

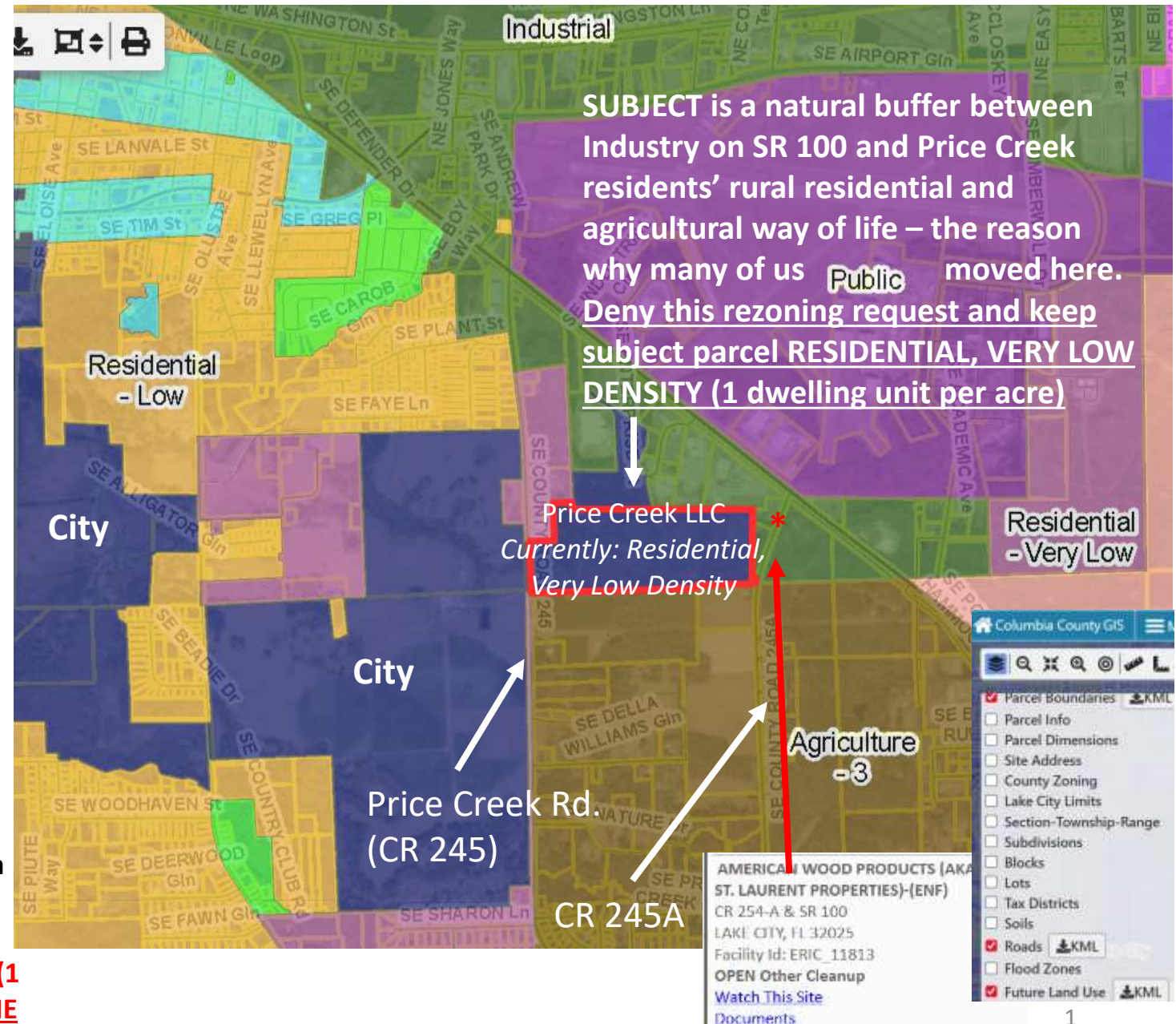
QUICK FACTS (rev. 11-16-25)

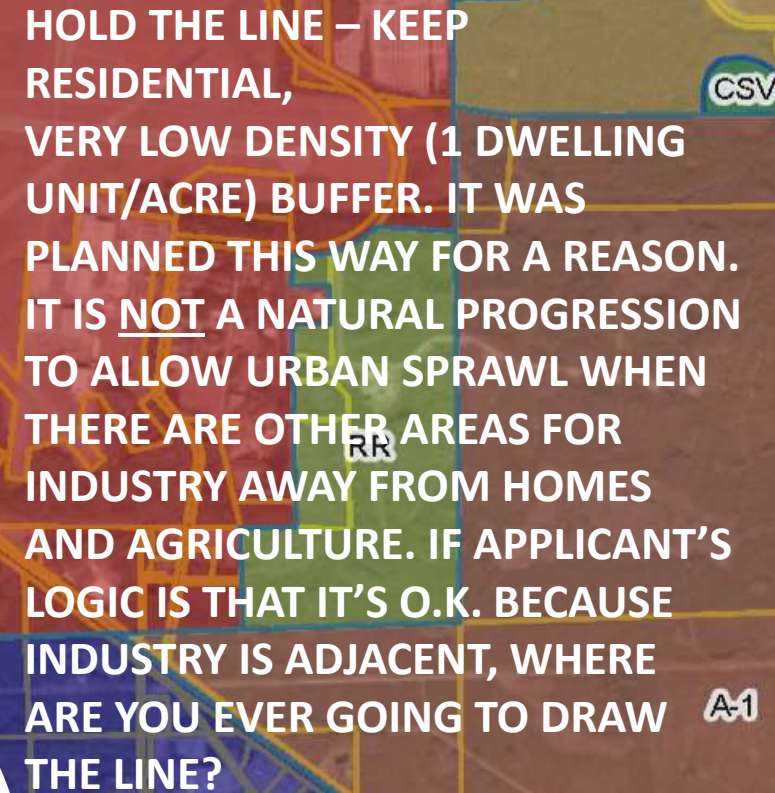
- Price Creek LLC acquired subject parcel **8/11/05** for approx. **\$1.3 million**. Currently listed for sale at approx. **\$2.76 million** (per Zillow.com).
- Price Creek LLC **attempted** to rezone this parcel with Columbia County in **2015 (Industrial)**, & **2018 (Industrial)**. Before that, they 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)*



- 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 Itchetucknee 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/ac





Shovel-Ready Locations in Business-Friendly Florida

Both locations in FTZ #64 with JAXPORT

- 98+M residents within one-day truck drive from JAXPORT
- 1,000-mile radius from JAXPORT



- Fastest-growing state population
- Third most populous state
- 23.3M residents
- 140M visitors yearly
- Forecasted to grow to 26.4M residents by 2040



North Florida™ Mega Industrial Park
A Weyerhaeuser Industrial Community

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



HAWTHORNE INDUSTRIAL PARK
A Weyerhaeuser Industrial Community

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

TRANSPORT

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

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

WORKFORCE

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

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

Easily 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

SHOVEL-READY

1,000 acres, with 634 shovel-ready acres; zoned for up to 3.5 million SF for development; 150,000 SF commercial/retail; 200 MF residential units

UTILITIES

Water and Wastewater – City of Hawthorne

Rates among the lowest in the region; water supply system able to provide 600,000 gal. per day; wastewater capacity accommodates minimum of 400,000 gal. per day

Electric – Clay Electric

Rates among the lowest in the state; distribution level services at Park border (3-phase 13.5 kv) and surround the Park for redundant service; Hawthorne substation with 115kv transmission line and capacity of 6.6Mw; Phifer substation within 6 miles and is the 3-phase distribution tie into the Hawthorne substation; future upgrades planned

Natural Gas – GRU National Gas

Connection point approximately 4.5 miles to east; City of Hawthorne working with GRU to bring natural gas service line to the Park, accommodating 25,000 MCF/mo., deregulated in the state

Telecommunications – GRUCom

Current fiber-optic service exists within the City of Hawthorne, located at south boundary; high-capacity Internet services, Metro Ethernet and TDM/SONET

ECONOMIC DEVELOPMENT

Approved U.S. Opportunity Zone; designated Rural Community 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 • hawthorneindustriypark.com

WEYERHAEUSER IS INDUSTRIAL STRENGTH.

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



Weyerhaeuser is proud to serve as the developer of North Florida Mega and Hawthorne Industrial Parks. The company's long experience in 400,000 acres of the world's largest private forests of timberlands, together with access to over 30 million acres of U.S. as well as 10 million acres of timberlands overseas, support long-term success in North America. Weyerhaeuser is proud to be based in the U.S. and to have a strong local presence in the U.S. and the U.S. Forest Service. Weyerhaeuser is a U.S. Forest Service member.

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2,622 SHOVEL-READY ACRES
 Fully Permitted with Flexible Parcels and Sizes
 Zoned for Eight Million Square Feet
 500-Acre Rural Area of Opportunity/CSX Select Site

DEVELOPMENT AREA

- Industrial (Medium-Density Industrial)
- Industrial (Light Industrial)
- Industrial (Medium-Density Industrial)
- Industrial (Light Industrial)

PRIMARILY OPEN SPACE

- Conservation (Medium-Density Open Space)
- Conservation (Light Open Space)
- Conservation (Medium-Density Open Space)
- Conservation (Light Open Space)

Map rendering is subject to changes and refinement.

- Completed exchange with USFS for rail spur
 - USFS provides six acres for rail spur and Plum Creek provides 12 acres to USFS for Florida Trail



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

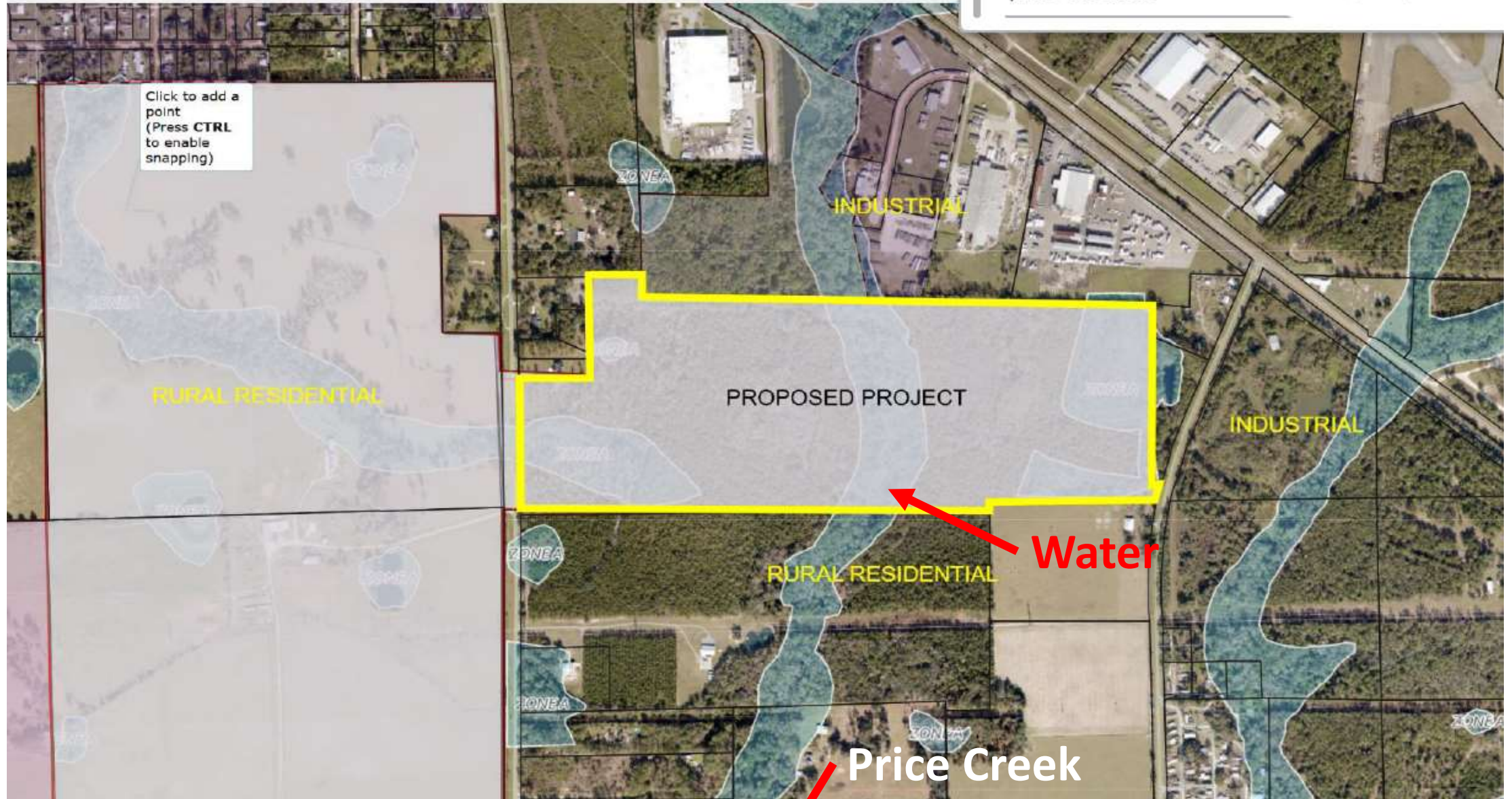
WESTERN LAND GROUP

WEYERHAEUSER

WHARTON-SMITH, INC.

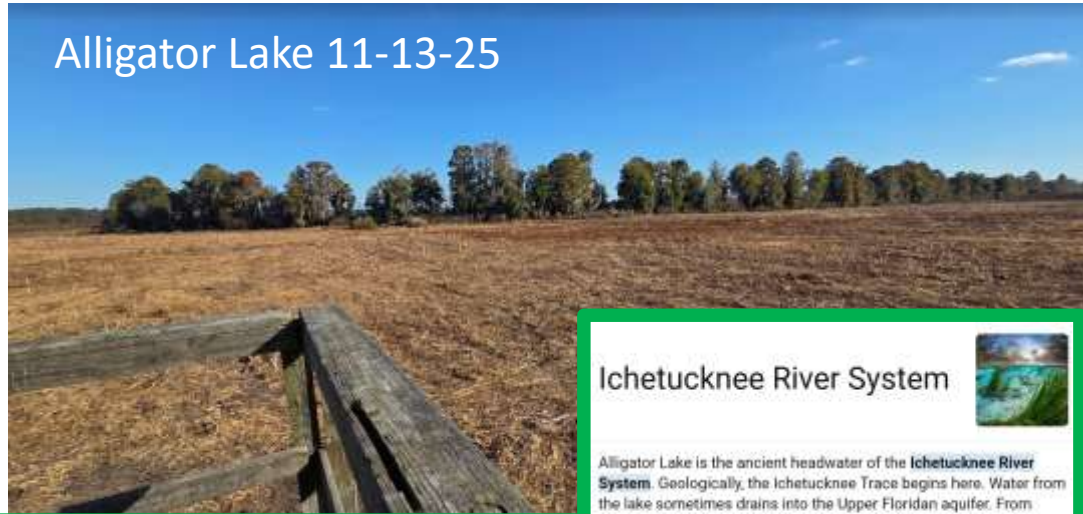
Map of Location

price creek llc



Alligator Lake 11-13-25

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.**



Ichetucknee River System

Alligator Lake is the ancient headwater of the **Ichetucknee River System**. Geologically, the Ichetucknee Trace begins here. Water from the lake sometimes drains into the Upper Floridan aquifer. From there, the water flows toward the Ichetucknee.

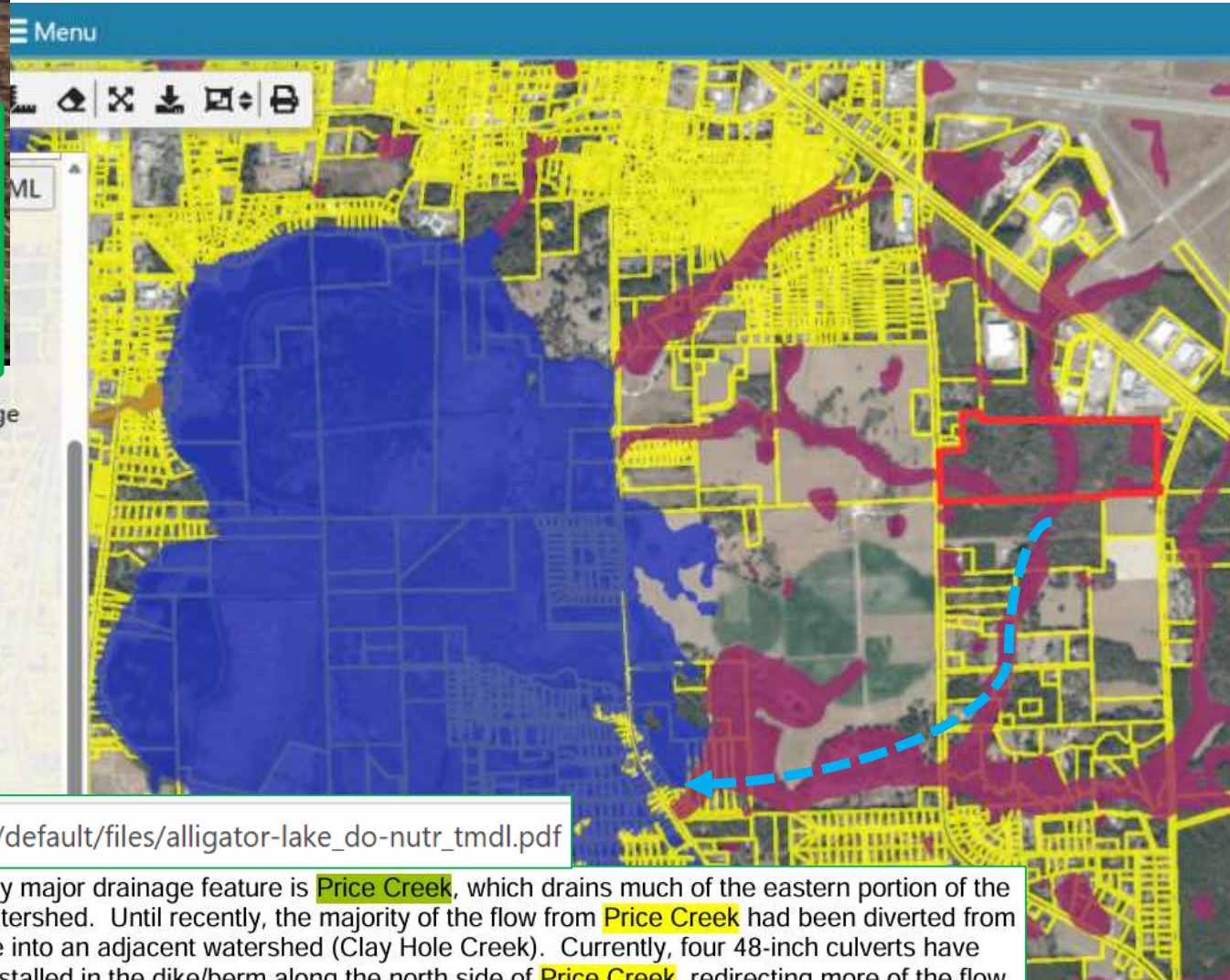
Exploring the Ichetucknee Springshed - ArcGIS StoryMaps
storymaps.arcgis.com/stories/13850f54f34a42e0941418f873133b8

- ☐ Lake City Limits
- ☐ Section-Township-Range
- ☐ Subdivisions
- ☐ Blocks
- ☐ Lots
- ☐ Tax Districts
- ☐ Soils
- ☐ Roads
- ☒ Flood Zones [KML](#)
- ☐ Future Land Use
- ☐ Parcel Use
- ☐ Neighborhoods

https://floridadep.gov/sites/default/files/alligator-lake_do-nutr_tmdl.pdf

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.

Sign at Alligator 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**

Price Creek, LLC
March 1, 2018

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**

Price Creek, LLC
March 1, 2018

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

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.

**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?**

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.

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**

