



# Comp Plan Amendment

## Z 25-12

PRESENTED BY  
ROBERT ANGELO



# AGENDA



INTRODUCTION

LOCATION

RECOMENDATION

QUESTIONS

# Introduction

- Parcel 07481-003 has a current Future Land Use designation of Residential Very Low County;
- Petition Z 25-12 is a request to change the Official Zoning Atlas on parcel 07481-003 from Rural Residential County to Industrial City;
- The parcel is surrounded by the following Future Land Use designations;
  - North- Industrial County
  - East- Industrial County
  - South- Agricultural 3 County
  - West- Rural Residential County

# Location



# Wetlands



# Staff Review

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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: 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: [dcapps@danieldcapps.com](mailto:dcapps@danieldcapps.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:

- **Planning-** This is a large-scale comp plan amendment and rezoning. This will have to go thru an expedited state review. This property is contiguous to an industrial district to the North and the East.
- **Customer Service-** 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,
- **Suwannee River Water Management-** No SRWMD permit has been obtained for this development. An ERP from SRWMD will be required for this activity.

# Staff Analysis of Article 15.2 of the City Land Development Regulations

- The property is contiguous to an industrial zoning district.
- City facilities are anticipated to continue to meet or exceed the level of service standards adopted in the City of Lake City Comprehensive Plan.
- Rezonings are too conceptual to accurately measure the impact on the property and surrounding area.
- The property is contiguous to residential land and will need to provide a twenty-five feet buffer between the residential land and the development.

## Planning Staff Comments

- Staff has determined that the rezoning is consistent with the City Comprehensive Plan and Article 15.2 of the City Land Development Regulations.

# QUESTIONS?

