

# City of Lake City

205 NORTH MARION AVENUE  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031  
FAX: (386) 752-4896

October 15, 2024

TO: City Council

FROM: Planning and Zoning Technician

SUBJECT: Application No. CPA 24-03 (The Law Offices of Travis Koon, PLLC)  
Concurrency Management Assessment  
Concerning an Amendment to the  
Official Zoning Atlas of the Land Development Regulations

Land use amendment request are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided which quantifies, for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

CPA 24-03, an application by Lance Jones, PE, as agent for The Law Offices of Travis Koon, PLLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL MODERATE (less than or equal to 4 dwelling units per acre) and RESIDNEITAL MEDIUM (less than or equal to 8 dwelling units per acre) to COMMERCIAL on property described, as follows:

**PARCEL 1: 32-3S-17-13906-000 (42446) 0.966 ACRES PER PROPERTY APPRAISER ONLINE**

**PARCEL 2: 32-3S-17-13905-000 (42445) 1.388 ACRES PER PROPERTY APPRAISER ONLINE**

**PARCEL 3: 32-3S-17-14072-001 (42616) 0.18 ACRES PER PROPERTY APPRAISER ONLINE**

**PARCEL 4: 32-3S-17-13898-000 (42438) 0.525 ACRES PER PROPERTY APPRAISER ONLINE**

**ALL SAID CONTAINING 3.059 MORE OR LESS**

*DESCRIPTION:*

**PARCEL 13898-000 (FROM DEED):**

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

**PARCELS 13905-000, 13906-000, AND 14072-001 (FROM SURVEYOR):**

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST

# City of Lake City

205 NORTH MARION AVENUE  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031  
FAX: (386) 752-4896

1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N 63°47'48" E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'64" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE

# City of Lake City

205 NORTH MARION AVENUE  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031  
FAX: (386) 752-4896

108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.97 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

# City of Lake City

205 NORTH MARION AVENUE  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031  
FAX: (386) 752-4896

## Availability of and Demand on Public Facilities

### Potable Water Impact

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could potentially result in 133,250 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average specialty retail use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$133,250$  (133,250 square feet gross floor area)  $\times$  100% (100% maximum lot coverage by all buildings)  $\times$  1.82 (employees per 1,000 square feet gross floor area) = 243 (employees)  $\times$  45 (gallons of potable water usage per employee per day) = 10,935 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2023, the average daily potable water usage = 3,490,000 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 10,935 gallons of potable water per day.

Residual capacity after this proposed amendment = 599,065 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the potential use of the site.

# City of Lake City

205 NORTH MARION AVENUE  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031  
FAX: (386) 752-4896

## Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could potentially result in 133,250 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$133,250$  (133,250 square feet gross floor area)  $\times$  100% (100% maximum lot coverage by all buildings)  $\times$  1.82 (employees per 1,000 square feet gross floor area) = 243 (employees  $\times$  34.5 gallons of sanitary sewer effluent per employee per day) = 8,383.5 gallons of sanitary sewer effluent per day.

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2023, the average sanitary sewer usage = 1,880,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 8,383.5 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 1,111,616.5 gallons of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the potential use of the site.

# City of Lake City

205 NORTH MARION AVENUE  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031  
FAX: (386) 752-4896

---

## Solid Waste Impact -

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could potentially result in 133,250 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to generate 5.5 pounds of solid waste per 1,000 square feet gross floor area per day.

$133,250 (133,250 \text{ square feet gross floor area}) \times 100\% (\text{maximum lot coverage by all buildings}) \times 5.5 (\text{pounds of solid waste per 1,000 square feet gross floor area per day}) = 732.9 \text{ pounds of solid waste per day.}$

Based upon the annual projections of solid waste disposal at the sanitary landfill, 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 the potential use of the site.

---

## Drainage Impact -

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

---

## Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As no population increase will result from the proposed amendment, there will be no need for additional recreational facilities as a result of the proposed amendment. Therefore, the proposed amendment is not anticipated to impact recreation facilities.

Recreation facilities are anticipated to continue to operate at a level of service which meets or exceeds the level of service standards established within the Comprehensive Plan after the potential use of the site.

# City of Lake City

205 NORTH MARION AVENUE  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031  
FAX: (386) 752-4896

---

## Traffic Impact -

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

The proposed amendment could potentially result in 43,560 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

### Summary of Trip Generation Calculations for a Shopping Center Use.

133,250 (133,250 feet gross floor area) x 100% (maximum lot coverage by all buildings) x 3.81 (trips per 1,000 square feet gross floor area) = 508 trips less 25 percent pass by trips (127) = 381 p.m. peak hour trips (508 - 127 = 381).

Existing p.m. peak hour trips = 1692 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
US 41 (from S.R. 47 to Baya Ave.)	1692	D	0	381	2,073	D

a 2021 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

Multimodal Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 4,160 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the potential number of trips associated with the proposed amendment.

# City of Lake City

205 NORTH MARION AVENUE  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031  
FAX: (386) 752-4896

## Affordable Housing

The change in land use is not anticipated to have a negative impact on the affordable housing stock.

## Surrounding Land Uses

Currently, the existing land use of the site is commercial and residential. The site is bounded on the north by commercial land use, on the east by commercial land use, on the south by commercial land use and on the west by residential moderate land use.

## Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2021, there are no known historic resources on the site.

## Flood Prone Areas

According to the Federal Emergency Management Agency, Digital Flood Insurance Rate Map data layer, November 2, 2018, the site is not located within a 100-year flood prone area.

## Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2024, the site is not located within a wetland.

## Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated November 28, 2018, the site is known to contain medium fine sand and silt.

## Soil Types

According to the Florida Department of Environmental Protection Soil Descriptions-

Blanton fine sand, 0 to 5 percent slopes - This is a moderately well drained, nearly level to gently sloping soil on broad ridges and undulating side slopes. Blanton fine sand make up 85 percent of this unit. Typically, the surface and subsurface layers are fine sand to a depth of about 52 inches. The subsoil is a fine sandy loam that extends to a depth of 80 inches. The parent material contains sandy and loamy marine deposits. The available water capacity is low (about 3.6 inches). Depth to the water table ranges from 48 to 72 inches. Included with this soil in mapping are small areas of Albany, Alpin, Chipley, Lakeland, Ocilla, Troup, and Bonneau soils. These soils make up less than 15 percent of the map unit.



# City of Lake City

205 NORTH MARION AVENUE  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031  
FAX: (386) 752-4896

Plummer fine sand, depressional- This is a nearly level, poorly drained soil in depressions. The areas range from 5 to 80 acres and are circular or irregularly shaped. The slope is less than 2 percent.

Typically, the surface layer is gray fine sand about 5 inches thick. The subsurface layer is gray fine sand and extends to a depth of 75 inches. It is gray sandy clay loam with yellow, strong brown and very pale brown mottles. The substratum is white fine sand and extends to a depth of more than 80 inches.

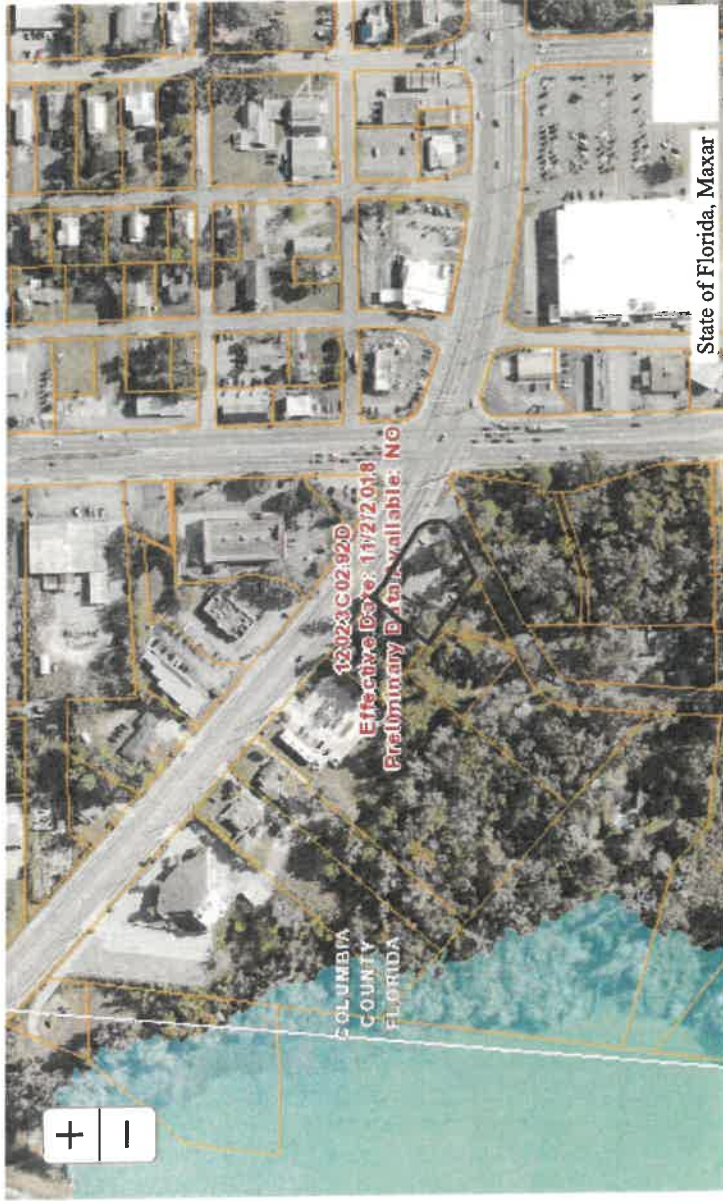
Included with this soil in mapping are small areas of Surrency and Pelham soils. Also included are soils that are similar to the Plummer soil, but some have a clayey subsoil, some have phosphatic pebbles and iron concretions, and other have weakly cemented organic-stained layers in the subsurface layer. The included soils make up less than 15 percent of the map unit.

This Plummer soil has a water table at or above the surface layer for 4 to 6 months during most years. It is within a depth of 15 inches for 6 to 8 months during most years. It recedes to a depth of more than 40 inches during dry periods. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow in the subsoil. Natural fertility is low

## High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridan Aquifer, prepared by the Water Management District, dated July 17, 2001, the site is not located in high aquifer groundwater recharge area.

# EFFECTIVE FLOOD INFORMATION REPORT



## Location Information

County: **COLUMBIA**  
 Parcel: **00000013898000**  
 Flood Zone: **X**  
 Flood Risk: **LOW**

1% Annual Chance Base Flood Elev\* **Not Applicable**  
 10% Annual Chance Flood Elev\* **Not Applicable**  
 50% Annual Chance Flood Elev\* **Not Applicable**

\* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

## Legend with Flood Zone Designations

- 1% Flood - Floodway (High Risk)
- 1% Flood - Zone AE (High Risk)
- 1% Flood - Zone A (High Risk)
- 1% Flood - Zone VE (High Risk)
- 0.2% Flood-Shaded Zone X (Moderate Risk)
- Area Not Included
- SFHA Decrease
- SFHA Increase
- Depressions
- Base Flood Elevations (BFE)
- Cross Sections
- County Boundaries
- FIRM Panel Index
- Parcels
- River Marks
- Wetlands

## Supplemental Information

Watershed: **Santa Fe**      Map Effective Date: **11/2/2018**      Special Flood Hazard Area: **No**

FIRM Panel(s): **12023C0292D**

Anywhere it can rain, it can flood.  
 Know your risk.



[www.srwmdfloodreport.com](http://www.srwmdfloodreport.com)

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA [Change Your Flood Zone Designation](https://www.floodsmart.com). | [FEMA.gov](https://www.floodsmart.com). Information about flood insurance may be obtained at (<https://www.floodsmart.com>)

### Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE, that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

### A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

### AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

### AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

### AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

### Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed flooding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood

### AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

### VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

### X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

### X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

### LINKS FEMA:

<http://www.fema.gov>

### SRWMD:

<http://www.srwmd.state.fl.us>

### CONTACT

SRWMD  
9225 County Road 49  
Live Oak, FL 32060  
(386) 362-1001

### Toll Free:

(800) 226-1066



U.S. Fish and Wildlife Service

# National Wetlands Inventory

## 246 SW Baya Ave



October 16, 2024

### Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# Environmental Geology - Rock and Sediment Distribution

Authoritative



**FDEP Open Data Administrator**  
Florida Department of Environmental Protection

## Summary

To produce a new State Geological Map

[View Full Details](#)

[Download](#)

## Details

**Dataset**  
Feature Layer

**August 22, 2023**  
Info Updated

**Not Planned**  
Data Update: August 22, 2023

**January 1, 2001**  
Published Date

**Records: 2,822**  
[View Data Table](#)

**Public**  
Anyone can see this content

**Custom License**  
[View License Details](#)

I want to use this

Records: 2,822

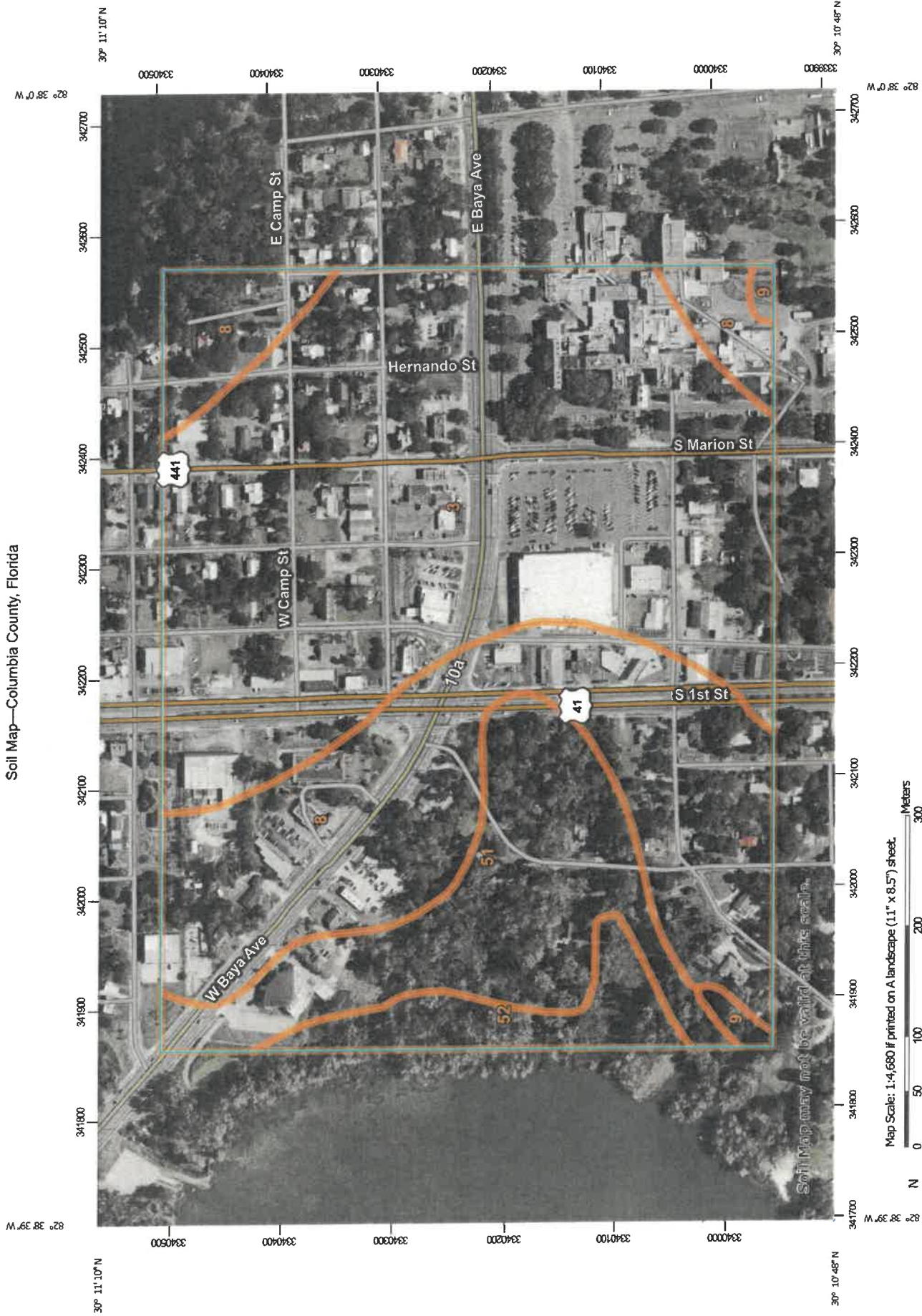


CATEGORY: MED. FINE SAND AND SILT

## Environmental Geology - Rock and Sediment Distribution

OBJECTID	969
DEP_GEOLOGY_ENVIRONMENTAL_AREA	71.051.301.998
PERIMETER	52,362.543
TYPE	7
CATEGORY	MED. FINE SAND AND SILT
SHAPE	undefined
SHAPE_AREA	71.051.301.998
SHAPE_LEN	52,362.543

Soil Map—Columbia County, Florida



Soil Map may not be valid at this scale.

Map Scale: 1:4,680 if printed on A landscape (11" x 8.5") sheet.






































Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

## MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Columbia County, Florida  
 Survey Area Data: Version 20, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Alpin fine sand, 0 to 5 percent slopes	47.9	49.5%
8	Blanton fine sand, 0 to 5 percent slopes	29.7	30.7%
9	Blanton fine sand, 5 to 8 percent slopes	0.7	0.7%
51	Plummer fine sand	14.1	14.6%
52	Plummer fine sand, depressional	4.3	4.4%
<b>Totals for Area of Interest</b>		<b>96.7</b>	<b>100.0%</b>