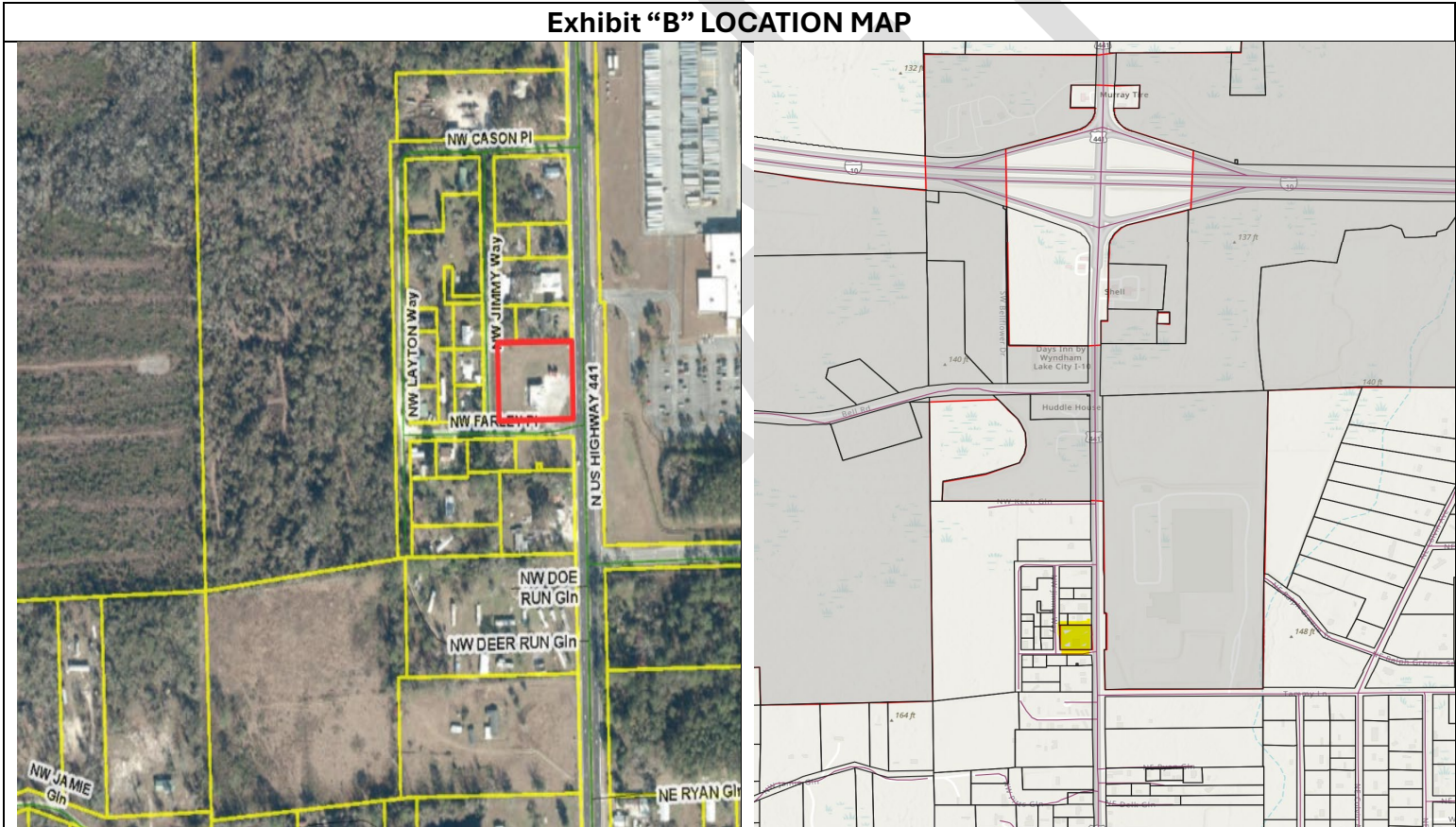
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EXHIBIT "A"
Lake City FL Legal Description
2932 North US Highway 441

Parcel Number: 17-3S-05000-003

A parcel of land lying in Section 17, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: Commence at the Southeast Corner of SW 1/4 of NW 1/4, Section 17, Township 3 South, Range 17 East, and run thence South $89^{\circ}47'$ West along the South line of said SW 1/4 of NW 1/4, 66.6 feet to the West right-of-way line of U.S. Highway No. 441, thence run North $0^{\circ}13'$ West along said West right-of-way line, 370 feet for a POINT OF BEGINNING; thence run South $89^{\circ}47'$ West on a perpendicular to said West right-of-way line, 256.0 feet, thence run North $0^{\circ}13'$ West parallel to said West right-of-way line, 215 feet, thence run North $89^{\circ}47'$ East on a perpendicular, 256.0 feet to said right-of-way line of U.S. Highway No. 441, thence run South $0^{\circ}13'$ East along said West right-of-way line, 215 feet to the POINT OF BEGINNING. Said lands lying in the E 1/2 of SW 1/4 of NW1/4, Section 17, Township 3 South, Range 17 East, Columbia County, Florida.

Exhibit "B" LOCATION MAP



CITY COUNCIL RESOLUTION 2026-XX