

QUICK FACTS (rev. 11-16-25)

- Price Creek LLC acquired subject parcel **8/11/05** for approx. **\$1.3 million**. Currently listed for sale at approx. **\$2.76 million** (per Zillow.com).
- Price Creek LLC **attempted** to rezone this parcel with Columbia County in **2015 (Industrial), & 2018 (Industrial)**. Before that, they had a preliminary plat approval for multi-phase residential subdivision (Price Creek PRD).
- March, 2021 – this parcel was voluntarily **annexed to the City** when many were distracted with Covid health issues
- Agreement (Annexation) with City states zoning shall be classified the same as it exists with County or be classified Industrial. *It is currently County Residential, Very Low Density (1 dwelling unit per acre)*

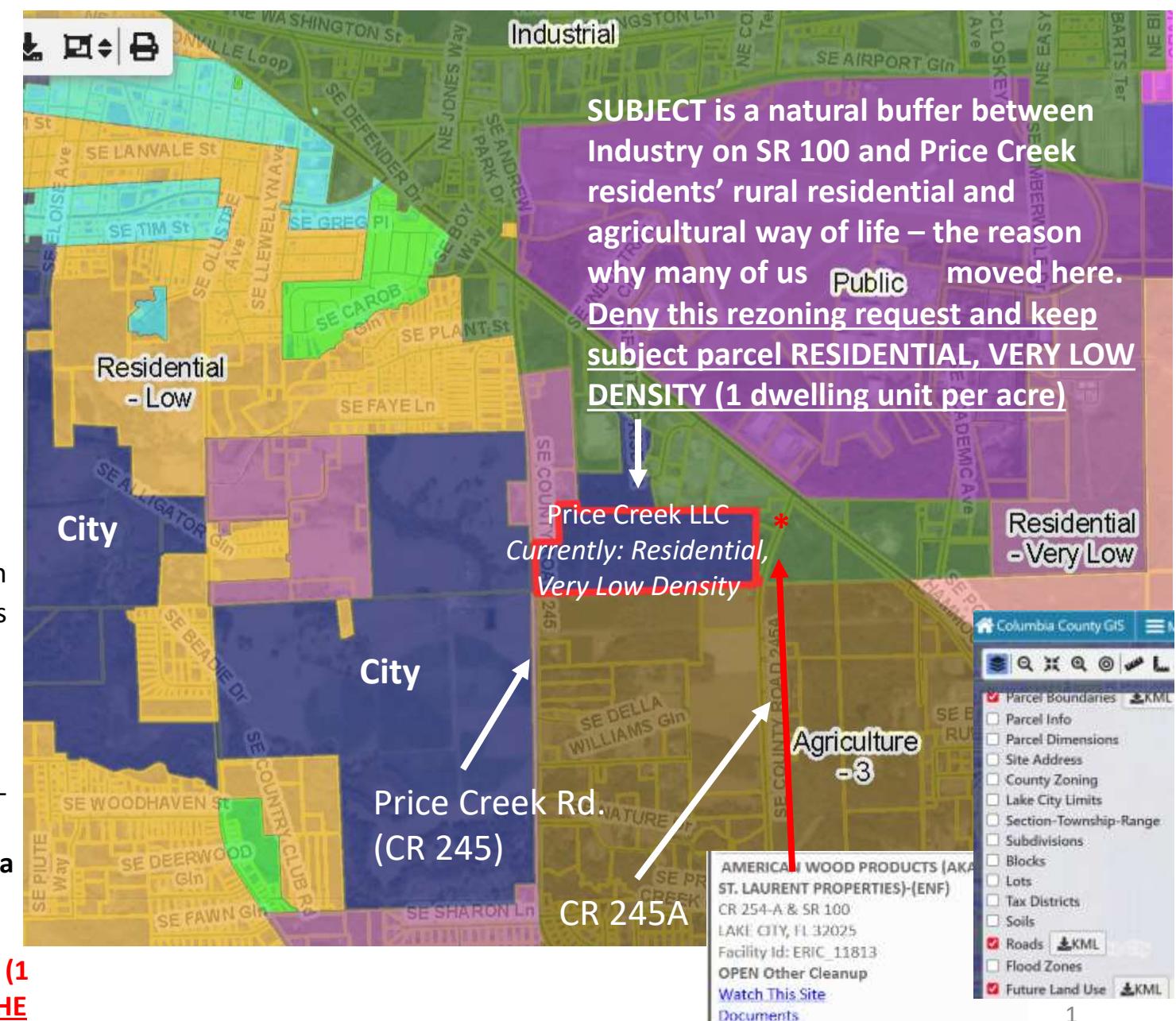


CONTAMINATION LOCATOR MAP

<https://prodapps.dep.state.fl.us/dep-clnup/>

- There are approx. **84 DEP cleanup sites in a 5-mile radius**, with one *near the subject parcel. It appears the tributary from this parcel feeds into Price Creek, which drains to Alligator Lake, which flows to Ichetucknee Springs and can affect quality of drinking water in wells to the southwest.
- Subject location is **5 miles from North Florida Mega Industrial Park** – which has infrastructure & zoning in place and is shovel-ready – in fact the City of Lake City Council Members were thanked as a Site Partner on their website nfmip.com; COLC is a partner with County for Water and Wastewater; COLC is the Natural Gas provider
- We ask –**KEEP THIS PARCEL RESIDENTIAL, VERY LOW DENSITY (1 DWELLING UNIT/ACRE) & ZONING ATLAS THE SAME. HOLD THE LINE HERE. Approve the denial of this request.**

HOLD THE LINE – KEEP RESIDENTIAL, VERY LOW DENSITY, 1 dwelling unit/acre





Shovel-Ready Locations in Business-Friendly Florida



A Weyerhaeuser Industrial Community

North Florida Mega Industrial Park, Columbia County; Greater Jacksonville/North Central Florida Mega Region, south of Florida/Georgia border



A Weyerhaeuser Industrial Community

Hawthorne Industry Park, Alachua County; strategic position to Mega-Regions of Jacksonville, Orlando and Tampa; midway between Atlanta and Miami

ROADWAYS

Prime three-mile frontage on U.S. Highway 90, within 10 miles of I-75 and I-10

PORTS

Foreign Trade Zone #64; JAXPORT (58 miles) ~ 1,500 acre, three-terminal, diversified international seaport with ocean carrier service across all major trade lanes; Port of Fernandina (88 miles) - features short entrance channel just over two miles from Atlantic

AIRPORTS

Adjacent to Lake City Gateway Airport; Gainesville Regional Airport - 50 miles; Jacksonville International Airport - 60 miles

RAIL

Served by Florida Gulf & Atlantic, with main line parallel to U.S. Hwy 90 connecting Jacksonville to Pensacola and to CSX; rail spur directly into Park; nearby Norfolk Southern line with southern Park access, creating a dual-rail connectivity into Park

TRANSPORT

ROADWAYS

Bordered by U.S. Hwy. 301 and S.R. 20; 10 miles east of I-75 and accessible to I-10

PORTS

Foreign Trade Zone #64; JAXPORT (75 miles) ~ 1,500 acre, three-terminal, diversified international seaport with ocean carrier service across all major trade lanes; Port Tampa Bay (129 miles) - easy access to the Gulf of Mexico, shipbuilding industry and handling of bulk and break-bulk ocean cargo

AIRPORTS

Gainesville Regional Airport 18 miles from the Park (Delta and American); Jacksonville Intl. - 77 miles; Daytona Beach Intl. - 85 miles; Orlando Sanford Intl. - 99 miles; Orlando Intl. - 111 miles; Tampa Intl. - 134 miles

RAIL

Served by Class I CSX main north-south freight line connecting to Jacksonville, JAXPORT, Tampa and Port Tampa Bay; connects to the entire Eastern Seaboard through the CSX Network

Over 1.1 million within 60-mile radius; served by CareerSource North Central Florida; high-performing school district, along with workforce partner Florida Gateway College; workforce training in rural areas assisted by Florida Jobs Growth Fund

WORKFORCE

Over 1.8 million within 60-mile radius; served by CareerSource North Central Florida; high-performing school district, along with programs at University of Florida and Santa Fe College; workforce training in rural areas assisted by Florida Jobs Growth Fund

PROXIMITY TO EDUCATIONAL INSTITUTIONS

Adjacent to Florida Gateway College; accessible to University of Florida, #1 Public University by The Wall Street Journal, and Santa Fe College, #1 Two-Year College by The Aspen Institute

SUITABILITY

SHOVEL-READY

2,622 McCallum Sweeney certified, shovel-ready acres; CSX Select Site; zoned for up to 8 million SF for development; zoned for up to 100,000 SF for commercial space and 1,200 residential units

UTILITIES

(All utilities listed are located within the U.S. Highway 90 right-of-way)
Water and Wastewater - City of Lake City and Columbia County
Water supply system able to provide 500,000 gal. per day, with 2.16 million gal. per day in 2025; water supplied by 12-in. mains; 8-in. sewer main to handle current wastewater demands and 500,000 gal. per day capacity

Electric - Florida Power & Light

State's most affordable electricity provider, with distribution-level service (3-phase 13.2 kV), transmission-level service (115 kV, 230 kV) within 1,000 ft. (and substation within 2 miles); ability to provide redundant service to Park

Natural Gas - City of Lake City

6-in. natural gas line adjacent to NFMIP capable of delivering 40,000 CF of natural gas each month

Telecommunications - AT&T and MCI

Trunk line and fiber capable of providing high-capacity, high-throughput data, voice and other telecommunication services to Park

ECONOMIC DEVELOPMENT

Approved U.S. Opportunity Zone; 500-acre Catalyst Site tract within NFMIP designated as Rural Area of Opportunity by the Florida Department of Economic Opportunity, with the state providing special economic development considerations to companies developing within the area

For more information, contact Rose Fagler, Economic Development Manager

rose.fagler@weyerhaeuser.com • 352.415.4518

nfmip.com • hawthorneindustrypark.com

WEYERHAEUSER IS INDUSTRIAL STRENGTH.

Three Outstanding Industrial Communities and Two Outstanding Site Partner Opportunities in the Southeast U.S.



2015

- North Florida Intermodal Park creation and naming celebratory event

2017

- CSX Select Site Certification of Catalyst Site
- Governor Rick Scott announces Florida Job Growth Fund Grant award to Columbia County for the rail spur construction

2019

- Board of County Commission approves contract with Florida Gulf & Atlantic Railroad to allow work within their ROW
 - Anderson Columbia and North Florida Professional Services contract for rail construction of Rail Spur Segment 1 and portion of funded Rail Spur Segment 2
 - FDOT U.S. Highway 90 Crossing Agreement
 - Appropriation through FDOT for portion of Rail Spur Segment 2
 - Jones Edmunds Association Engineering Services Agreement for WWTP design and approval of Phase 1
- December 12, 2019 – Columbia County Rail Spur Groundbreaking Ceremony
- FDOT Railroad Permit Agreement and Crossing Traffic Control Devices

2024

- First Onsite Partner - AgroLiquid acquires 22.61 acres
- Columbia County hosts Groundbreaking Ceremony for AgroLiquid
- NFMIP Rail Service Provider selected

2016

- Weyerhaeuser and Plum Creek merger
- Second State Infrastructure Grant received by the County for Phase 3 rail spur and entrance road engineering design and plans
- Conclusion of community's 11 stakeholder meetings and 18 workshops
- Original NFMIP website launched

2018

- SRWMD Environmental Resource Permit for Construction Permit of Rail Spur Segments 1 and 2
- Governor Rick Scott announces second Florida Job Growth Fund Grant award for Columbia County Wastewater Treatment Plant

2020

- Individual permit for NFMIP executed by USACOE

2022

- Legislative Delegation Award to the County for NFMIP Parkway

2023

- Legislative Delegation Award 2 to the County to provide industrial-capacity water inside the Park

2025

- Construction of AgroLiquid facility
- Opening Ceremony for the Columbia County Wastewater Treatment Plant
- FEDC 2025 Rural Deal of the Year and Innovation in Marketing Public-Private Partnership Awards (with Columbia County and partners)
- Construction underway of NFMIP Parkway West entrance
- Columbia County Celebration of NFMIP Event

2.622: TOTAL ACREAGE OF NFMIP

**327: ACRES CONVEYED/COMMITTED/LEASED
BY WEYERHAEUSER TO COLUMBIA
COUNTY FOR PUBLIC INFRASTRUCTURE**

**22.61: ACRES OF FIRST ONSITE PARTNER,
AGROLIQUID**

The MEGA Park is truly a community effort involving the City/County and many partners with the benefit of the community as a whole in mind – unlike this proposal.

**The representative
for the Mega Park
would claim it is
not suitable for
“this kind of
industry” without
even telling us
what is proposed.**

**But, you know
better!**

A SPECIAL THANK YOU TO OUR SITE PARTNERS

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

AGROLIQUID

ANDERSON COLUMBIA CO., INC.

BLUEJAY ADVISORS

CAREERSOURCE FLORIDA

CITY OF LAKE CITY COUNCIL MEMBERS

COLUMBIA COUNTY ECONOMIC
DEVELOPMENT ADVISORY BOARD

COLUMBIA COUNTY ECONOMIC
DEVELOPMENT DIRECTOR
JENNIFER GOFF DANIELS

COLUMBIA COUNTY MANAGER
DAVID KRAUS

CSX

CUSHMAN & WAKEFIELD

FLORIDA CHAMBER OF COMMERCE AND
FOUNDATION

FLORIDA DEPARTMENT OF
TRANSPORTATION

FLORIDA GATEWAY COLLEGE

FLORIDA GOVERNOR RON DESANTIS

FLORIDA GULF & ATLANTIC RAILROAD/
PINSLY RAILROAD COMPANY

FLORIDA POWER & LIGHT

FLORIDA REPRESENTATIVE
CHUCK BRANNAN III

FLORIDA SECRETARY OF COMMERCE
ALEX KELLY

FLORIDACOMMERCE

FORMER COLUMBIA COUNTY
COMMISSIONER RON WILLIAMS

FORMER COLUMBIA COUNTY ECONOMIC
DEVELOPMENT DIRECTOR GLENN HUNTER

FORMER COLUMBIA COUNTY ECONOMIC
DEVELOPMENT DIRECTOR JESSE QUILLEN

FORMER COLUMBIA COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY ASSISTANT
DIRECTOR GINA REYNOLDS

FORMER COLUMBIA COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY DIRECTOR
JIM POOLE

FORMER COLUMBIA COUNTY MANAGER
BEN SCOTT

FORMER COLUMBIA COUNTY MANAGER
DALE WILLIAMS

FORMER FLORIDA DEPARTMENT OF
ECONOMIC OPPORTUNITY DIRECTOR
CISSY PROCTOR

FORMER FLORIDA GOVERNOR
JEB BUSH

FORMER LAKE CITY MAYOR
STEPHEN WITT

FORMER NFMIP PROJECT MANAGER
ALLISON MEGRATH

FORMER STATE REPRESENTATIVE
ELIZABETH PORTER

FORMER STATE SENATOR
ROBERT BRADLEY

GSD/GENUINE STRATEGIC DELIVERY

JAXPORT

LAKE CITY MAYOR NOAH WALKER

LAKE CITY-COLUMBIA COUNTY
CHAMBER OF COMMERCE

MOORE BASS CONSULTING, INC.

NORFOLK SOUTHERN

NORTH FLORIDA ECONOMIC
DEVELOPMENT PARTNERSHIP

NORTH FLORIDA PROFESSIONAL SERVICES

STATE SENATOR JENNIFER BRADLEY

SUWANNEE RIVER WATER MANAGEMENT
DISTRICT

U.S. ARMY CORPS OF ENGINEERS

U.S. CONGRESSWOMAN KAT CAMMACK

U.S. FOREST SERVICE

U.S. SECRETARY OF STATE MARCO RUBIO

U.S. SENATOR RICK SCOTT

VISIONFIRST ADVISORS

WESTERN LAND GROUP

WEYERHAEUSER

WHARTON-SMITH, INC.

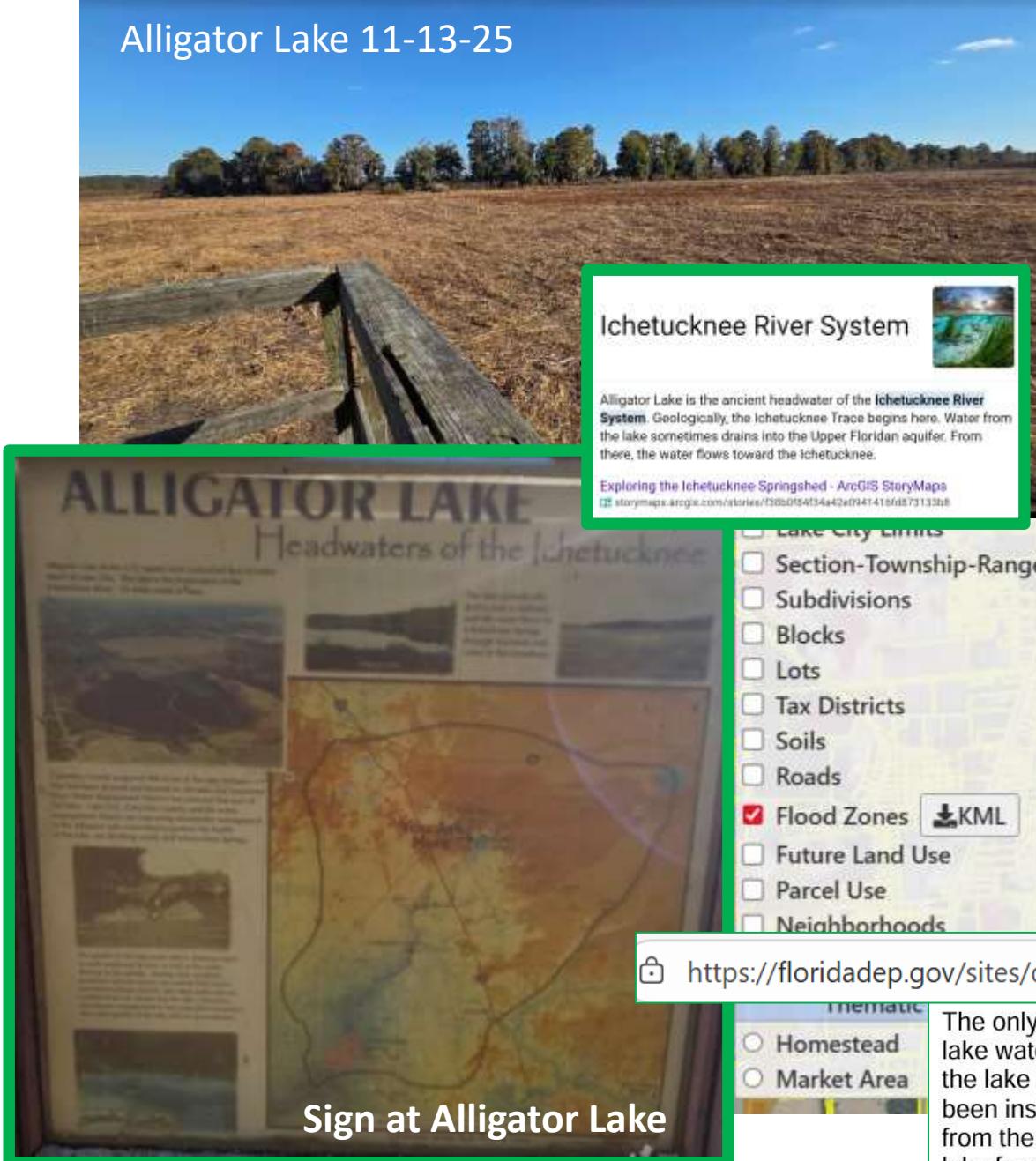
Map of Location

price creek llc

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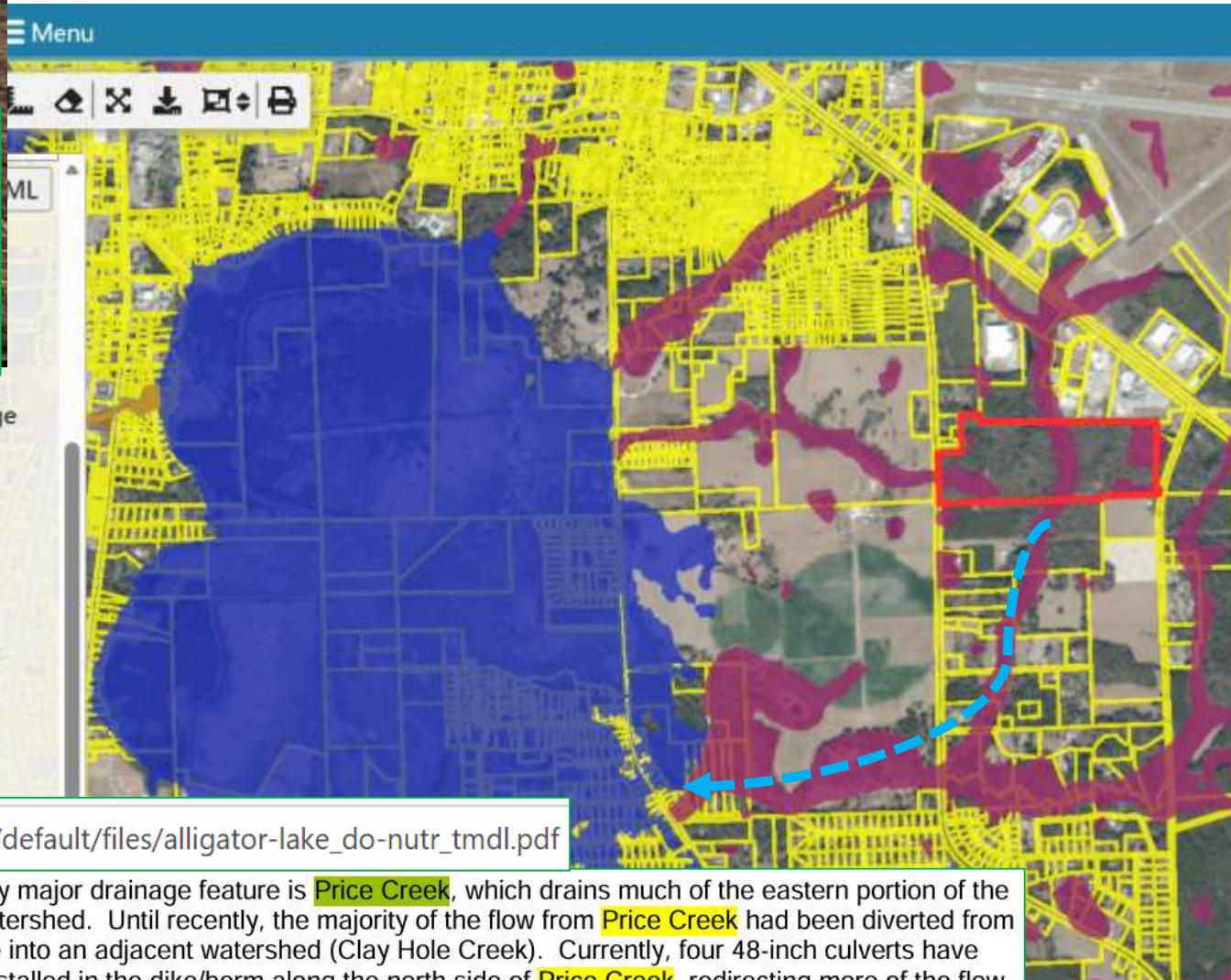


Alligator Lake 11-13-25



Sign at Alligator Lake

Price Creek feeds into Alligator Lake, which feeds the Ichetucknee Springs through fractures and caves in limestone -- and **can affect well water quality. HOLD THE LJNE. VOTE NO TO REZONING.**



The only major drainage feature is **Price Creek**, which drains much of the eastern portion of the lake watershed. Until recently, the majority of the flow from **Price Creek** had been diverted from the lake into an adjacent watershed (Clay Hole Creek). Currently, four 48-inch culverts have been installed in the dike/berm along the north side of **Price Creek**, redirecting more of the flow from the creek back into Alligator Lake. Additionally, two small, unnamed streams drain into the lake from the northern portion of the north watershed of the lake.

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. ✓ Boundary Sketch or Survey with bearings and dimensions.
2. ✓ Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. ✓ **Concurrency Impact Analysis:** Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

Applicant hasn't shown this request to be in conformance with the County Comprehensive Plan.

It is the responsibility of this Council to plan growth responsibly.

Applicant hasn't proven it won't affect these things.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

Applicant hasn't addressed these issues.

There is no benefit to the public welfare for the City to invest resources for this one parcel when it has already contributed infrastructure to the North Florida Mega Industrial Park which needs the businesses.

This proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare. That's the only purpose of this rezoning.



Comprehensive Plan Consistency Analysis

The following analysis identifies how this application is consistent with the County's Comprehensive Plan. Language from the comprehensive plan is provided in normal font, and the consistency statements are provided in bold and italics font.

Policy I.1.1 - The county shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The proposed industrial development is located between CR 245 and CR 245A. Public utilities are not available. Private potable water well, individual septic tanks and/or a package treatment plant will be placed on site and sized accordingly during the design phase.

Policy I.1.4 - The county shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: The subject property is located along CR 245 in a section that has industrial, residential and agriculture FLU designations. The industrial designation is consistent with the surrounding area and will have no adverse impacts on the existing land uses

This location does not have public infrastructure. The City and County have invested resources for utilities at the North Florida Mega Industrial Park.

Environmental studies?

How can we know the potential impacts if we do not know the intended use?

CONCURRENCY
WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
130	Industrial Park	3.34	0.46	2411.05	8052.91	1109.08

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee

Potable Water Analysis

ITE Code	Use	Floor Area Ratio (SF) x 1 employee per 500 SF	Statistical data from N FL Regional Planning Council (GPD)	Total Potable Water Usage (GPD)
130	Industrial Park	2411.05	22.50	54248.54

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee

GPD = Gallons per Day

Sanitary Sewer Analysis

ITE Code	Use	Floor Area Ratio (SF) x 1 employee per 500 SF	Statistical data from N FL Regional Planning Council (GPD)	Total Sanitary Sewer Effluent (GPD)
130	Industrial Park	2411.05	17.50	42193.31

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee

GPD = Gallons per Day

CONCURRENCY
WORKSHEET

Solid Waste Analysis

ITE Code	Use	Floor Area Ratio (SF) per 1,000 SF of gross floor area	Statistical data from N FL Regional Planning Council (pounds)	Total Sanitary Sewer Effluent (GPD)
130	Industrial Park	1205.52	5.50	6630.38

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Price Creek, LLC

March 1, 2018

**Applicant's data
hasn't been
updated since
their 2018
application with
the County.
Where are
current traffic
studies? What is
the proposed use
to accurately
determine
impacts?**

OBJECTIVES AND POLICIES

FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

OBJECTIVE I.3 The county shall include within the site plan review process to be adopted as part of the land development regulations, that adjacent land uses shall not be adversely impacted by any change in land use.

Policy I.3.1 The county shall continue to regulate the location of public facilities so as to discourage the proliferation of urban sprawl. However, nothing in this provision shall limit the improvement of any public road in an area of the county.

COLUMBIA COUNTY COMPREHENSIVE PLAN

VERSION: JUN 16, 2025 (CURRENT) ▾

OBJECTIVE I.7 The county shall continue to maintain regulations to protect natural resources and environmentally sensitive lands (including but not limited to high groundwater aquifer recharge areas as shown on Illustration A-XI, wetlands and floodplains).

Policy I.7.1 The county shall ensure the protection of community potable water supply wells by restricting uses within the 300-foot well field protection areas designated by this comprehensive plan to those that do not handle hazardous materials of any type or have the potential to harm the water supply in accordance with Chapters 62-521 and 62-555, Florida Administrative Code. In addition, no transportation or storage of such regulated materials shall be allowed in the well field protection area, as defined by Chapter 62-730, Florida Administrative Code; and Code of Federal Regulations, Title 40, Parts 260, 261-266, 268, 270, 273, 302 and 355; and Title 49, Part 172; that are in effect upon adoption of this policy, except local traffic or storage that is necessary for operation of the well field.

Policy I.7.2 The county shall continue to have provisions which will mitigate the adverse effects of land uses on environmentally sensitive areas. In addition, the county shall prohibit the location of any structure, other than permitted docks, piers, or walkways, within a wetland.

Policy I.7.3 As part of the county's development review process the impacts on agricultural and forested areas shall be assessed and identified prior to development approval.

**Say NO to Urban Sprawl. Hold the line.
Adjacent land uses would be adversely impacted. Where are the wetland studies?**

Where are the studies to show impacts to adjacent agricultural areas?

Policy I.1.4 The county shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Request is inconsistent with Comprehensive Plan. Deny this application.

RESOLUTION NO. PZ/LPA CPA 25-10
CITY OF LAKE CITY, FLORIDA

WHEREAS, particularly, based on the testimony and evidence presented at the referenced quasi-judicial hearing, the Board has determined and found there to be competent and substantial evidence that the Application is incompatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan, and is otherwise contrary to the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare in that:

- a. the application is inconsistent with Policy I.1.4 of the Comprehensive Plan, because the City currently has limited capacity to accommodate the infrastructure needed to extend public facilities to the site; and
- b. the application is inconsistent with Policy I.1.4 of the Comprehensive Plan, because the City's capacity to extend public facilities to the site is either absent or insufficient to support the proposed use; now therefore

BE IT RESOLVED by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida:

1. For the foregoing reasons and based upon the foregoing competent and substantial evidence presented at the quasi-judicial hearing on the Application, the Board hereby recommends to the City Council that the City Council deny the Application for the Subject Parcel.

RESOLUTION NO. PZ/LPA Z 25-12
CITY OF LAKE CITY, FLORIDA

WHEREAS, particularly, based on the testimony and evidence presented at the referenced quasi-judicial hearing, the Board has determined and found there to be competent and substantial evidence that the Application does not conform to the requirements of Section 15.2.2 of the LDRs, and is otherwise contrary to the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare in that:

- a. the application, if approved, would cause the new industrial use to negatively affect the living conditions of the existing rural residential character and use of land in the neighborhood of the proposed industrial use; and
- b. the application, if approved, would allow industrial uses which are incompatible with the existing agricultural and rural residential uses in the neighborhood; now therefore

BE IT RESOLVED by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida:

1. For the foregoing reasons and based upon the foregoing competent and substantial evidence presented at the quasi-judicial hearing on the Application, the Board hereby recommends to the City Council that the City Council deny the Application for the Subject Parcel.

**HOLD THE LINE – KEEP RESIDENTIAL, VERY LOW DENSITY, 1 dwelling unit/ac.
PRESERVE THE RURAL RESIDENTIAL CHARACTER AND USE OF OUR LAND AND HOMES**

