

Comp Plan Amendment CPA 25-10

PRESENTED BY
ROBERT ANGELO



AGENDA

An aerial photograph of a town featuring a large, light-colored building with a dark roof, possibly a school or government building, situated near a body of water. The surrounding area includes residential houses, trees, and a paved road.

INTRODUCTION

LOCATION

RECOMENDATION

QUESTIONS

Introduction

- Parcel 07481-003 has a current Future Land Use designation of Residential Very Low County;
- Petition CPA 25-10 is a request to change the Future Land Use on parcel 07481-003 from Residential Very Low County to Industrial City;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Industrial County and Residential Very Low County
 - East- Industrial Low County
 - South- Agricultural County
 - West- Residential Very Low County

Location



Wetlands



Staff Review

Document Tracking ID: 08030027-FC 1A-8573-A927-688367CE2CE



DEPARTMENT OF GROWTH MANAGEMENT
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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: dcrappps@danielcrappps.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.

Comprehensive Plan Consistency Analysis

- **The property is located on a Major Collector, CR 245. This is consistent with Policy 1.1.1 and Objective 2.2 of the City of Lake City Comprehensive Plan.**
- **The potable water system and sanitary sewer system is anticipated to meet or exceed the adopted level of service standard. This is consistent with Policy 1.1.3 and Policy 1.3.1 of the City of Lake City Comprehensive Plan.**
- **The property is contiguous to a residential zoning district on the northwest corner of the property. Based on Section 4.17.10 of the City of Lake City Land Development Regulations, this area would require a twenty-five (25) landscape buffer. This is consistent with Policy 1.6.5 of the City of Lake City Comprehensive Plan.**

Comprehensive Plan Consistency Analysis

City staff reviewed the Comprehensive Plan and has determined that the Comprehensive Plan Amendment, CPA 25-10, is consistent with the City of Lake City Comprehensive Plan.

Planning Staff Comments

- The site is contiguous to residential, agricultural, and industrial zoned land.
- The site is located on an arterial/collector road.
- The wetlands located on the parcel would have a setback of 35 feet. No structure would be able to be within 35 feet of a wetland.
- Section 13.12.5.2 of the Land Development Regulations states that rezonings and Comp Plan Amendments do not reserve compacity because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts.

QUESTIONS?

