

# City of Lake City

205 NORTH MARION AVENUE  
LAKE CITY, FLORIDA 32055

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

December 1, 2023

TO: City Council

FROM: Planning and Zoning Technician

SUBJECT: Application No. Z 23-08 (Millennium Bancshares, Inc)

Concurrency Management Assessment  
Concerning an Amendment to the  
Official Zoning Atlas of the Land Development Regulations

Rezoning 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.

Z 23-08, an application by Kathie Ebaugh, as agent for Millennium Bancshares, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL GENERAL (CG) to COMMERCIAL HIGHWAY INTERCHANGE (CHI) on property described, as follows:

**PARCEL; 02-4S-16-02714-009**

A parcel of land lying in Section 02, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: LOTS 6 & 7 INTERSTATE COMMERCE CENTER EX W 40 FT OF LOT 7. 569-725, 596-132, 598-266, 705-96, 776-1800, 799-2149, 1026-2992, WD 1241-2493, QC 1295-690

Containing 8.729 acres, more or less.

AND;

**PARCEL; 02-4S-16-02712-001**

A parcel of land lying in Section 02, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: THEN 850 FT OF SW1/4 OF NE1/4 LYING E OF 1-75 & COMM SW COR LOT 8 INTERSTATE COMMERCE CENTER, RUN SE ALONG R/W OF 1-75 920.19 FT FOR POB CONT SE 757.03 FT, NE 350 FT, NW 611.89 FT, W 378.90 FT TO POB. 662-004, 673-435, 829-913, 904-485, 912-1652, 943-640, 1026-2988, 1026-2990, WD 1241-2493, QC 1295-690,

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## 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 1,489,752 square feet of shopping center use on the site (based upon averages for use intensities and compliance with offstreet 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.

$1,489,752 (1,489,752 \text{ square feet gross floor area}) \times 35\% (35\% \text{ maximum lot coverage by all buildings}) \times 1.82 (\text{employees per } 1,000 \text{ square feet gross floor area}) = 949 (\text{employees}) \times 45 (\text{gallons of potable water usage per employee per day}) = 42,705 \text{ gallons of potable water usage per day.}$

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

During calendar year 2022, the average daily potable water usage = 3,554,816 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 545,184 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 = 749,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 42,705 gallons of potable water per day.

Residual capacity after this proposed amendment = 745,400 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.

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## 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 43,560 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.

$1,489,752$  (1,489,752 square feet gross floor area)  $\times$  35% (35% maximum lot coverage by all buildings)  $\times$  1.82 (employees per 1,000 square feet gross floor area) = 949 (employees  $\times$  34.5 (gallons of sanitary sewer effluent per employee per day) = 32,740.5 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 2022, the average sanitary sewer usage = 536,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 2,464,000 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 = 2,464,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 32,740.5 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 2,431,259.5 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.

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## 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 43,560 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with offstreet 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.

$1,489,752$  (1,489,752 square feet gross floor area)  $\times$  35% (maximum lot coverage by all buildings)  $\times$  5.5 (pounds of solid waste per 1,000 square feet gross floor area per day) = 2,868 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.

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## 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.

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## 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.

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## 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.

$1,489,752$  (1,489,752 feet gross floor area)  $\times$  35% (maximum lot coverage by all buildings)  $\times$  3.81 (trips per 1,000 square feet gross floor area) = 1,987 trips less 25 percent pass by trips (497) = 1490 p.m. peak hour trips (1987 - 497 = 1490).

Existing p.m. peak hour trips = 3735 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 90 (from I-75 to SW Bascom Norris Dr) | 3735                        | D                         | 0  | 1490                           | 5225                                | 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 6,240 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.

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## 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 vacant land. 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 medium/high Co 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, a portion of the site is located within a 100-year flood prone area.

## Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2007, a portion of the site is 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 clayey sand.

## Soil Types

According to the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated September 1, 2023, the site is comprised of Mascotte fine sand soils.

According to the Florida Department of Environmental Protection Soil Descriptions- Mascotte fine sand- This is a poorly drained, nearly level soil on the floodplains of rivers and streams. This soil is flooded occasionally as a result of heavy and prolonged rains. A sharp rise in the water level causes the rivers and streams to overflow. The lowlands remain flooded for approximately 30

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days and the depressions, which drain by percolation and seepage, for longer periods. This soil has been flooded in March or April in about 1 year out of every 10.

## 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.





# National Flood Hazard Layer FIRMette



82°41'13"W 30°10'44"N

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

## Legend

|                                    |   |
|------------------------------------|---|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  | <p>Without Base Flood Elevation (BFE)<br/><i>Zone A, V, A99</i></p> <p>With BFE or Depth<br/><i>Zone AE, AO, AH, VE, AR</i></p> <p>Regulatory Floodway</p>  |
| <b>OTHER AREAS OF FLOOD HAZARD</b> | <p>0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i></p> <p>Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i></p> <p>Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i></p> <p>Area with Flood Risk due to Levee <i>Zone D</i></p> |
| <b>OTHER AREAS</b>                 | <p>NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i></p> <p>Effective LOMRs</p> <p>Area of Undetermined Flood Hazard <i>Zone D</i></p>   |
| <b>GENERAL STRUCTURES</b>          | <p>Channel, Culvert, or Storm Sewer</p> <p>Levee, Dike, or Floodwall</p>  |
| <b>OTHER FEATURES</b>              | <p>20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</p> <p>17.5 Coastal Transect</p> <p>8 Coastal Transect</p> <p>Base Flood Elevation Line (BFE)</p> <p>Limit of Study</p> <p>Jurisdiction Boundary</p> <p>Coastal Transect Baseline</p> <p>Profile Baseline</p> <p>Hydrographic Feature</p>  |
| <b>MAP PANELS</b>                  | <p>Digital Data Available</p> <p>No Digital Data Available</p> <p>Unmapped</p>  |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/1/2023 at 2:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



82°40'36"W 30°10'13"N

# EFFECTIVE FLOOD INFORMATION REPORT



## Location Information

County: **COLUMBIA**  
 Parcel: **024S1602714009**  
 Flood Zone: **X-SHADED**  
 Flood Risk: **MODERATE**

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
- BaseFlood Elevations (BFE)
- CrossSections
- County Boundaries
- FIRM Panel Index
- Parcels
- River Marks
- Wetlands

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



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

## Supplemental Information

Watershed: Upper Suwannee      Map Effective Date: 11/2/2018      Special Flood Hazard Area: No

FIRM Panel(s): 12023C0291D

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 | [FEMA.gov](http://FEMA.gov). 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 Information section of this report.

### 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 CHANGE 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

# National Flood Hazard Layer FIRMette



82°41'18"W 30°10'36"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

### SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

### OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone J*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

### OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

### GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

### OTHER FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

### MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/1/2023 at 2:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# EFFECTIVE FLOOD INFORMATION REPORT



## Location Information

County: **COLUMBIA**  
 Parcel: **024S1602712001**  
 Flood Zone: **A, X**  
 Flood Risk: **HIGH**

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: Upper Suwannee  
 Map Effective Date: 11/2/2018  
 Special Flood Hazard Area: Yes

FIRM Panel(s): 12023C0291D

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 | [FEMA.gov](http://FEMA.gov). 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 equalling 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 Information section of this report.

### 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

## Lake City RV Park Rezoning



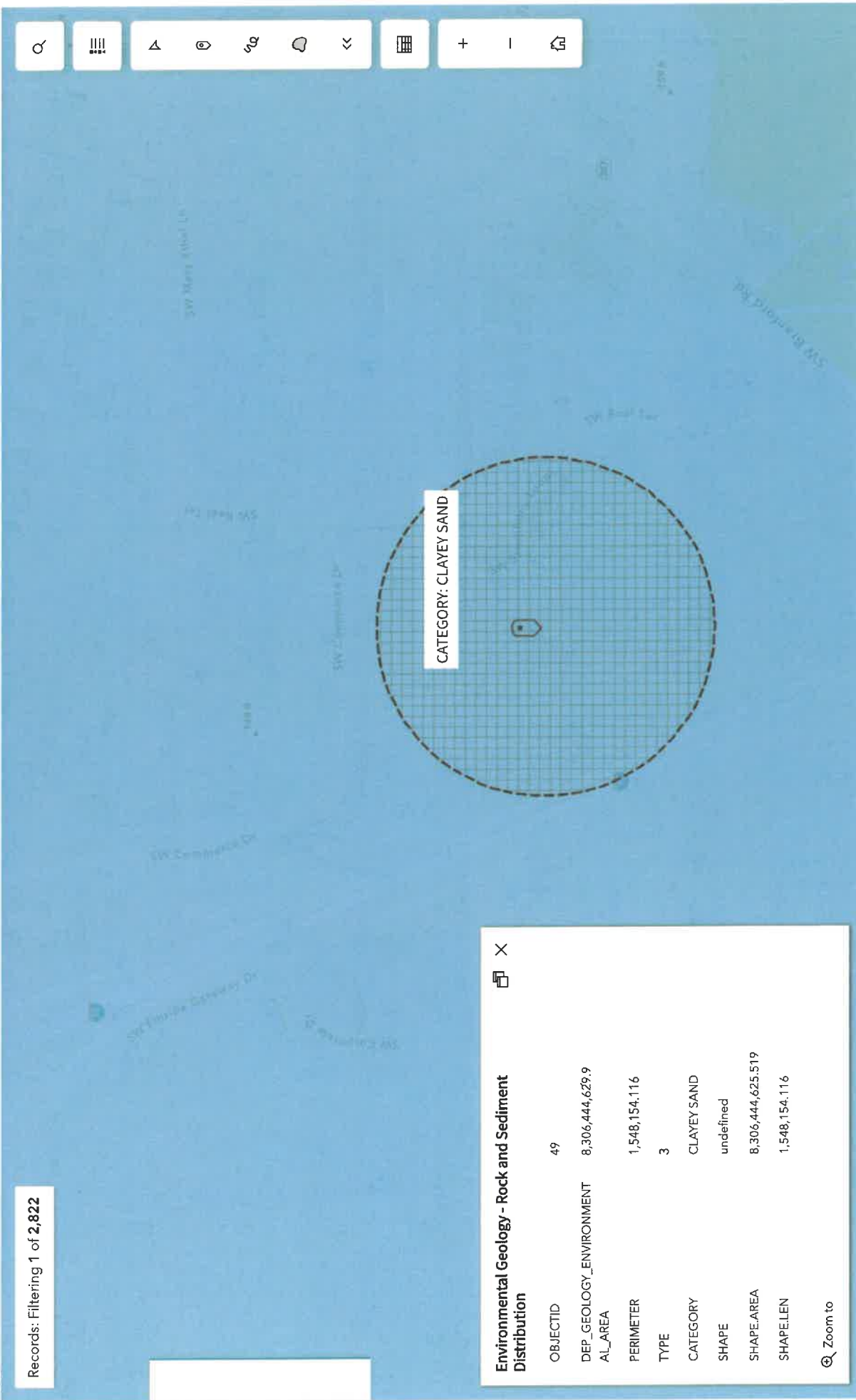
December 1, 2023

### Wetlands

-  Estuarine and Marine Deepwater
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  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.

Records: Filtering 1 of 2,822



**Search**

**Basic Search**  
Enter keywords

**Advanced Search**

**Map Unit Legend**

| Map Unit | Description  | Area (Acres) | Percentage |
|----------|--|--------------|------------|
| 35       | to 5 percent slopes<br>Lucy loamy fine sand, 5 to 8 percent slopes | 285.4        | 0.1%       |
| 36       | Mandarin fine sand, 0 to 2 percent slopes                          | 642.5        | 0.1%       |
| 37       | Mascotte fine sand   | 71,450.0     | 13.9%      |
| 38       | Mascotte fine sand, depressional                                   | 3,043.0      | 0.6%       |
| 39       | Mascotte fine sand, occasionally flooded                           | 1,196.3      | 0.2%       |
| 40       | Ocilla fine sand, 0 to 5 percent slopes                            | 12,531.0     | 2.4%       |
| 41       | Oleno clay   | 1,758.3      | 0.3%       |
| 42       | Olustee fine sand  | 31,578.4     | 6.2%       |

**Warning: Soil Map may not be valid at this scale.**  
 You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surveys that comprise your AOI were mapped at 1:24,000. The design of map units and the level of detail shown in the resulting soil map are dependent on that map 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.