

DATE: November 4, 2025

## CONSISTENCY WITH SECTION 15.2.2 OF THE LAND DEVELOPMENT REGULATIONS

### INTRODUCTION

Daniel Crapps as agent for Price Creek, LLC has requested a zoning change, Z 25-12, to change the Official Zoning Atlas from RURAL RESIDENTIAL COUNTY TO INDUSTRIAL CITY on property identified as parcel id number 02-4S-17-07481-003.

### SECTION 15.2.2

1. Conformity with the Comprehensive Plan and the effects upon the Comprehensive Plan.

**The rezoning Z 25-12 would be consistent with the comprehensive plan contingent on the adoption of the partnering FLUM amendment CPA 25-10.**

2. The existing land use pattern.

**The property is contiguous to industrial, agricultural, and residential land.**

3. The creation of an isolated district unrelated to adjacent and nearby districts.

**The property is contiguous to a industrial zoning district and will not create an isolated district.**

4. The impact of the proposed change upon population density pattern and the load on public facilities such as schools, utilities, streets, etc.

**The services are anticipated to continue to meet or exceed the level of service adopted in the Comprehensive Plan.**

5. The existing district boundaries in relation to existing conditions on the property proposed for change.

**The property is contiguous to industrial, agricultural, and residential land. The change will increase the industrial zoning district.**

6. Changed or changing conditions which justify the recommended action on the proposed amendment.
7. The impact of the proposed change upon living conditions in the neighborhood.  
**Any change to the property will change the living conditions of the area because the land is currently vacant.**
8. The impact of the proposed change upon drainage.  
**The property will need to be permitted thru SRWMD. SRWMD will mitigate any drainage impacts. This will be addressed in the site plan of the project.**
9. The impact of the proposed change upon light and air to adjacent areas.  
**Any change to the property could have impact on light and air within the area because the land is currently vacant.**
10. The impact of the proposed change upon property values in the adjacent area.  
**The property is contiguous to an industrial zoning district and is not anticipated to affect property values.**
11. The impact of the proposed change upon the improvement or development of adjacent property in accordance with existing regulations.  
**The proposed amendment is not anticipated to cause any impact on future development of surrounding parcels.**
12. The granting of special privilege to an individual owner as contrasted with the needs of the overall public welfare.  
**Approval of amendment Z 25-12 will not grant the landowner any special privilege.**
13. Substantial reasons why, if any, the property cannot be used in accordance with existing zoning.  
**The current zoning on the property is Rural Residential County. The property needs to have City zoning designation.**
14. The impact of the proposed change with regard to the scale of needs of the neighborhood or the City.  
**The land is currently vacant and any development will have some impact on the area.**
15. The availability of alternate adequate sites in the City in districts already permitting such use.  
**Most industrial land in the City is developed. There is some undeveloped Industrial Land on the northside of Bell Rd.**

### **Summary**

The property is contiguous to an industrial zoning district. If this zoning amendment is approved the City facilities are anticipated to continue to meet or exceed the level of service standards adopted in the City of Lake City Comprehensive Plan. Rezoning are too conceptual to accurately measure the impact on the property and surrounding area. The impacts will be reviewed on a deeper level once a site plan is submitted. The property is contiguous to residential land and will need to provide a twenty-five feet buffer between the residential land and the development.