

Columbia County
Planning & Zoning Board
July 23rd, 2026 AGENDA

5:30 pm at 971 West Duval Street Suite 145 Lake City, Florida

MEMBERS:

Mike McKee, Chair
Gerald Solenski, Vice Chair
Walt Graham
Jeff Todd
Dalphus Johnson

- I. Call to Order**
 - a. Pledge of allegiance to the U.S. flag**
 - b. Invocation**
 - c. Roll Call**
 - d. As a courtesy, please place any mobile devices on silent mode.**

- II. Meeting Preamble**
 - a. Any person wishing to speak during public comment periods must sign-in on the sheet provided near the entrance.**
 - b. All testimony is being recorded and noted by the clerk. All participants shall state their name and address for the record, speak clearly into the microphone and only one person should speak at a time.**
 - c. Any materials presented by applicants or speakers at this meeting will become part of the public record and will be kept by this Board.**
 - d. The public hearings on zoning changes, site development plans, and zoning changes are quasi-judicial and all speakers will be sworn in prior to testimony. Decisions by the Board on these matters are final.**
 - e. At the discretion of the Chair, applicants will be provided ten (10) minutes to present their application to the Board. Public comments on applications will be limited to three (3) minutes per person. Applicants will be given five (5) minutes to respond or rebut any public comment.**

III. Quasi-Judicial Hearings:

Z260601 (ZONING CHANGE) – A petition by Justin Tabor, agent for 4K Cattle Company LLC, requesting a zoning change from Rural Residential to Commercial Highway Interchange on the lands described as follows: Parcel(s) # 02-6S-17-09554-000; 02-6S-17-09554-002; 02-6S-17-09555-000. Located on the West side of SE Giles Martin Avenue.

CPA260601 (FUTURE LAND USE MAP CHANGE) - A petition by Justin Tabor, agent for 4K Cattle Company LLC, requesting a Future Land Use Map amendment from Residential-Very Low to Highway Interchange on the same lands as described above.

I. New Business

a. Introduction of new member, Dalphus Johnson

II. Staff Matters/Report

a. June 25, 2026 Planning and Zoning Board Meeting Minutes Approval

III. Other Matters to be Added at the Discretion of the Chair/For the Good of the Order

IV. Adjourn

COLUMBIA COUNTY, FLORIDA PLANNING AND ZONING BOARD STAFF REPORT

Small-Scale Comprehensive Plan Amendment and Site-Specific Rezoning

Applicant/Owner	4 K Cattle Company, LLC
Agent	North Florida Professional Services, Inc.; Justin Tabor, AICP, CFM
Applications	Small-Scale Future Land Use Map Amendment and Site-Specific Amendment to the Official Zoning Atlas
Property Size	Approximately 81.87 acres
Parcel Identification Numbers	02-6S-17-09554-002; 02-6S-17-09555-000; 02-6S-17-09554-000
Location	South of the Interstate 75 and US 41/441 interchange in the Ellisville area
Existing Future Land Use	Residential - Very Low
Proposed Future Land Use	Highway Interchange
Existing Zoning	Rural Residential (RR)
Proposed Zoning	Commercial Highway Interchange (CHI)
Existing Use	Agriculture
Proposed Use	No specific development proposed at this stage; future uses limited to those allowed by the requested designation and zoning district

I. Request

The applicant requests approval of a Small-Scale Future Land Use Map amendment changing the Future Land Use Map designation from Residential - Very Low to Highway Interchange and a companion site-specific rezoning from Rural Residential (RR) to Commercial Highway Interchange (CHI). The requested zoning is intended to implement the proposed Highway Interchange future land use designation.

II. Site and Surrounding Area

The subject property is located south of the Interstate 75 and US 41/441 interchange in the Ellisville area. The application materials identify nearby interstate-oriented commercial uses, including travel center, fueling, restaurant, mini-storage, hotel, and other highway commercial uses. The subject property is also adjacent to public facility lands to the east and lands with Highway Interchange/CHI designations to the north and west.

III. Comprehensive Plan Consistency

Staff reviewed the request for consistency with the Columbia County Comprehensive Plan, including the Future Land Use Element, Transportation Element, and public facilities policies. The site is located within the Designated Urban Development Area, where the Comprehensive Plan directs future population growth and associated urban development. The proposed Highway Interchange designation is intended for interstate and highway-oriented uses such as restaurants, automotive service stations, motels, campgrounds, retail outlets, truck stops, light manufacturing and assembly in enclosed buildings, and storage/distribution facilities, subject to a maximum intensity of 1.0 floor area ratio. Based on the submitted application materials, staff finds the proposed amendment generally consistent with the Comprehensive Plan, provided that public facility capacity, access, stormwater, environmental permitting, and all applicable development standards are addressed at the time of development review.

IV. Land Development Regulations - Section 16.2 Review

Staff reviewed the rezoning request under the standards for zoning amendments in Section 16.2 of the Columbia County Land Development Regulations. The proposed CHI zoning district would implement the requested Highway Interchange future land use designation. The change would extend an existing highway commercial/interchange development pattern and would not create an isolated zoning district unrelated to nearby districts. The request would reduce residential development potential and replace it with nonresidential intensity, subject to concurrency and development review. Any future site plan must comply with County standards for access, buffering, lighting, drainage, stormwater management, parking, landscaping, floodplain management, wetland protection, and other applicable requirements.

V. Public Facilities and Concurrency

The applicant submitted a public facilities impact analysis addressing transportation, potable water, sanitary sewer, solid waste, recreation, and public schools. The analysis indicates that future nonresidential development may generate traffic and utility demand but that final concurrency review will occur at the development approval stage. Because the proposed land use and zoning are nonresidential, no public school or recreation facility impact is anticipated from the land use change itself. Capacity must be available, or required improvements must be provided, before any future development may proceed.

VI. Environmental Review

The application materials identify portions of the subject property within Flood Zone A and areas mapped by the National Wetlands Inventory as potential wetlands. No site development is approved by this staff report. Future development must comply with the Columbia County Comprehensive Plan, Land Development Regulations, floodplain management regulations, stormwater requirements, and all applicable State and Federal wetland or environmental permitting requirements. Wetlands, floodplain areas, drainage, and environmental constraints must be verified and addressed during development review.

VII. Findings of Fact

1. The subject property contains approximately 81.87 acres.
2. The existing Future Land Use Map designation is Residential - Very Low, and the proposed designation is Highway Interchange.
3. The existing zoning is Rural Residential (RR), and the proposed zoning is Commercial Highway Interchange (CHI).
4. The property is located within the Designated Urban Development Area and near the I-75/US 41-441 interchange.
5. The proposed change is generally consistent with the surrounding highway commercial development pattern.
6. Final impacts related to transportation, utilities, drainage, wetlands, floodplain, buffering, and compatibility must be addressed through concurrency and development review.

VIII. Staff Recommendation

Based upon the application materials and staff review of the Columbia County Comprehensive Plan and Land Development Regulations, staff recommends that the Planning and Zoning Board recommend APPROVAL of the Small-Scale Future Land Use Map Amendment and the associated Site-Specific Rezoning to the Board of County Commissioners, subject to compliance with all applicable Comprehensive Plan policies, Land Development Regulations, concurrency requirements, and agency permitting requirements at the time of development review.

IX. Recommended Motion

Motion to recommend approval of the requested Small-Scale Future Land Use Map Amendment from Residential - Very Low to Highway Interchange and the companion Site-Specific Rezoning from Rural Residential (RR) to Commercial Highway Interchange (CHI), based on the findings in the staff report and subject to all applicable development review, concurrency, and permitting requirements.



Columbia County Gateway to Florida

74601
FOR PLANNING USE ONLY

Application # Z 260601

Application Fee \$1,850.00

Receipt No. 773529

Filing Date 4-5-2026

Completeness Date _____

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: 4 K Cattle Company, LLC Rezoning
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 02-6S-17-09554-000; 02-6S-17-09554-002; 02-6S-17-09555-000
4. Future Land Use Map Designation: Residential, Very Low (Currently); Highway Interchange (Proposed)
5. Existing Zoning Designation: Rural Residential
6. Proposed Zoning Designation: Commercial Highway Interchange
7. Acreage: TBD
8. Existing Use of Property: Agriculture
9. Proposed use of Property: Agriculture

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Justin Tabor, AICP, CFM Title: Senior Planner
Company name (if applicable): North Florida Professional Services, Inc.
Mailing Address: PO Box 3823
City: Lake City State: FL Zip: 32056
Telephone: (352) 316-7798 Fax: () Email: jtabor@nfps.net

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): James Ketcham, Manager, 4 K Cattle Company, LLC
Mailing Address: 295 SE Bailey Street
City: Lake City State: FL Zip: 32024
Telephone: () Fax: () Email:

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: N/a
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes _____ ☒ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☒ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: ☐ Yes _____ ☒ No _____
Variance Application No. V _____
Special Exception: ☐ Yes _____ ☒ No _____
Special Exception Application No. SE _____

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 Section 16.2 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.

- 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 county.
 - p. Whether it is impossible to find other adequate sites in the county 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 county'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 county's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is \$1,850.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Justin Tabor, AICP, CFM, Senior Planner, NFPS

Applicant/Agent Name (Type or Print)

Justin Tabor, AICP, CFM

Digitally signed by Justin Tabor, AICP, CFM
DN: C=US, E=jtabor@nfp.net, O=North Florida
Professional Services, Inc., CN=Justin Tabor,
AICP, CFM
Date: 2026.06.03 14:55:12 -04'00'

Applicant/Agent Signature

6/4/2026

Date



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Application Package for 4 K Cattle Company, LLC Land Use Change & Rezoning

Prepared for:
Columbia County
Office of Planning & Zoning

Prepared on behalf of:
4 K Cattle Company, LLC

Prepared by:
Justin Tabor, AICP, CFM
Senior Planner
North Florida Professional Services, Inc.

PN#L260415KET



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June 4, 2026

Mr. Christian "Seth" Lane
County Planner
135 N.E. Hernando Avenue
Lake City, FL 32055

RE: Applications for Small-Scale Comprehensive Plan Amendment (SSCPA) and Site-Specific Amendment to the Official Zoning Atlas (Rezoning)
4K Cattle Company, LLC
Tax Parcel ID Numbers 02-6S-17-09554-002; 02-6S-17-09555-000; and a portion of 02-6S-17-09554-000

Mr. Lane,

On behalf of 4K Cattle Company, LLC, North Florida Professional Services (NFPS) is pleased to submit applications for a SSCPA and a Rezoning on a ±81.87 acre subject property, comprised of Tax Parcel ID Numbers 02-6S-17-09554-002, 02-6S-17-09555-000, and a portion of 02-6S-17-09554-000. The subject property is located south of the Interstate-75 – US 41/441 interchange proximate to existing commercial uses. The existing Future Land Use Map (FLUM) Designation of the subject property is Residential – Very Low and the existing zoning is Rural Residential (RR). These applications propose to amend the FLUM Designation to Highway Interchange and the zoning to Commercial, Highway Interchange (CHI), consistent with the lands located to the north and west of the subject property.

We trust that the attached information is sufficient for your review and for consideration of approval by the Board of County Commissioners. Please contact me at 352-316-7798 or jtabor@nfps.net if you have any questions or need additional information to complete your review.

SINCERELY,

JUSTIN TABOR, AICP

SENIOR PLANNER

NORTH FLORIDA PROFESSIONAL SERVICES, INC.

POST OFFICE BOX 3823, LAKE CITY, FL 32056

1450 SW SR 47, LAKE CITY, FL 32025

386-752-4675 OFFICE



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674

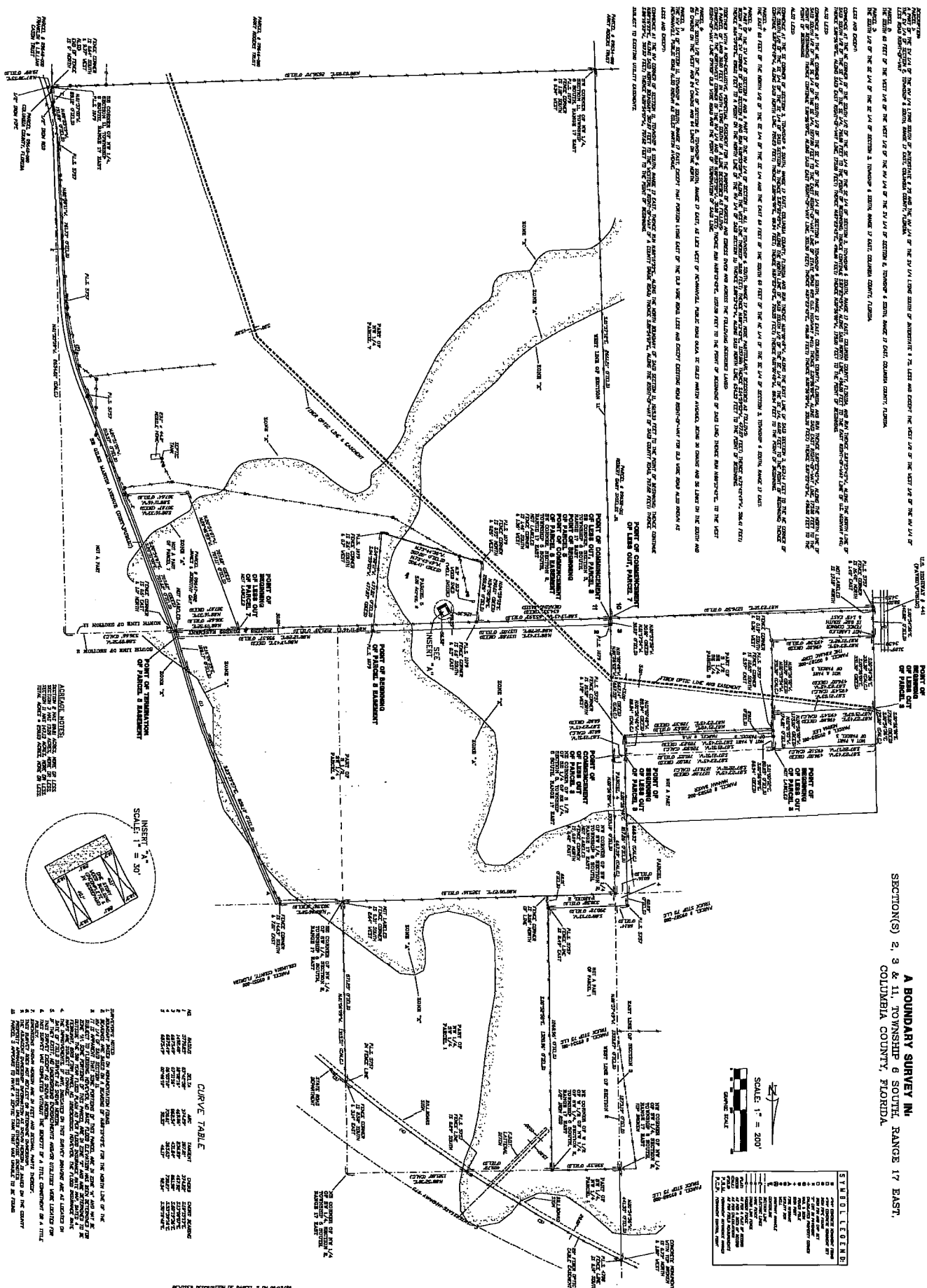


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Attachment 1

Boundary Sketch / Survey

A BOUNDARY SURVEY IN SECTION(S) 2, 3 & 11, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLLIERIA COUNTY, FLORIDA



SCALE: 1" = 200'
GRAPHIC SCALE

SYMBOL LEGEND

---	Survey Line
---	Property Line
---	Right-of-Way Line
---	Water
---	Unimproved Land
---	Improved Land
---	Other

CURVE TABLE

Station	Angle	Radius	Chord	Area
1+00.00	90.00	100.00	100.00	7853.98
1+50.00	90.00	100.00	100.00	7853.98
2+00.00	90.00	100.00	100.00	7853.98

CERTIFIED TO:
A. C. CATTLE COMPANY, LLC
TOWN OF CATTLE, FLORIDA
COUNTY OF COLLIERIA, FLORIDA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND MEETS THE MODERN TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 463, F.S., FLORIDA ADMINISTRATIVE CODE, PENDING TO SECTION 463.05, FLORIDA STATUTES.

BRITT SURVEYING & MAPPING, LLC
LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BLVD.
LAKE CITY, FLORIDA, 32025



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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Attachment 2

Aerial Photo

**Please see attached
Justification Report**



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Attachment 3

Concurrency Impact Analysis

Please see attached Justification Report



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Attachment 4

Analysis of Compliance with Land Development Regulations

Please see attached Justification Report



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Attachment 5

Legal Description

COLUMBIA COUNTY Property Appraiser

Parcel 02-6S-17-09555-000 <https://search.ccpafl.com/parcel/09555000176S02>

Owners

4 K CATTLE COMPANY LLC
295 SE BAILEY ST
LAKE CITY, FL 32024

Legal Description

SW1/4 OF SW1/4 & 15 AC OFF W SIDE OF SE1/4 OF
SW1/4, EX BEG SW COR SEC, RUN N 30 FT, E 1157.58
FT, S 30 FT, W TO W LINE OF SEC & POB.

Use: 6200: PASTURE CLS33

373-394, POA 778-1171, 834-957, WD 1073-2062,...

Subdivision: DIST 3



COLUMBIA COUNTY Property Appraiser

Parcel 02-6S-17-09554-000 <https://search.ccpafl.com/parcel/09554000176S02>

Owners

4 K CATTLE COMPANY LLC
295 SE BAILEY ST
LAKE CITY, FL 32024

Legal Description

THAT PART OF SW1/4 OF NW1/4 LYING S OF I-75 &
NW1/4 OF SW1/4 LYING S OF I-75, EX W1/2 OF W1/2
OF NW1/4 OF SW1/4.

Use: 9900: NON AG ACREAGE

531-249, 836-694, 865-2603, WD 1074-2597,...

Subdivision: DIST 3



COLUMBIA COUNTY Property Appraiser

Parcel 02-6S-17-09554-002 <https://search.ccpafl.com/parcel/09554002176S02>

Owners

4 K CATTLE COMPANY LLC
295 SE BAILEY ST
LAKE CITY, FL 32024

Use: 6200: PASTURE CLS33

Subdivision: DIST 3

Legal Description

S 60 FT OF W1/2 OF W1/2 OF NW1/4 OF SW1/4.

853-1265, 855-15, QC 1067-2102, DC 1067-2103,
WD 1074-2592, WD 1074-2597, WD 1558-2665,



PARCEL 1

A part of the NW ¼ of the SW ¼ of Section 2, Township 6, South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

Begin at the SE Corner of the NW ¼ of the SW ¼ of said Section and run thence S.88°06'27"W., along the South line of the NW ¼ of the SW ¼, a distance of 994.58 feet; Thence N.00°52'58"W., a distance of 901.96 feet; Thence N.88°52'30"E., a distance of 409.70 feet; Thence N.00°52'58"W., a distance of 427.00 feet to an iron rod (PLS 5757) on the South right-of-way of U.S. Interstate Highway 75 (I-75), said point being on a point of curvature; Thence along the arc of said curve, an angle of 06°05'18", an arc distance of 730.61 feet, said arc being subtended by a chord bearing of S.53°39'16"E. and a chord distance of 730.27 feet to a point on the intersection of the South right-of-way line of I-75 with the West line of the NW ¼ of the SW ¼ ; Thence S.01°06'09"E., along the West line of the NW ¼ of the SW ¼ , a distance of 871.25 feet to the Point of Beginning.

Containing 23.24 Acres, More or Less

PARCEL 2

The South 60 feet of the West ½ of the West ½ of the NW ¼ of the SW ¼ of Section 2, Township 6 South, Range 17 East, Columbia County, Florida.

Containing 0.46 Acres, More or Less

PARCEL 3

All the South ½ of the SW ¼ of Section 2, Township 6 South, Range 17 East, Columbia County, Florida, as lies West of Newmanville Public Road (A.K.A. SE Giles Martin Avenue), being 30 Chains and 56 Links on the South and 20 Chains on the West and 24 Chains and 64 Links on the North.

Containing 58.17 Acres, More or Less

Collectively, all three parcels contain 81.87 Acres, More or Less



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FAX (386) 752-4674



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Attachment 6

Proof of Ownership

sales price 2,900,000.00
doc stamps 15,400.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
INTEGRITY TITLE SERVICES, LLC
Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055
File No. 25-12007TL

Parcel No.: SEE PARCEL NUMBERS IN NOTES

Inst: 202612001513 Date: 01/23/2026 Time: 11:07AM
Page 1 of 4 B: 1558 P: 2665, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *u*
Deputy Clerk Doc Stamp Deed: 15400.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 15 day of January, 2026, by **GARY D. BROWN, INDIVIDUALLY AND AS TRUSTEE OF THE GARY D. BROWN AMENDED AND RESTATED FUNDED REVOCABLE TRUST, DATED AUGUST 30, 2005**, hereinafter called the Grantor, to **4 K CATTLE COMPANY, LLC**, having its principal place of business at **295 SE BAILEY STREET, LAKE CITY, FLORIDA 32024**, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jane A. Dixon
Witness Signature
Printed Name: Jane A. Dixon
Witness Address: 26 Glenview Drive
Pittsburgh, PA 15205
Lisa A. Moretti
Witness Signature
Printed Name: Lisa A. Moretti
Witness Address: 314 E Main St
Carnegie PA 15106

Gary D. Brown L.S.
Name: **GARY D. BROWN, INDIVIDUALLY AND AS TRUSTEE OF THE GARY D. BROWN AMENDED AND RESTATED FUNDED REVOCABLE TRUST, DATED AUGUST 30, 2005**
Address: **110 ROESSLER ROAD, SUITE 301, PITTSBURG, PA 15220**

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of January, 2026, by **GARY D. BROWN, INDIVIDUALLY AND AS TRUSTEE OF THE GARY D. BROWN AMENDED AND RESTATED FUNDED REVOCABLE TRUST, DATED AUGUST 30, 2005**, who is personally known to me or who has produced *PAID BY CLIENT* as identification.

Lisa A. Moretti
Signature of Notary
Printed Name: Lisa A. Moretti
My commission expires: 11.05.2029

Commonwealth of Pennsylvania - Notary Seal
Lisa A. Moretti, Notary Public
Allegheny County
My commission expires November 5, 2029
Commission number 1001855
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

DESCRIPTION:

PARCEL 1:

A PART OF THE SW 1/4 OF THE NW 1/4 LYING SOUTH OF INTERSTATE # 75 AND THE NW 1/4 OF THE SW 1/4 LYING SOUTH OF INTERSTATE # 75, LESS AND EXCEPT THE WEST 1/2 OF THE WEST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

LESS ROAD RIGHT-OF-WAY

PARCEL 2:

THE SOUTH 60 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

COMMENCE AT THE NE CORNER OF THE SOUTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.87°23'45"W., ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SE 1/4 OF THE SE 1/4, 781.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.87°23'45"W., ALONG SAID NORTH LINE, 496.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #41; THENCE S.00°56'00"E., ALONG SAID EAST RIGHT-OF-WAY LINE, 175.00 FEET; THENCE N.87°23'45"E., 496.00 FEET; THENCE N.00°56'00"W., 175.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

COMMENCE AT THE NE CORNER OF THE SOUTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.87°23'45"W., ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SE 1/4 OF THE SE 1/4, 1277.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD #25 (U.S. HIGHWAY #41); THENCE S.00°56'00"E., ALONG SAID EAST RIGHT-OF-WAY LINE, 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°56'00"E., ALONG SAID EAST RIGHT-OF-WAY LINE, 351.30 FEET; THENCE N.87°23'45"E., 496.00 FEET; THENCE N.00°56'00"W., 351.30 FEET; THENCE S.87°23'45"W., 496.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

COMMENCE AT THE SE CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N.01°00'48"W., ALONG THE EAST LINE OF SAID SECTION 3, 667.14 FEET TO THE NE CORNER OF THE SOUTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 3; THENCE S.87°23'45"W., ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SE 1/4 OF THE SE 1/4, 60.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.87°23'45"W., ALONG SAID NORTH LINE, 720.23 FEET; THENCE S.00°56'00"E., 88.94 FEET; THENCE N.87°23'45"E., 720.35 FEET; THENCE N.01°00'48"W., 88.94 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE EAST 60 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE SE 1/4 AND THE EAST 60 FEET OF THE SOUTH 60 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST.

PARCEL 5:

A PART OF THE SW 1/4 OF SECTION 2 AND A PART OF THE NW 1/4 OF SECTION 11, ALL IN TOWNSHIP 6 SOUTH, RANGE 17 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF SAID SECTION 2 AND RUN N.00°53'58"W., ALONG THE WEST LINE THEREOF 30.00 FEET; THENCE N.88°13'43"E., 1157.88; THENCE S.04°59'03"W., 477.87 FEET; THENCE N.73°45'49"W., 506.41 FEET; THENCE N.04°59'03"E., 290.01 FEET TO A POINT ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 11; THENCE S.88°13'43"W., ALONG SAID NORTH LINE, 654.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND 30.00 FEET IN WIDTH LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 AND RUN N.00°53'58"W., 30.00 FEET; THENCE RUN N.88°13'43"E., 1157.58 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE RUN N.88°13'43"E., TO THE WEST RIGHT-OF-WAY LINE [FN OF OLD WIRE ROAD AND THE POINT OF TERMINATION OF SAID LINE.

PARCEL 6:

ALL THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 17 EAST, AS LIES WEST OF NEWMANVILL PUBLIC ROAD (A.K.A. SE GILES MARTIN AVENUE), BEING 30 CHAINS AND 56 LINKS ON THE SOUTH AND 20 CHAINS ON THE WEST AND 24 CHAINS AND 64 LINKS ON THE NORTH.

PARCEL 7:

THE NW 1/4 OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 17 EAST, EXCEPT THAT PORTION LYING EAST OF THE OLD WIRE ROAD. LESS AND EXCEPT EXISTING ROAD RIGHT-OF-WAY FOR OLD WIRE ROAD ALSO KNOWN AS NEWMANVILL PUBLIC ROAD ALSO KNOWN AS GILES MARTIN AVENUE.

LESS AND EXCEPT:

COMMENCE AT THE NW CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 17 EAST, THENCE RUN N.88°16'33"E., ALONG THE NORTH BOUNDARY OF SAID SECTION 11, 1815.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.88°16'33"E., ALONG SAID NORTH BOUNDARY 307.07 FEET TO THE WESTERLY RIGHT-OF-WAY OF A COUNTY GRADE ROAD; THENCE S.20°54'07"E., ALONG THE RIGHT-OF-WAY OF SAID COUNTY ROAD, 707.62 FEET; THENCE S.88°16'33"W., 307.07 FEET; THENCE N.20°54'07"W., 707.62 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING UTILITY EASEMENTS.

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/30/2026

Parcel: << 02-6S-17-09554-000 (35089) >>

Owner & Property Info

Owner	4 K CATTLE COMPANY LLC 295 SE BAILEY ST LAKE CITY, FL 32024		
Site			
Description*	THAT PART OF SW1/4 OF NW1/4 LYING S OF I-75 & NW1/4 OF SW1/4 LYING S OF I-75, EX W1/2 OF W1/2 OF NW1/4 OF SW1/4. 531-249, 836-694, 865-2603, WD 1074-2597, WD 1558-2665,		
Area	31.5 AC	S/T/R	02-6S-17
Use Code**	NON AG ACREAGE (9900)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

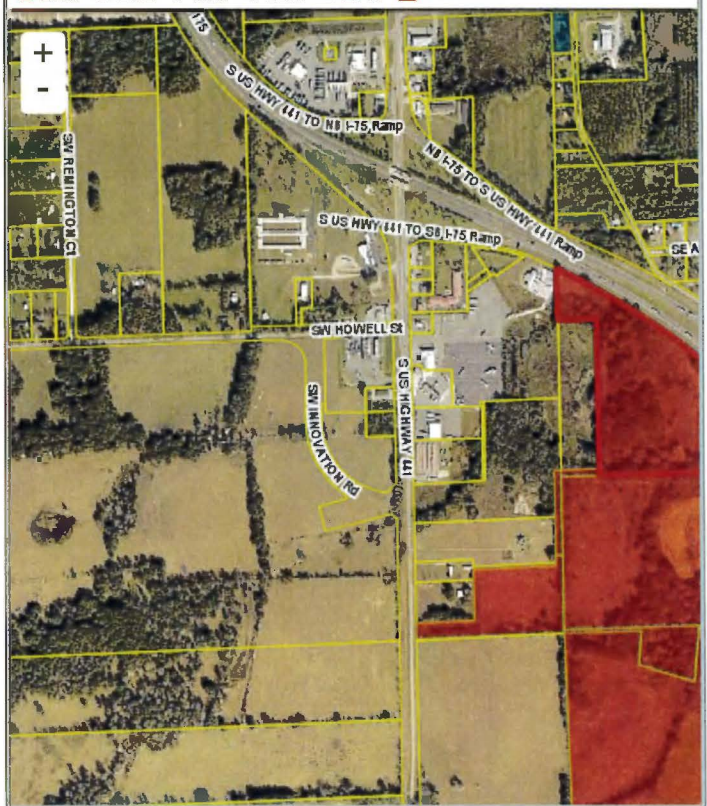
Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$126,000	Mkt Land	\$126,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$126,000	Just	\$126,000
Class	\$0	Class	\$0
Appraised	\$126,000	Appraised	\$126,000
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$126,000	Assessed	\$126,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$126,000 city:\$0 other:\$0 school:\$126,000	Total Taxable	county:\$126,000 city:\$0 other:\$0 school:\$126,000

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/15/2026	\$2,200,000	1558 / 2665	WD	I	Q	05 (Multi-Parcel Sale) - show
2/15/2006	\$892,600	1074 / 2597	WD	V	Q	02
9/1/1998	\$0	865 / 2603	QC	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
9900	AC NON-AG (MKT)	31.500 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$126,000

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GrizzlyLogic

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 4/30/2026 and may not reflect the data currently on file at our office.

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/30/2026

Parcel: << 02-6S-17-09554-002 (35091) >>

Owner & Property Info

Owner	4 K CATTLE COMPANY LLC 295 SE BAILEY ST LAKE CITY, FL 32024		
Site			
Description*	S 60 FT OF W1/2 OF W1/2 OF NW1/4 OF SW1/4, 853-1265, 855-15, QC 1067-2102, DC 1067-2103, WD 1074-2592, WD 1074-2597, WD 1558-2665,		
Area	0.45 AC	S/T/R	02-6S-17
Use Code**	PASTURE CLS33 (6200)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$126	Ag Land	\$126
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,800	Just	\$1,800
Class	\$126	Class	\$126
Appraised	\$126	Appraised	\$126
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$126	Assessed	\$126
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$126 city:\$0 other:\$0 school:\$126	Total Taxable	county:\$126 city:\$0 other:\$0 school:\$126

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/15/2026	\$2,200,000	1558 / 2665	WD	I	Q	05 (Multi-Parcel Sale) - show
2/15/2006	\$892,600	1074 / 2597	WD	V	Q	02
4/18/2002	\$100	1067 / 2102	QC	V	Q	01
12/1/1997	\$100	853 / 1265	FS	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
6200	PASTURE 3 (AG)	0.450 AC	1.0000/1.0000 1.0000/ /	\$280 /AC	\$126
9910	MKT.VAL.AG (MKT)	0.450 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$1,800

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GrizzlyLogic

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/30/2026

Parcel: << 02-6S-17-09555-000 (35092) >>

Owner & Property Info

Result: 1 of 1

Owner	4 K CATTLE COMPANY LLC 295 SE BAILEY ST LAKE CITY, FL 32024		
Site			
Description*	SW1/4 OF SW1/4 & 15 AC OFF W SIDE OF SE1/4 OF SW1/4, EX BEG SW COR SEC, RUN N 30 FT, E 1157.58 FT, S 30 FT, W TO W LINE OF SEC & POB. 373-394, POA 778-1171, 834-957, WD 1073-2062, WD 1079-1463, WD 1558-2665.		
Area	54.2 AC	S/T/R	02-6S-17
Use Code**	PASTURE CLS33 (6200)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$15,176	Ag Land	\$15,176
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$243,900	Just	\$243,900
Class	\$15,176	Class	\$15,176
Appraised	\$15,176	Appraised	\$15,176
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$15,176	Assessed	\$15,176
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$15,176 city:\$0 other:\$0 school:\$15,176	Total Taxable	county:\$15,176 city:\$0 other:\$0 school:\$15,176

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/15/2026	\$2,200,000	1558 / 2665	WD	I	Q	05 (Multi-Parcel Sale) - show
2/8/2006	\$2,604,500	1073 / 2062	WD	V	Q	02
2/3/1997	\$0	834 / 957	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
6200	PASTURE 3 (AG)	54.200 AC	1.0000/1.0000 1.0000/ /	\$280 /AC	\$15,176
9910	MKT.VAL.AG (MKT)	54.200 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$243,900

Search Result: 1 of 1

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GrizzlyLogic

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NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 7

Agent Authorization

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Justin Tabor, AICP, CFM
(Name of Person to Act as my Agent)

for North Florida Professional Services, Inc.
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Small-Scale Comprehensive Plan Amendment and Rezoning
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: James Ketcham

Applicant/Owner's Title: Manager

On Behalf of: 4 K Cattle Company, LLC
(Company Name, if applicable)

Telephone: 386-365-0564 Date: 6/3/26

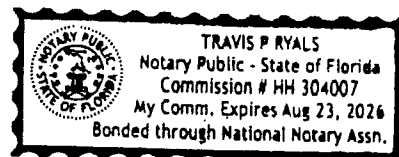
Applicant/Owner's Signature: [Signature]

Print Name: James Ketcham

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 3rd day of June, 20 26, by Travis Ryals,
whom is personally known by me F OR produced identification F.
Type of Identification Produced _____

[Signature]
(Notary Signature) (SEAL)





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
4 K CATTLE COMPANY, LLC

Filing Information

Document Number L17000047398
FEI/EIN Number 86-1657621
Date Filed 02/28/2017
Effective Date 02/28/2017
State FL
Status ACTIVE

Principal Address

295 SE Bailey St
LAKE CITY, FL 32024

Changed: 04/25/2019

Mailing Address

295 SE Bailey St
LAKE CITY, FL 32024

Changed: 04/25/2019

Registered Agent Name & Address

Ketcham, James H
295 SE Bailey St
LAKE CITY, FL 32024

Name Changed: 04/25/2019

Address Changed: 04/25/2019

Authorized Person(s) Detail

Name & Address

Title MGR

Ketcham, James H
295 SE Bailey St
LAKE CITY, FL 32024

Annual Reports

Report Year	Filed Date
2024	01/26/2024
2025	04/25/2025
2026	04/25/2026

Document Images

<u>04/25/2026 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/26/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/26/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/30/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/06/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/28/2017 -- Florida Limited Liability</u>	View image in PDF format



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 8

Proof of Payment of Taxes

PARCEL NUMBER	ESCROW CD	Millage Code
R09554-000		3

BROWN GARY D TRUSTEE
898 SW 21ST ST
BOCA RATON FL 33486

THIS BILL IS FULLY PAID

THAT PART OF SW1/4 OF NW1/4 LYING S OF I-75 &
NW1/4 OF SW1/4 LYING S OF I-75, EX W1/2 OF W1/2
OF NW1/4 OF SW1/4.

135 NE Hemando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	126,000	7.8150	0	126,000	984.69
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	126,000	0.7480	0	126,000	94.25
LOCAL	126,000	3.1010	0	126,000	390.73
CAPITAL OUTLAY	126,000	1.5000	0	126,000	189.00
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	126,000	0.2812	0	126,000	35.43
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	126,000	0.0001	0	126,000	0.01

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4453	AD VALOREM TAXES	1,694.11
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	0.00 Unit @303.9800	3.94

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	3.94
----------------------------	------

COMBINED TAXES AND ASSESSMENTS	1,698.05	See reverse side for important information
--------------------------------	----------	--

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,698.05	-67.92	0.00	1,630.13	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

30444.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R09554-000		3

BROWN GARY D TRUSTEE
898 SW 21ST ST
BOCA RATON FL 33486

THIS BILL IS FULLY PAID

THAT PART OF SW1/4 OF NW1/4 LYING S OF I-75 &
NW1/4 OF SW1/4 LYING S OF I-75, EX W1/2 OF W1/2
OF NW1/4 OF SW1/4.

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,698.05	-67.92	0.00	1,630.13	0.00

Receipt(s) 2025-12284 on 11/19/25 for \$1,630.13 by BROWN / PT

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

PARCEL NUMBER	ESCROW CD	Millage Code
R09554-002		3

BROWN GARY D TRUSTEE
110 ROESSLER ROAD SUITE 301
PITTSBURG PA 15220

THIS BILL IS FULLY PAID

S 60 FT OF W1/2 OF W1/2 OF NW1/4 OF SW1/4.
853-1265, 855-15, QC 1067-2102, DC 1067-2103,

135 NE Hernando Ave, Suite 125,Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	126	7.8150	0	126	0.98
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	126	0.7480	0	126	0.09
LOCAL	126	3.1010	0	126	0.39
CAPITAL OUTLAY	126	1.5000	0	126	0.19
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	126	0.2812	0	126	0.04
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	126	0.0001	0	126	0.00

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4453	AD VALOREM TAXES	1.69
---------------	---------	------------------	------

NON AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	0.00 Unit @303.9800	0.00

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	0.00
----------------------------	------

COMBINED TAXES AND ASSESSMENTS	1.69	See reverse side for important information
--------------------------------	------	--

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1.69	-0.07	0.00	1.62	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

30446.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R09554-002		3

BROWN GARY D TRUSTEE
110 ROESSLER ROAD SUITE 301
PITTSBURG PA 15220

THIS BILL IS FULLY PAID

S 60 FT OF W1/2 OF W1/2 OF NW1/4 OF SW1/4.
853-1265, 855-15, QC 1067-2102, DC 1067-2103,

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1.69	-0.07	0.00	1.62	0.00

Receipt(s) 2025-12284 on 11/19/25 for \$1.62 by BROWN / PT

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Kyle Keen, CFC
Columbia County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

30448.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R09555-000		3

BROWN GARY D TRUSTEE
110 ROESSLER ROAD SUITE 301
PITTSBURG PA 15220

THIS BILL IS FULLY PAID

SW1/4 OF SW1/4 & 15 AC OFF W SIDE OF SE1/4 OF
SW1/4, EX BEG SW COR SEC, RUN N 30 FT, E 1157.58
FT, S 30 FT, W TO W LINE OF SEC & POB.

135 NE Hemando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	15,176	7.8150	0	15,176	118.60
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	15,176	0.7480	0	15,176	11.35
LOCAL	15,176	3.1010	0	15,176	47.07
CAPITAL OUTLAY	15,176	1.5000	0	15,176	22.76
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	15,176	0.2812	0	15,176	4.27
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	15,176	0.0001	0	15,176	0.00

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4453	AD VALOREM TAXES	204.05
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	0.00 Unit @303.9800	0.00

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	0.00
----------------------------	------

COMBINED TAXES AND ASSESSMENTS	204.05	See reverse side for important information
--------------------------------	--------	--

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	204.05	-8.16	0.00	195.89	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

30448.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R09555-000		3

BROWN GARY D TRUSTEE
110 ROESSLER ROAD SUITE 301
PITTSBURG PA 15220

THIS BILL IS FULLY PAID

SW1/4 OF SW1/4 & 15 AC OFF W SIDE OF SE1/4 OF
SW1/4, EX BEG SW COR SEC, RUN N 30 FT, E 1157.58
FT, S 30 FT, W TO W LINE OF SEC & POB.

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	204.05	-8.16	0.00	195.89	0.00

Receipt(s) 2025-12284 on 11/19/25 for \$195.89 by BROWN / PT

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS



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FAX (386) 752-4674



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Attachment 9

Fee

Under Separate Cover



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Attachment 10

Justification Report



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Justification Report for 4K Cattle Company, LLC Land Use Change & Rezoning

Prepared for:
Columbia County
Office of Planning & Zoning

Prepared on behalf of:
4K Cattle Company, LLC

Prepared by:
Justin Tabor, AICP, CFM
Senior Planner
North Florida Professional Services, Inc.



Executive Summary

Intent of Proposed Application: To amend the Future Land Use Map (FLUM) Designation from Residential – Very Low to Highway Interchange and to amend the zoning from Rural Residential (RR) to Commercial, Highway Interchange (CHI), consistent with the FLUM Designation and zoning of lands located to the north and west of the subject property

Acreage: 81.87 acres

Location: South of the Interstate-75 and US 41/441 interchange (Ellisville)

Tax Parcel ID Number(s): 02-6S-17-09554-002; 02-6S-17-09555-000; a portion of 02-6S-17-09554-000

Existing Future Land Use Map (FLUM) Designation: Residential – Very Low

Proposed Future Land Use Map Designation: Highway Interchange

Existing Zoning District: Rural Residential (RR)

Proposed Zoning District: Commercial, Highway Interchange (CHI)

Existing Maximum Permitted Floor Area Ratio: 1.0

Existing Maximum Density: 81 dwellings

Proposed Maximum Permitted Floor Area Ratio: 1.0

Proposed Maximum Density: 0 dwellings

Estimated Non-Residential Intensity: ±223,071 square feet to ±371,785 square feet
(0.15 – 0.25 FAR)



Summary of Proposed Change

These applications pertain to requests to amend the Future Land Use Map (FLUM) Designation and zoning of the subject property, which is comprised of Columbia County Tax Parcels 02-6S-17-09554-002, 02-6S-17-09555-000, and a portion of 02-6S-17-09554-000 and is approximately 81.87 acres. The existing FLUM Designation of the subject property is Residential – Very Low and the existing zoning is Rural Residential (RR). These applications propose to amend the FLUM Designation to Highway Interchange and the zoning to Commercial, Highway Interchange (CHI).

The subject parcel is in common ownership with other lands presently designated Highway Interchange and CHI (Tax Parcel 03-6S-17-09585-000) – See Figure 1, Vicinity Map. This property has frontage on US 41/441 which can serve to provide access to the subject property. Additionally, the subject property is located within the Designated Urban Development Area (DUDA) established within the County's Comprehensive Plan. The DUDA is a defined boundary on the County's FLUM designating areas where urban development has been deemed appropriate.

The subject property is located south of the Interstate-75 and US 41/441 interchange in the Ellisville area and is proximate to existing commercial uses located within the Highway Interchange FLUM Designation and the CHI zoning district. Nearby commercial uses include a travel center/truck stop/fueling center, mini-storage, quick-service restaurants, and a hotel. In addition to these existing uses, Busy Bee is currently constructing its largest store near the subject property and along US 41/441. The owner wishes to place a FLUM Designation and zoning district on the subject property that is consistent with existing and planned nearby commercial uses.

The existing FLUM Designations and zoning district of adjacent lands are identified in Table 1. Figure 1 below shows the location of the subject property and the surrounding vicinity. Figure 2 below depicts the existing FLUM Designation of the subject property and the FLUM Designation surrounding properties. Figure 3 below depicts the proposed FLUM Designation of the subject property and the FLUM Designation surrounding properties. Figure 4 below depicts the existing zoning district of the subject property and the zoning of surrounding properties. Figure 5 below depicts the proposed zoning district of the subject property and the zoning of surrounding properties.

Table 1. Surrounding FLUM/Zoning

Direction	FLUM Designation	Zoning District
North	Highway Interchange	Commercial Highway Interchange (CHI)
East	Public	Rural Residential (RR)
South	Residential – Very Low	Rural Residential (RR)
West	Highway Interchange; Residential – Very Low	Commercial Highway Interchange (CHI); Rural Residential (RR)



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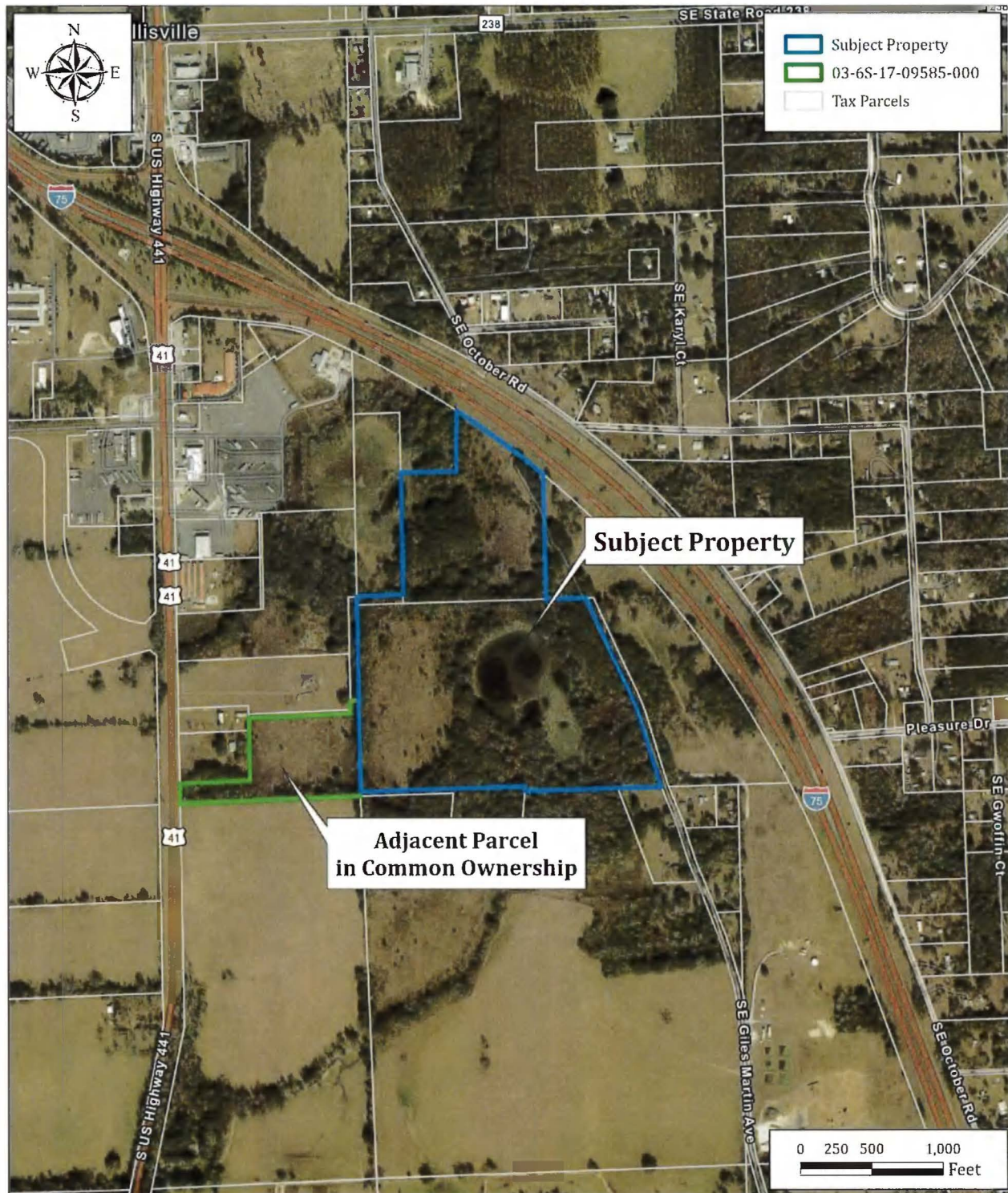


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Figure 1. Vicinity Map



Vicinity Map

Subject Property:
02-6S-17-09554-002,
02-6S-17-09555-000,
and a portion of
02-6S-17-09554-000

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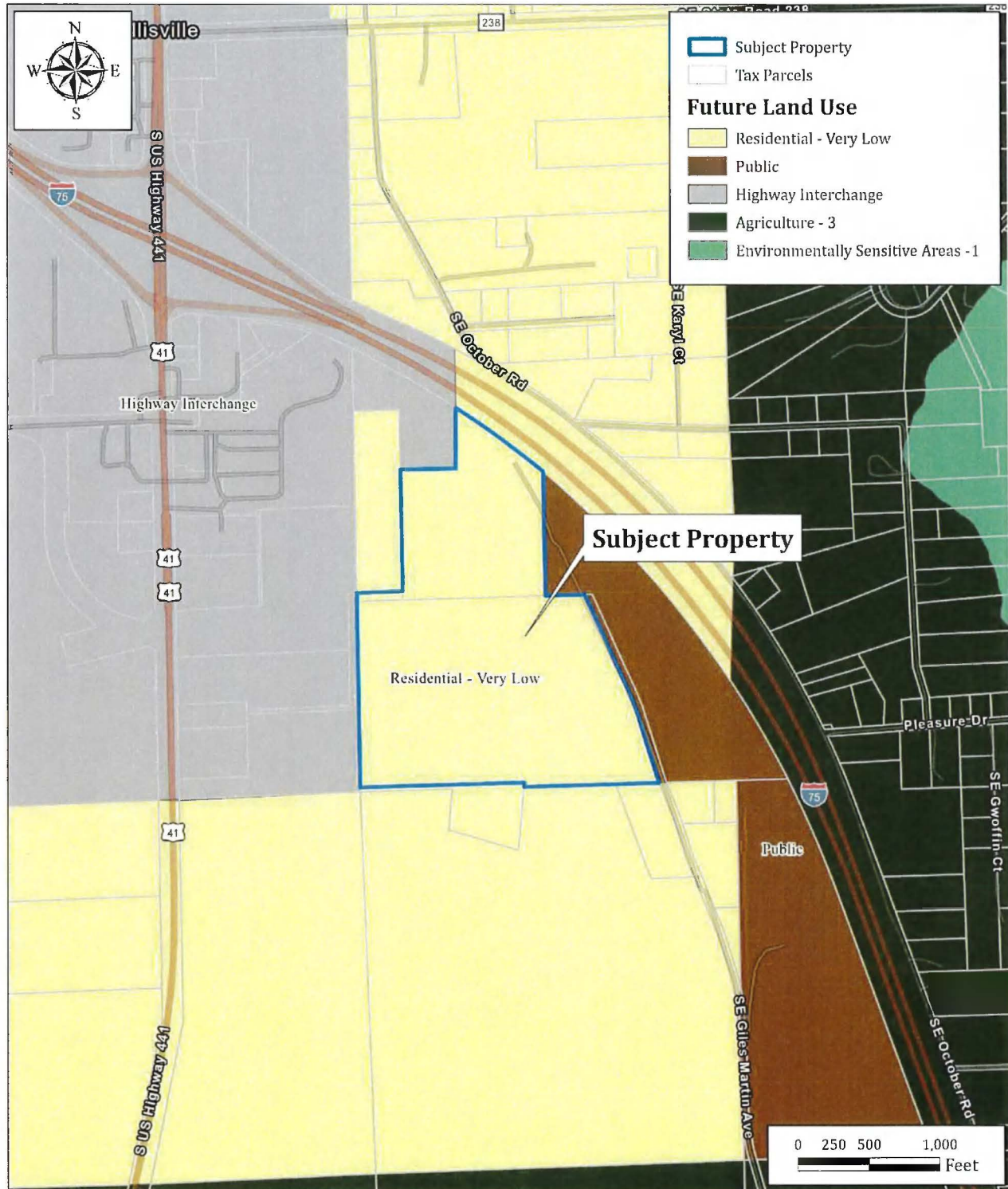


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Figure 2. Existing FLUM



Future Land Use Map (Existing)

Subject Property:
02-6S-17-09554-002,
02-6S-17-09555-000,
and a portion of
02-6S-17-09554-000

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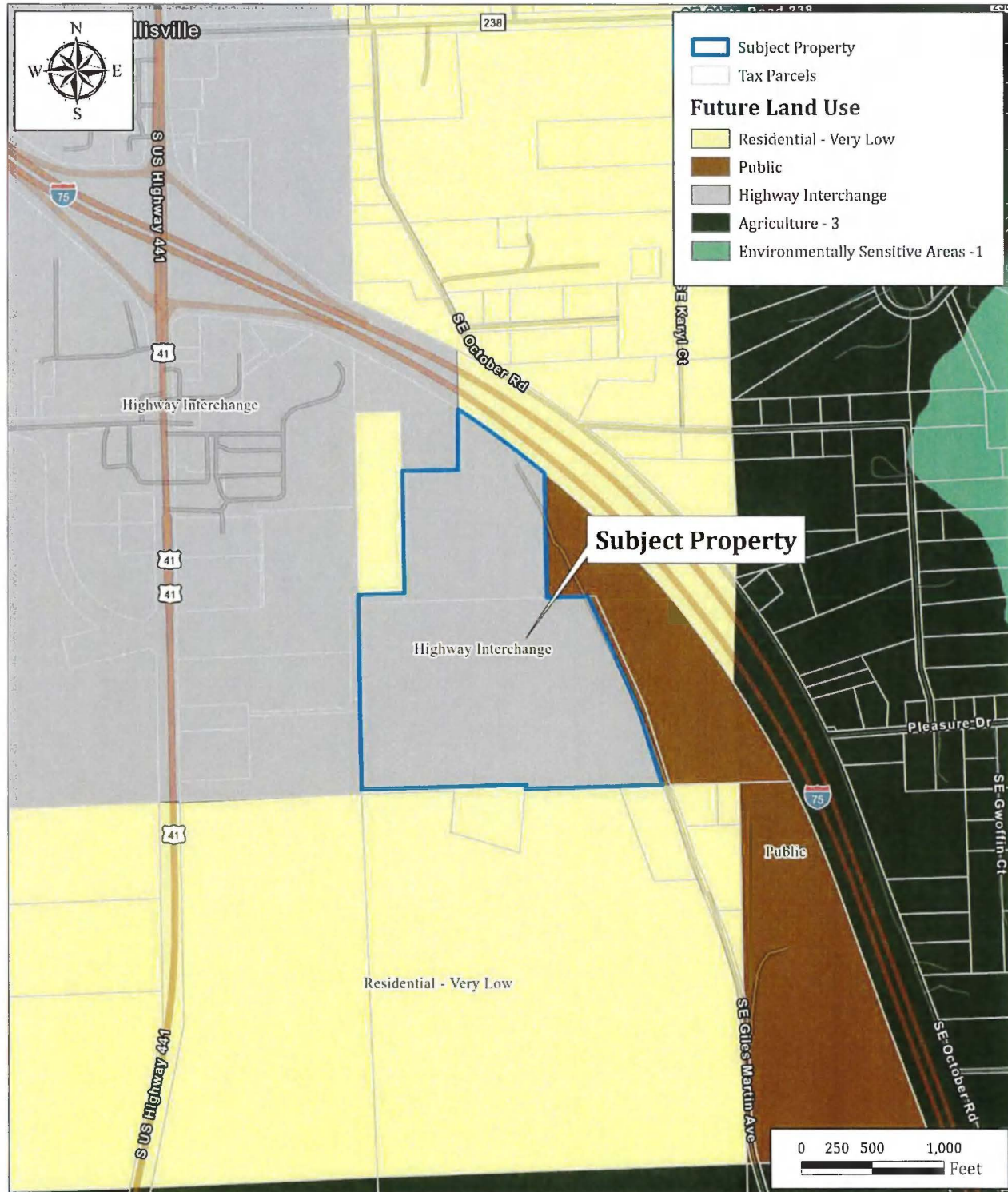


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Figure 3. Proposed FLUM



Future Land Use Map (Proposed)

Subject Property:
02-6S-17-09554-002,
02-6S-17-09555-000,
and a portion of
02-6S-17-09554-000

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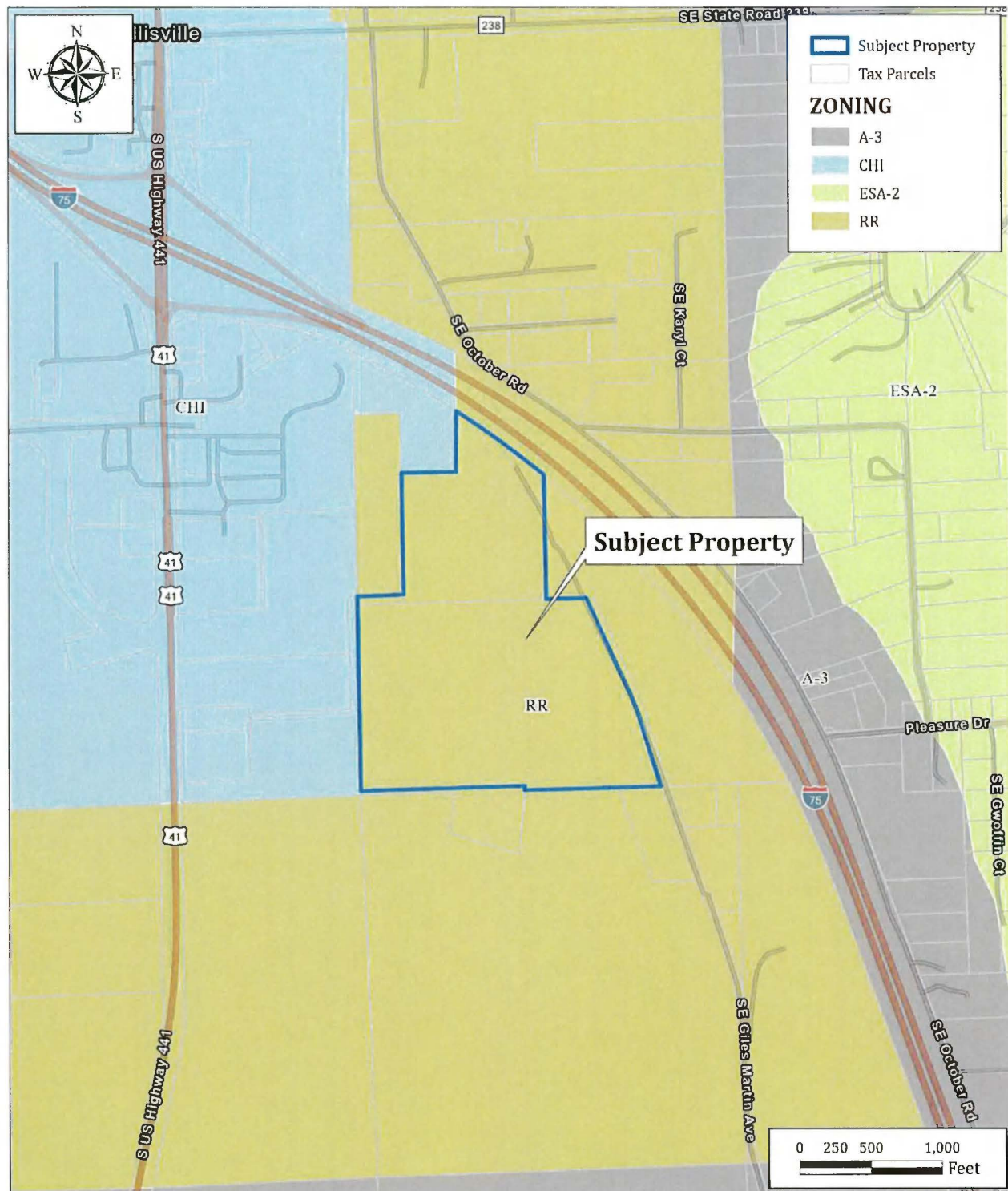


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Figure 4. Existing Zoning



Zoning Map (Existing)

Subject Property:
02-6S-17-09554-002,
02-6S-17-09555-000,
and a portion of
02-6S-17-09554-000

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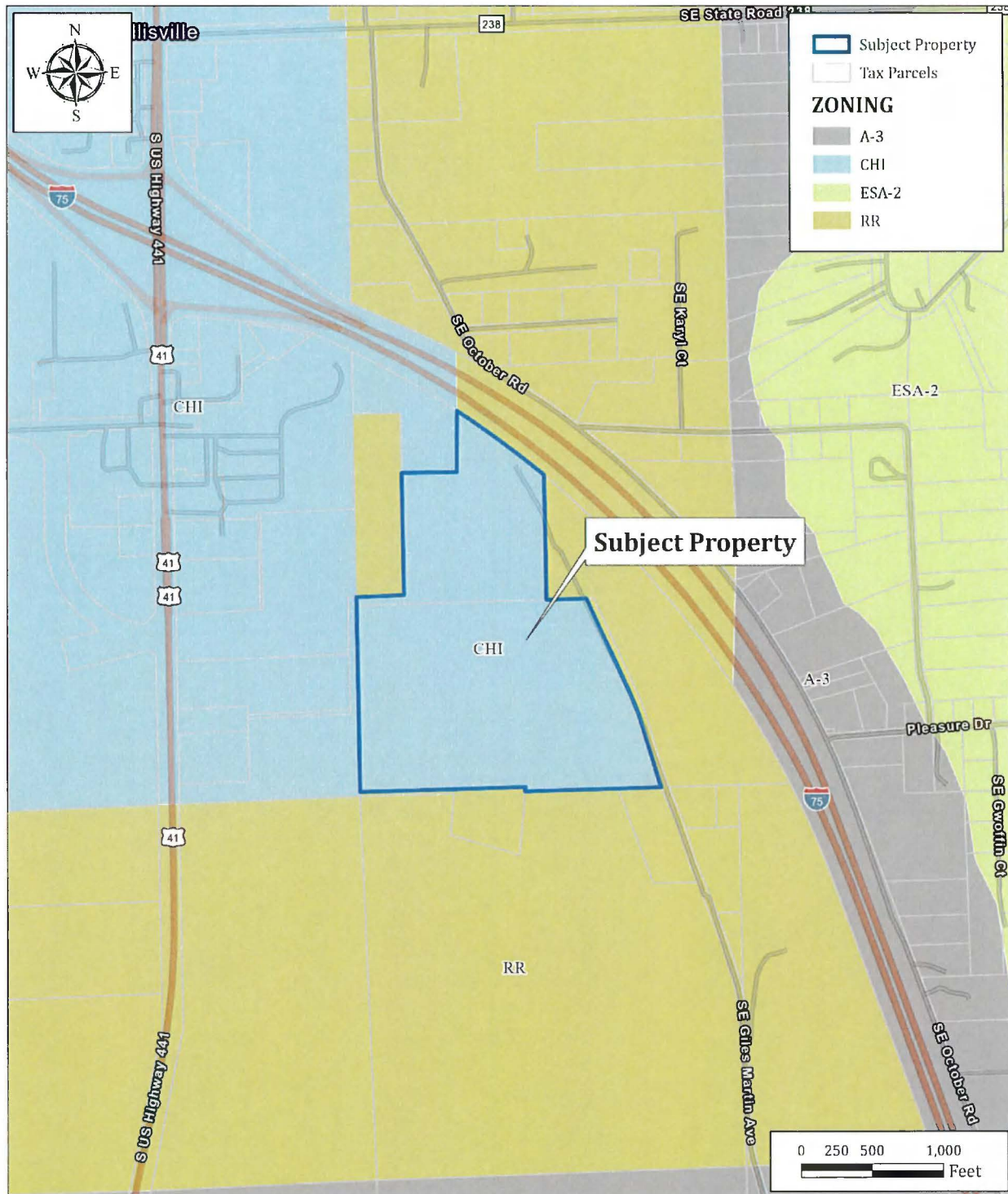


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Figure 5. Proposed Zoning



Zoning Map (Proposed)

Subject Property:
02-6S-17-09554-002,
02-6S-17-09555-000,
and a portion of
02-6S-17-09554-000

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Consistency with Columbia County Comprehensive Plan

NFPS has reviewed the Columbia County Comprehensive Plan to provide an evaluation of the applications' consistency with the County's Comprehensive Plan. Specific Goals, Objectives, and Policies supporting the proposed applications and an analysis of each application's consistency with the Comprehensive Plan are identified below.

Future Land Use Element

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

Urban development areas are areas within the Designated Urban Development Area ("DUDA") as depicted on the Future Land Use Map of the Comprehensive Plan.

OBJECTIVE I.1 The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

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.

Policy I.1.2

The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.



Policy I.1.3

The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2040.

Analysis of Consistency: The subject property is located within the Designated Urban Development Area, which, as stated in Objective I.1, is intended to direct future growth and associated urban development, such as supporting commercial uses, to urban development areas. The subject property is adjacent to lands presently designated Highway Interchange on the FLUM with access to US 41/441, which is designated as a principal arterial in Policy II.1.1 of the Comprehensive Plan. Potable water and sanitary sewer services are located within proximity to the subject property.

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.

Policy I.1.5

The county shall continue to regulate govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Analysis of Consistency: Portions of the subject property are located within Flood Zone A (areas with 1% annual chance flood with no base flood elevation determined). Additionally, portions of the subject property are identified as potential wetland areas on the National Wetlands Inventory. While there are limitations on portions of the subject property, there is sufficient land area to support the land uses permitted in the Highway Interchange FLUM Designation and CHI zoning district. Any future development will comply with the County's requirements for wetland protection and floodplain management.

Policy I.1.6

The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Highway interchange land use. Highway interchange uses shall be permitted within the urban and rural area of the county.



Highway interchange uses shall be permitted within areas surrounding Interstates 75 and 10, which shall be limited to the following:

1. Tourist oriented facilities, such as restaurants, automotive service stations, motels and campgrounds;
2. Retail outlets;
3. Truck stops;
4. Light manufacturing, assembling, processing, packaging or fabricating in completely enclosed building; and
5. Facilities for the storage and distribution of foods and products including wholesale activity.

Highway interchange uses shall be limited to an intensity of 1.0 floor area ratio.

Analysis of Consistency: The requested Highway Interchange FLUM Designation is consistent with the FLUM Designation of nearby lands and will further support the placement of uses supporting residents of the County and the travelling public.

Transportation Element

Policy II.1.1

Establish the service standards as noted below at peak hour for the following roadway segments within the County as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

Analysis of Consistency: The subject property is located along Segment 11 (US 41/441 from the County's south boundary to SW Howell Road) and is proximate to Segments 7 – 10, which are inclusive of US 41/441 from CR 242 to SW Howell Road. The functional classification of each of these segments is Principal Arterial, with an area type of Rural Highway. The Level of Service (LOS) Standard for each of these segments is LOS D. The estimated maximum trip generation at the PM Peak Hour is not expected to result in any LOS deficiencies. Reference the Public Facilities Impact Analysis provided within this report for further information.



Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

GOAL IV-2 - ENSURE THE PROVISION OF PUBLIC SANITARY SEWER FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE POPULATION OF THE COUNTY.

OBJECTIVE IV.2 The county shall coordinate the continued extension of, or increase in, the capacity of sanitary sewer facilities by scheduling the completion of public facility improvements concurrent with projected demand.

Policy IV.2.1

The county hereby establishes the following level of service standards for sanitary sewer facilities.

Facility Type	Level of Service Standard
Individual Septic Tanks	Standards as specified in Chapter 64E-6, Florida Administrative Code, as amended.
Community Sanitary Sewer System	135 gallons per capita per day.

Analysis of Consistency: The subject property is located proximate to a community sanitary sewer system (Ellisville Wastewater Treatment Facility). It is anticipated that future development will connect to the sanitary sewer system.

GOAL IV-5 - ENSURE THE PROVISION OF PUBLIC POTABLE WATER FACILITIES IN A TIMELY, ORDERLY, EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE POPULATION OF THE COUNTY.

OBJECTIVE IV.5 The county shall continue to coordinate the extension of, or increase in the capacity of, potable water facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.5.1

The county hereby establishes the following level of service standards for potable water.

Facility Type	Level Of Service Standard
Columbia County Ellisville	100 gallons per capita per day
Haight-Ashbury	100 gallons per capita per day
Mason City	100 gallons per capita per day

Analysis of Consistency: The subject property is located proximate to the Columbia County Ellisville water treatment facility. It is anticipated that future development will connect to this potable water system.



Urban Sprawl Analysis

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

In addition to the urban sprawl indicators, Section 163.3177 also establishes eight (8) “Urban Form” criteria. An amendment to the Future Land Use Map is presumed to ***not*** be considered urban sprawl if it meets four (4) of the (8) urban form criteria. NFPS contends that the proposed land use change meets criteria numbers (I), (II), (V), and (VII) as identified below.

- (I) **Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**
- (II) **Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- (IV) Promotes conservation of water and energy.
- (V) **Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.**
- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.
- (VII) **Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**
- (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.



Compliance with Columbia County Land Development Regulations (LDRs)

Section 16.2 of the Columbia County LDRs establishes the procedure and the standards for consideration when reviewing petitions for Rezoning. NFPS has reviewed Section 16.2 of the LDC to evaluate the Rezoning application's compliance with the County's LDRs, and an analysis of the Rezoning application's compliance with the County's LDRs is provided below.

16.2.2 Nature and requirements of planning and zoning board report. When pertaining to the rezoning of land, the report and recommendations of the planning and zoning board to the board of county commissioners required by section 16.2.1 above shall show that the planning and zoning board has studied and considered the proposed change in relation to the following, where applicable:

1. 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.

Analysis of Compliance: As demonstrated within this report, the proposed change is consistent with the City's Comprehensive Plan.

2. The existing land use pattern.

Analysis of Compliance: The subject property is located within the Designated Urban Development Area, which, as stated in Objective I.1 of the Comprehensive Plan, is intended to direct future growth and associated urban development, such as supporting commercial uses, to urban development areas. The subject property is adjacent to lands presently designated Highway Interchange on the FLUM with access to US 41/441, which is designated as a principal arterial in Policy II.1.1 of the Comprehensive Plan.

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

Analysis of Compliance: The subject property is adjacent to lands presently designated Highway Interchange on the FLUM with access to US 41/441, which is designated as a principal arterial in Policy II.1.1 of the Comprehensive Plan. Potable water and sanitary sewer services are located within proximity to the subject property.

4. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.



Analysis of Compliance: The subject property would not create any additional residential density, and would, in fact, reduce residential density. The future development of the subject property would generate demand for public facilities. Please reference the Public Facilities Impact Analysis provided within this report for an estimation of potential impacts to public facilities. Facility capacity will need to be available at the time of any development plan review for such development to proceed.

5. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Analysis of Compliance: The subject property is located within the Designated Urban Development Area, which, as stated in Objective I.1 of the Comprehensive Plan, is intended to direct future growth and associated urban development, such as supporting commercial uses, to urban development areas. The subject property is adjacent to lands presently designated Highway Interchange on the FLUM with access to US 41/441, which is designated as a principal arterial in Policy II.1.1 of the Comprehensive Plan. Lands to the east of the subject property are designated Public on the FLUM and are used for potable water and sanitary sewer public facilities. The present land use and zoning of the subject property – Residential – Very Low and Rural Residential, respectively – would place residential uses between commercial and public facility uses. The amendment to CHI would result in a more logical development pattern and would remove the potential for incompatibility by placement of residential uses proximate to existing highway commercial uses.

6. Whether changed or changing conditions make the passage of the proposed amendment necessary.

Analysis of Compliance: The Ellisville area has experienced growth over the past several years, and is continuing to see demand for commercial uses within proximity to the Interstate-75 / US 41/441 interchange. It is expected that this trend will continue and will be supported by further expansion of the Ellisville Wastewater Treatment Facility. The proposed amendment will provide additional lands to support such growth and economic development along the Interstate-75 corridor.

7. Whether the proposed change will adversely influence living conditions in the neighborhood.

Analysis of Compliance: The proposed amendment is not anticipated to adversely influence living conditions in the surrounding area. While there are some residential uses in the general vicinity of the subject property, it is anticipated that any potential impacts upon any residential uses can be mitigated at the time of development through buffering and conscientious site configuration.



8. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Analysis of Compliance: The subject property is located within the Designated Urban Development Area, which, as stated in Objective I.1 of the Comprehensive Plan, is intended to direct future growth and associated urban development, such as supporting commercial uses, to urban development areas. The subject property is adjacent to lands presently designated Highway Interchange on the FLUM with access to US 41/441, which is designated as a principal arterial in Policy II.1.1 of the Comprehensive Plan. The future development of the subject property would generate demand for public facilities. Please reference the Public Facilities Impact Analysis provided within this report for an estimation of potential impacts to public facilities. Facility capacity will need to be available at the time of any development plan review for such development to proceed.

9. Whether the proposed change will create a drainage problem.

Analysis of Compliance: It is not anticipated that the proposed amendment will result in any significant impacts to existing drainage patterns. Any future development will adhere to state and local requirements regarding drainage, which include ensuring that the post-development discharge of drainage does not exceed the pre-development discharge amount. Additionally, any future development will be subject to state and local requirements for stormwater management, retention, and treatment.

10. Whether the proposed change will seriously reduce light and air to adjacent areas.

Analysis of Compliance: It is not anticipated that the proposed amendment will result in any significant impacts to light and air in the areas surrounding the subject property. Any future development will be subject to the County's regulations regarding exterior lighting and to state and local regulations pertaining to air quality.

11. Whether the proposed change will adversely affect property values in the adjacent area.

Analysis of Compliance: Existing development within the surrounding area is primarily nonresidential in nature and is located near the interchange of Interstate-75 and US 41/441. Therefore, it is not expected that the proposed amendment will adversely affect the property values of adjacent or neighboring areas.

12. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

Analysis of Compliance: As noted, the subject property is located at the Interstate-75 and US 41/441 interchange and is proximate to existing commercial uses, including



restaurants, gas stations, mini-storage, and a hotel. The proposed amendment will not adversely affect or change the context of development within the surrounding area.

13. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Analysis of Compliance: The proposed change would not constitute a special privilege when contrasted with the public welfare. The subject property is adjacent to lands presently designated Highway Interchange on the FLUM with access to US 41/441, therefore, the amendment of the land use and zoning on the subject property aligns with adjacent lands and does not represent any special privilege to the owner of the property.

14. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Analysis of Compliance: As noted herein, the development of residential lands between commercial highway uses and public facilities does not represent the most logical development pattern. The proposed amendment will designate the subject property for uses that are more in alignment with the historical and anticipated growth trends of the Ellisville interchange area.

15. Whether the change suggested is out of scale with the needs of the neighborhood or the county.

Analysis of Compliance: The subject property is located within the Designated Urban Development Area, which, as stated in Objective I.1 of the Comprehensive Plan, is intended to direct future growth and associated urban development, such as supporting commercial uses, to urban development areas. The subject property is adjacent to lands presently designated Highway Interchange on the FLUM with access to US 41/441, which is designated as a principal arterial in Policy II.1.1 of the Comprehensive Plan. Therefore, the proposed change would not be out of scale with the needs of the neighborhood or County.

16. Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use.

Analysis of Compliance: While other lands might be available to accommodate future development of uses permitted in the CHI zoning district, the proposed amendment will establish a land use pattern that is consistent with the context of the surrounding development and will eliminate the potential for residential uses to be placed between commercial highway uses and public facilities. The proposed change will result in a more orderly growth pattern and encourage logical development.



Environmental Conditions Analysis

Wetlands

According to the National Wetlands Inventory, there are portions of the subject property that potentially contain wetlands. Any future development of the subject property will be subject to the applicable protection standards of the County's Comprehensive Plan and LDRs. At such time, wetlands will be delineated in accordance with state criteria and applicable buffering from such areas shall be provided.

Creeks and Streams

There are no creeks or streams located on the subject property.

Flood Potential

The subject property is located within Flood Zone X, which are areas determined to be out of the 500-year floodplain, and Flood Zone A, which are areas within a special flood hazard area with no Base Flood Elevation (BFE) determined. Any future development will comply with the applicable requirements of the County's Comprehensive Plan and Land Development Regulations pertaining to development within a special flood hazard area. This includes elevating the minimum finished floor of a structure within a special flood hazard area to be at least one (1) foot above the BFE, which would be required to be determined through the site design process.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) is a statewide organization administered by the Institute of Science and Public Affairs at Florida State University. FNAI maintains a comprehensive database of biological resources in Florida and serves as the primary source for information on Florida's conservation lands.

The FNAI Biodiversity Matrix is an online mapping tool that allows users to screen for documented occurrences of rare and protected species. This tool also provides an interpretation of the likelihood of species occurrence in a defined area.

The FNAI Biodiversity Matrix does not identify any known occurrences of rare or protected species on the subject property. Therefore, there are presently no concerns regarding regulated plant or animal species.



Public Facilities Impact Analysis

The proposed land use category and zoning district permit are intended to serve the residents of the community as well as the travelling public and as such permit a variety of service and retail uses as well as offices and warehousing.

The subject property is comprised of ±81.87 acres, however, a significant portion of the property is located within Flood Zone A and/or is shown on the National Wetlands Inventory as potentially containing wetlands. As such, for purposes of this Public Facilities Impact Analysis, these areas are presumed to be limited in their development potential and have been excluded from lands considered developable.

The portion of the subject property located outside of Flood Zone A and/or potential wetland areas is ±31.14 acres. While the Highway Interchange FLUM Designation and CHI zoning district permit a Floor Area Ratio (FAR) of 1.0, development generally occurs at a significantly lower FAR, typically ranging from 0.15 to 0.25 FAR. Based on the acreage of land considered developable for purposes of this analysis, the typical FAR range would result in a maximum of floor area ranging from ±223,071 square feet to ±371,785 square feet.

The impacts upon public facilities created by nonresidential uses, such as those permitted in the Highway Interchange FLUM Designation and CHI zoning district, can vary significantly. For instance, uses such as offices and warehouses generate less impacts to public facilities than uses such as restaurants or service stations. Therefore, for purposes of this analysis, a mix of potential uses is presumed to be developed on the subject property, as further defined in Table 2.

Table 2. Potential Land Uses for Public Facilities Impact Analysis

Use	Unit
Service Station	6,000 square feet
Restaurant, Fast Casual	15,000 square feet
Restaurant, Quick Service/Drive-Thru	15,000 square feet
General Retail	40,000 square feet
Office	45,000 square feet
Hotels	200 rooms
Warehousing	100,000 square feet



Transportation

Table 3. Potential Trip Generation

Use	Unit	ITE Code	AADT	PM Peak
Service Station	12 pumping stations	944	2,064	173
Restaurant, Fast Casual	15,000 sq. ft.	930	1,457	279
Restaurant, Quick Service/Drive-Thru	7,500 sq. ft.	934	3,056	382
General Retail	40,000 sq. ft.	822	2,701	289
Office	45,000 sq. ft.	710	488	65
Hotels	200 rooms	310	660	61
Warehousing	125,000 sq. ft.	150	214	39
Total			10,640	1,288

Source: ITE Trip Generation Manual, 11th Edition

**Table 4. Transportation LOS Analysis**

Segment Number	Description	Functional Classification	Area Type	LOS Standard	Maximum Service Volume (AADT)	Existing AADT	Maximum Service Volume (PM Peak Hour)	Existing PM Peak Hour	Estimated Maximum Trip Generation (PM Peak Hour)	Residual Capacity (PM Peak Hour)
7	US 441 (from C.R. 242 to S.R. 238)	Principal Arterial	Rural Highway	D	14,000	6,800	1,330	646	129	555
8	U.S. 441 (from S.R. 238 to I-75 northbound I-75 ramps)	Principal Arterial	Rural Highway	D	55,700	15,800	5,290	1,501	193	3,596
9	U.S. 441/41 (from I-75 bridge to northbound I-75 ramps)	Principal Arterial	Rural Highway	D	55,700	15,800	5,290	1,501	322	3,467
10	U.S. 441/41 (from SW Howell Road to I-75 bridge)	Principal Arterial	Rural Highway	D	14,000	5,200	1,330	646	644	40
11	U.S. 441/41 (from County's south boundary to SW Howell Road)	Principal Arterial	Rural Highway	D	14,000	5,200	1,330	646	193	491

Traffic counts obtained from Florida Traffic Online. <https://tdaappsprod.dot.state.fl.us/fto/>. Accessed on May 5, 2026.

Trip Distribution (One-Way):

Segment 7 – 10%
 Segment 8 – 15%
 Segment 9 – 25%
 Segment 10 – 50%
 Segment 11 – 15%

The subject property is located along Segment 11 (US 41/441 from the County's south boundary to SW Howell Road) and is proximate to Segments 7 – 10, which are inclusive of US 41/441 from CR 242 to SW Howell Road. The functional classification of each of these segments is Principal Arterial, with an area type of Rural Highway. The Level of Service (LOS) Standard for each of these segments is LOS D. The estimated maximum trip generation at the PM Peak Hour is not expected to result in any LOS deficiencies.



Potable Water

Table 3. Potential Potable Water Demand Generation

Use	Description	Multiplier	Number of Units	Total
Service Station	Per water Closet	250	8	2,200
Restaurant, Fast Casual	Per Seat	20	450	9,900
Restaurant, Quick Service/Drive-Thru	Per Seat	20	225	4,950
General Retail	Per Bathroom	200	12	2,640
Office	Per 100 sq. ft.	15	450	7,425
Hotels	Per Room	100	200	22,000
Warehousing	Per Loading Bay	50	100	5,500
Total				54,615

Source: Chapter 64E-6, Florida Administrative Code, plus 10% for water consumption.

Based upon the mix of land uses contemplated by this analysis, a potential future development of the subject property may generate a demand of 54,615 gallons per day of potable water.

Sanitary Sewer

Table 3. Potential Potable Water Demand Generation

Use	Description	Multiplier	Number of Units	Total
Service Station	Per water Closet	250	8	2,000
Restaurant, Fast Casual	Per Seat	20	450	9,000
Restaurant, Quick Service/Drive-Thru	Per Seat	20	225	4,500
General Retail	Per Bathroom	200	12	2,400
Office	Per 100 sq. ft.	15	450	6,750
Hotels	Per Room	100	200	20,000
Warehousing	Per Loading Bay	50	100	5,000
Total				49,650

Source: Chapter 64E-6, Florida Administrative Code, plus 10% for water consumption.

Based upon the mix of land uses contemplated by this analysis, a potential future development of the subject property may generate a demand of 49,650 gallons per day of sanitary sewer.



Solid Waste

Table 3. Potential Solid Waste Generation

Use	Unit	Pounds per Sq. Ft. per Year	Tons per Year	Pounds per Day
Service Station	3,000 sq. ft.	2.7	4.05	22.19
Restaurant, Fast Casual	15,000 sq. ft.	6.4	48.0	263.01
Restaurant, Quick Service/Drive-Thru	7,500 sq. ft.	6.4	24.0	131.51
General Retail	40,000 sq. ft.	1.6	32.0	175.34
Office	45,000 sq. ft.	0.6	13.5	73.97
Hotels	100,000 sq. ft.	1.5	75.0	410.96
Warehousing	125,000 sq. ft.	0.9	56.25	308.22
Total			252.8	1,386.20

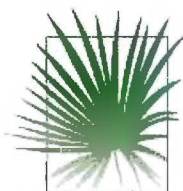
Broward County 2023 Waste Generation Study

Recreation

The proposed land use and zoning district are nonresidential categories, therefore, there will be no impact to recreational facilities.

Public Schools

The proposed land use and zoning district are nonresidential categories, therefore, there will be no impact to public school facilities.



1018 Thomassville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

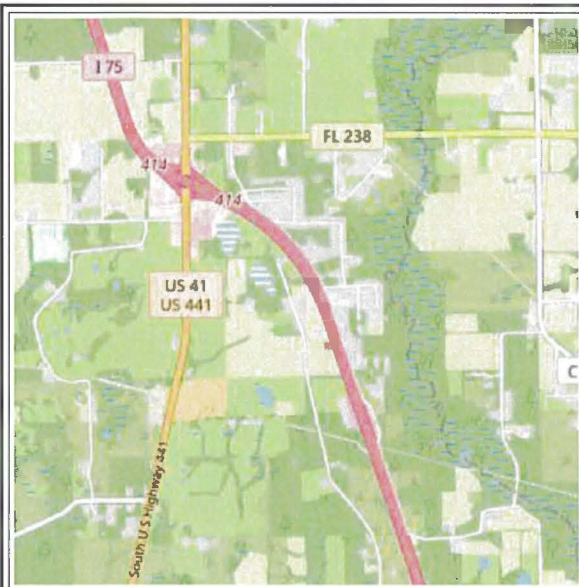
UNOFFICIAL REPORT

Created 5/6/2026

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 23340



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 23340

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<u><i>Drymarchon couperi</i></u> Eastern Indigo Snake	G3	S2?	T	FT
<u><i>Mycteria americana</i></u> Wood Stork	G4	S2	T	FT
<i>Upland hardwood forest</i>	G5	S3	N	N

Matrix Unit ID: 23340

18 Potential Elements for Matrix Unit 23340

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Asplenium x plenum</i> ruffled spleenwort	G1Q	S1	N	N
<u><i>Athene cunicularia floridana</i></u> Florida Burrowing Owl	G4T3	S3	N	ST
<u><i>Brickellia cordifolia</i></u> Flyr's brickell-bush	G3	S2	N	E
<u><i>Corynorhinus rafinesquii</i></u> Rafinesque's Big-eared Bat	G3G4	S1	N	N
<u><i>Dryobates borealis</i></u> Red-cockaded Woodpecker	G3	S2	E, PT	FE
<u><i>Gopherus polyphemus</i></u> Gopher Tortoise	G3	S3	C	ST
<u><i>Hartwrightia floridana</i></u> hartwrightia	G2	S2	N	T

<u><i>Lampropeltis extenuata</i></u> Short-tailed Snake	G3	S3	N	ST
<u><i>Lithobates capito</i></u> Gopher Frog	G2G3	S3	N	N
<u><i>Matelea floridana</i></u> Florida spiny-pod	G2	S2	N	E
<u><i>Mustela frenata olivacea</i></u> Southeastern Weasel	G5T4	S3?	N	N
<u><i>Myotis austroriparius</i></u> Southeastern Myotis	G4	S3	N	N
<u><i>Neofiber alleni</i></u> Round-tailed Muskrat	G2	S2	N	N
<u><i>Peucaea aestivalis</i></u> Bachman's Sparrow	G3	S3	N	N
<u><i>Salix floridana</i></u> Florida willow	G2G3	S2S3	N	E
<u><i>Sciurus niger niger</i></u> Southeastern Fox Squirrel	G5T5	S3	N	N
<u><i>Ursus americanus floridanus</i></u> Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



Building and Zoning Department

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Invoice

76601

Applicant Information

Justin Tabor, AICP, CFM
TBD

Invoice Date

06/05/2026

Permit

Amount Due

\$1,850.00

Job Location

Parcel: 02-6S-17-09555-000; 02-6S-17-09554-000; 02-6S-17-09554-002

Owner: 4 K CATTLE COMPANY LLC, 4 K CATTLE COMPANY

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Discount</u>	<u>Amount</u>
06/05/2026	Fee: Amend the Official Zoning Atlas	\$0.00	\$1,850.00
Amount Due:			\$1,850.00

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

[Credit card payments can be made online here \(fees apply\)](#)

***Fee balances are not immediately updated using online Credit Card.
If you have paid permit fees using the online application site or by another
method such as check or cash, please allow time for your payment to be
processed.***

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All Inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.



Building Department

Receipt Of Payment

Applicant Information

Justin Tabor, AICP, CFM
TBD

Method

Check 13853

Date of Payment

06/05/2026

Payment

773529

Amount of Payment

\$1850.00

AppID: 76601 Permit #:
Site Specific Amendment to the Official Zoning Atlas (Rezoning)
Parcel: 02-6S-17-09555-000; 02-6S-17-09554-000; 02-6S-17-09554-002
Owner: 4 K CATTLE COMPANY LLC, , 4 K CATTLE COMPANY LLC, 4 K CATTLE COMPANY LLC

Contractor Information

Payment History

Date	Description	Amount
06/05/2026	Fee: Amend the Official Zoning Atlas	\$1850.00
06/05/2026	Payment: Check 13853	(\$1850.00)
		\$0.00

Contact Us

Phone:
(386) 758-1008

After Hours:
(386) 758-1124

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
laurie_hodson@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Building Inspector Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

Online: (Preferred Method)

www.columbiacountyfla.com/InspectionRequest.asp

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

All Inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.



Columbia County Gateway to Florida

76600
FOR PLANNING USE ONLY

Application # CPA 260601

Application Fee \$ 1750.00

Receipt No. 773528

Filing Date 6.5.2026

Completeness Date _____

Comprehensive Plan Amendment Application

A. PROJECT INFORMATION

1. Project Name: 4 K Cattle Company, LLC Comprehensive Plan Amendment
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 02-6S-17-09554-000; 02-6S-17-09554-002; 02-6S-17-09555-000
4. Existing Future Land Use Map Designation: Residential, Very Low
5. Proposed Future Land Use Map Designation: Highway Interchange
6. Zoning Designation: Rural Residential (Currently); Commercial Highway Interchange (Proposed)
7. Acreage: TBD
8. Existing Use of Property: Agriculture
9. Proposed use of Property: Agriculture

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Justin Tabor, AICP, CFM Title: Senior Planner
Company name (if applicable): North Florida Professional Services, Inc.
Mailing Address: PO Box 3823
City: Lake City State: FL Zip: 32056
Telephone: (352) 316-7798 Fax: () Email: jtabor@nfps.net

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): James Ketcham, Manager, 4 K Cattle Company, LLC
Mailing Address: 295 SE Bailey Street
City: Lake City State: FL Zip: 32024
Telephone: () Fax: () Email:

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property? If yes, list the names of all parties involved: N/A If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes ☒ No
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: ☐ Yes ☒ No
Variance Application No. V _____
Special Exception: ☐ Yes ☒ No
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

3. Boundary Sketch or Survey with bearings and dimensions.
4. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
5. 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 land use amendments, an analysis of the impacts to Public Schools is required.
6. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
7. Legal Description with Tax Parcel Number (In Microsoft Word Format).
8. Proof of Ownership (i.e. deed).
9. Agent Authorization Form (signed and notarized).
10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
11. Fee. The application fee for a Comprehensive Plan Amendment is as follows:
 - a. Small Scale Comprehensive Plan Amendment (100 Acres or less) = \$1,750.00
 - b. Large Scale Comprehensive Plan Amendment (More Than 100 Acres) = \$2,900.00

No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Justin Tabor, AICP, CFM, Senior Planner, NFPS

Applicant/Agent Name (Type or Print)

Justin Tabor, AICP, CFM

Digitally signed by Justin Tabor, AICP, CFM
DN: C=US, E=jtabor@nips.net, O=North
Florida Professional Services, Inc., CN=Justin
Tabor, AICP, CFM
Date: 2026.06.03 14:55:04-04'00'

Applicant/Agent Signature

6/4/2026

Date



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Transmittal Form

From: Justin Tabor, AICP, CFM
NFPS

To: Christian "Seth" Lane
Columbia County Zoning

Transmittal #: 1

Job: L260415KET

Date: 6/4/2026

We are sending you:



Attached



Under separate cover



Shop drawings



Prints



Change order



Samples



Copy of letter



Plans



Specifications



Submittal

No.	Copies	Description
1	2	Application Package - 4 K Cattle Company, LLC CPA and Rezoning Applications
2	1	Application Fee for CPA and Rezoning Applications (less than 100 acres)

Transmitted as checked:



For approval



Approved as submitted



Resubmit ___copies for approval



For your use



Approved as noted



Submit ___copies for distribution



As requested



Returned for corrections



Return ___corrected prints



For review/comment



Other: _____

Notes:

Please contact Justin Tabor at 352-316-7798 or jtabor@nfps.net if you need any additional information to facilitate your review.



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Application Package for 4 K Cattle Company, LLC Land Use Change & Rezoning

Prepared for:
Columbia County
Office of Planning & Zoning

Prepared on behalf of:
4 K Cattle Company, LLC

Prepared by:
Justin Tabor, AICP, CFM
Senior Planner
North Florida Professional Services, Inc.

PN#L260415KET



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

June 4, 2026

Mr. Christian "Seth" Lane
County Planner
135 N.E. Hernando Avenue
Lake City, FL 32055

RE: Applications for Small-Scale Comprehensive Plan Amendment (SSCPA) and Site-Specific Amendment to the Official Zoning Atlas (Rezoning)
4K Cattle Company, LLC
Tax Parcel ID Numbers 02-6S-17-09554-002; 02-6S-17-09555-000; and a portion of 02-6S-17-09554-000

Mr. Lane,

On behalf of 4K Cattle Company, LLC, North Florida Professional Services (NFPS) is pleased to submit applications for a SSCP and a Rezoning on a ±81.87 acre subject property, comprised of Tax Parcel ID Numbers 02-6S-17-09554-002, 02-6S-17-09555-000, and a portion of 02-6S-17-09554-000. The subject property is located south of the Interstate-75 – US 41/441 interchange proximate to existing commercial uses. The existing Future Land Use Map (FLUM) Designation of the subject property is Residential – Very Low and the existing zoning is Rural Residential (RR). These applications propose to amend the FLUM Designation to Highway Interchange and the zoning to Commercial, Highway Interchange (CHI), consistent with the lands located to the north and west of the subject property.

We trust that the attached information is sufficient for your review and for consideration of approval by the Board of County Commissioners. Please contact me at 352-316-7798 or jtabor@nfps.net if you have any questions or need additional information to complete your review.

SINCERELY,

JUSTIN TABOR, AICP
SENIOR PLANNER

NORTH FLORIDA PROFESSIONAL SERVICES, INC.

POST OFFICE BOX 3823, LAKE CITY, FL 32056

1450 SW SR 47, LAKE CITY, FL 32025

386-752-4675 OFFICE



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674

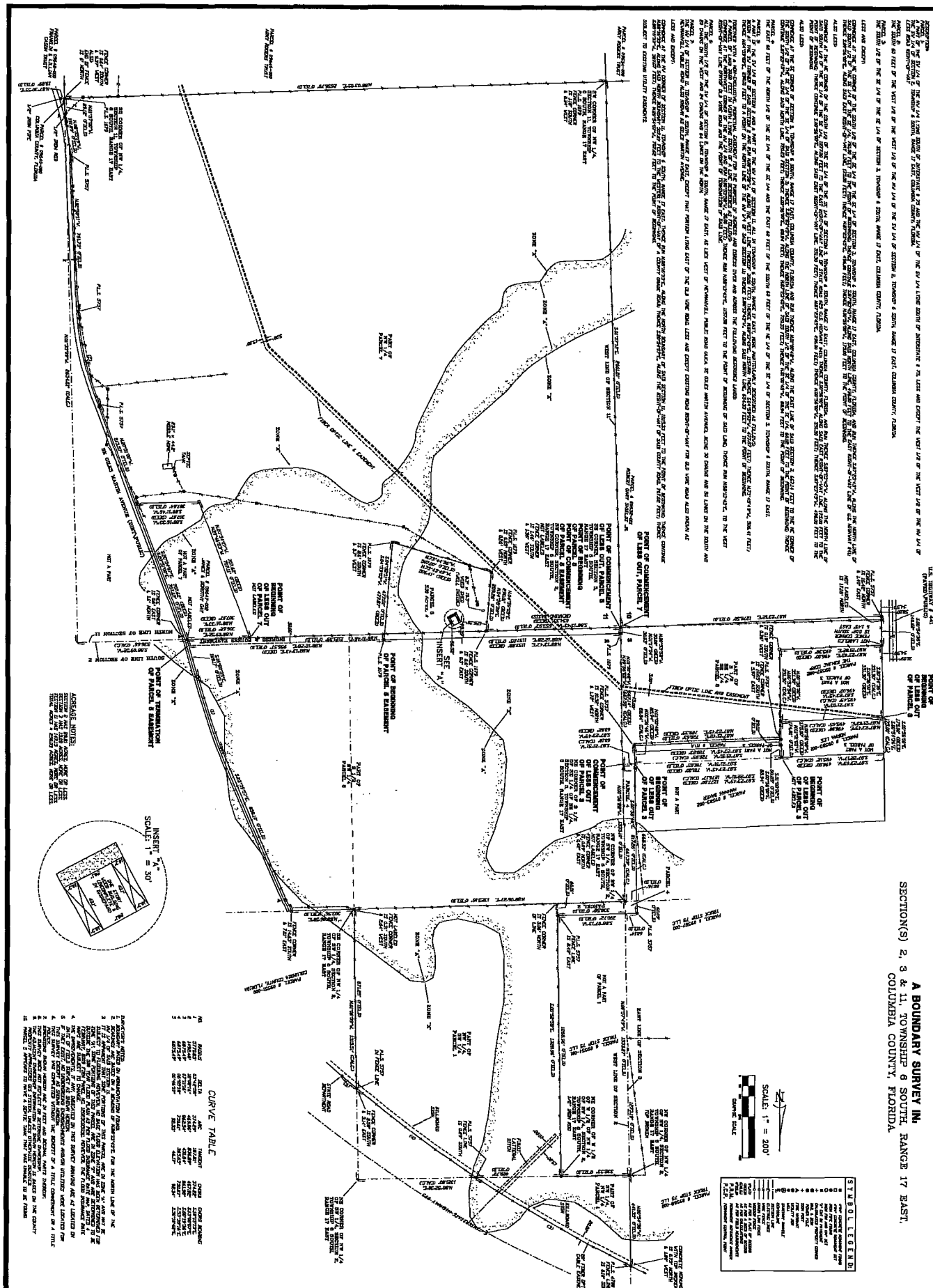


www.nfps.net

Attachment 1

Boundary Sketch /

Survey



**A BOUNDARY SURVEY IN,
SECTION(S) 2, 3 & 11, TOWNSHIP 8 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA.**

SCALE: 1" = 200'



GRAPHIC SCALE

[illegible]

CERTIFIED TO:

4 K CATTLE COMPANY, LLC
FARM CREDIT OF FLORIDA ACA
INTEGRITY TITLE SERVICES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

FIELD BOOK: SEE PAGE 1

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 476.07, FLORIDA STATUTES.

06/03/76 06/16/76
FIELD SURVEY DATE BRANDING DATE L. SCOTT BRITTY, P.E.
CERTIFICATION # 5752

NOTED UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

BRITT SURVEYING
& MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BLVD,
LAKE CITY, FLORIDA, 32025



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 2

Aerial Photo

**Please see attached
Justification Report**



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 3

Concurrency Impact Analysis

Please see attached Justification Report



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 4

Analysis of Compliance with Land Development Regulations

Please see attached Justification Report



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 5

Legal Description

COLUMBIA COUNTY

Property Appraiser

Parcel 02-6S-17-09555-000

<https://search.ccpafl.com/parcel/09555000176S02>

Owners

4 K CATTLE COMPANY LLC
295 SE BAILEY ST
LAKE CITY, FL 32024

Legal Description

SW1/4 OF SW1/4 & 15 AC OFF W SIDE OF SE1/4 OF
SW1/4, EX BEG SW COR SEC, RUN N 30 FT, E 1157.58
FT, S 30 FT, W TO W LINE OF SEC & POB.

Use: 6200: PASTURE CLS33

373-394, POA 778-1171, 834-957, WD 1073-2062,...

Subdivision: DIST 3



COLUMBIA COUNTY Property Appraiser

Parcel 02-6S-17-09554-002 <https://search.ccpafl.com/parcel/09554002176S02>

Owners

4 K CATTLE COMPANY LLC
295 SE BAILEY ST
LAKE CITY, FL 32024

Use: 6200: PASTURE CLS33

Subdivision: DIST 3

Legal Description

S 60 FT OF W1/2 OF W1/2 OF NW1/4 OF SW1/4.

853-1265, 855-15, QC 1067-2102, DC 1067-2103,
WD 1074-2592, WD 1074-2597, WD 1558-2665,



COLUMBIA COUNTY Property Appraiser

Parcel 02-6S-17-09554-000 <https://search.ccpafl.com/parcel/09554000176S02>

Owners

4 K CATTLE COMPANY LLC
295 SE BAILEY ST
LAKE CITY, FL 32024

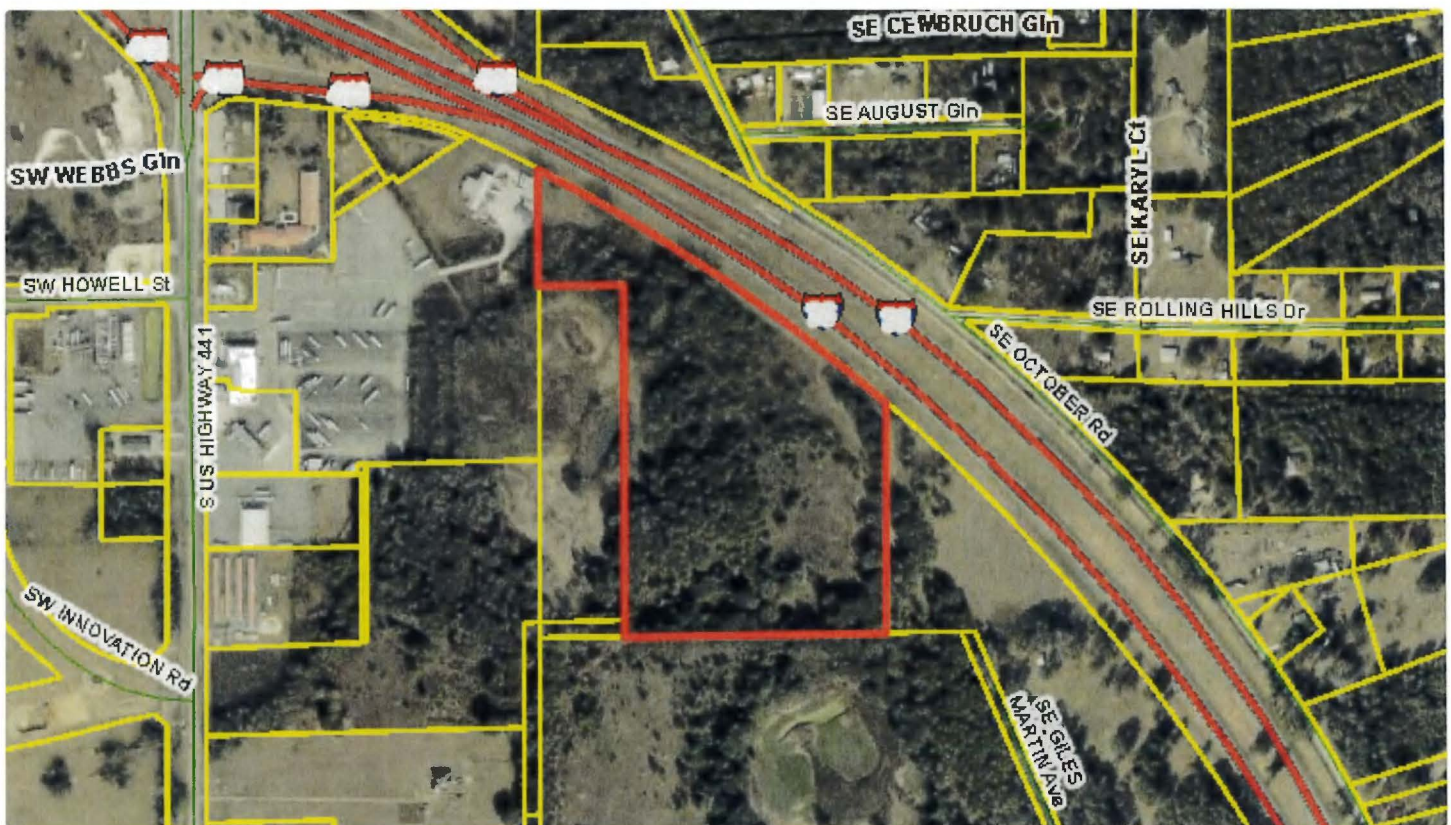
Legal Description

THAT PART OF SW1/4 OF NW1/4 LYING S OF I-75 &
NW1/4 OF SW1/4 LYING S OF I-75, EX W1/2 OF W1/2
OF NW1/4 OF SW1/4.

Use: 9900: NON AG ACREAGE

531-249, 836-694, 865-2603, WD 1074-2597,...

Subdivision: DIST 3



PARCEL 1

A part of the NW ¼ of the SW ¼ of Section 2, Township 6, South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

Begin at the SE Corner of the NW ¼ of the SW ¼ of said Section and run thence S.88°06'27"W., along the South line of the NW ¼ of the SW ¼, a distance of 994.58 feet; Thence N.00°52'58"W., a distance of 901.96 feet; Thence N.88°52'30"E., a distance of 409.70 feet; Thence N.00°52'58"W., a distance of 427.00 feet to an iron rod (PLS 5757) on the South right-of-way of U.S. Interstate Highway 75 (I-75), said point being on a point of curvature; Thence along the arc of said curve, an angle of 06°05'18", an arc distance of 730.61 feet, said arc being subtended by a chord bearing of S.53°39'16"E. and a chord distance of 730.27 feet to a point on the intersection of the South right-of-way line of I-75 with the West line of the NW ¼ of the SW ¼ ; Thence S.01°06'09"E., along the West line of the NW ¼ of the SW ¼ , a distance of 871.25 feet to the Point of Beginning.

Containing 23.24 Acres, More or Less

PARCEL 2

The South 60 feet of the West ½ of the West ½ of the NW ¼ of the SW ¼ of Section 2, Township 6 South, Range 17 East, Columbia County, Florida.

Containing 0.46 Acres, More or Less

PARCEL 3

All the South ½ of the SW ¼ of Section 2, Township 6 South, Range 17 East, Columbia County, Florida, as lies West of Newmanville Public Road (A.K.A. SE Giles Martin Avenue), being 30 Chains and 56 Links on the South and 20 Chains on the West and 24 Chains and 64 Links on the North.

Containing 58.17 Acres, More or Less

Collectively, all three parcels contain 81.87 Acres, More or Less



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 6

Proof of Ownership

sales price 2,900,000.00
doc stamps 15,400.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
INTEGRITY TITLE SERVICES, LLC
Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055
File No. 25-12007TL

Parcel No.: SEE PARCEL NUMBERS IN NOTES

Inst: 202612001513 Date: 01/23/2026 Time: 11:07AM
Page 1 of 4 B: 1558 P: 2665, James M Swisher Jr, Clerk of Court
Columbia County, By: VC *u*
Deputy Clerk Doc Stamp-Deed: 15400.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 15 day of January, 2026, by **GARY D. BROWN**, INDIVIDUALLY AND AS TRUSTEE OF THE **GARY D. BROWN AMENDED AND RESTATED FUNDED REVOCABLE TRUST, DATED AUGUST 30, 2005**, hereinafter called the Grantor, to **4 K CATTLE COMPANY, LLC**, having its principal place of business at **295 SE BAILEY STREET, LAKE CITY, FLORIDA 32024**, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jane A. Dixon
Witness Signature
Printed Name: Jane A. Dixon
Witness Address: 26 Glenview Drive
Pittsburgh, PA 15205
Lisa A. Moretti
Witness Signature
Printed Name: Lisa A. Moretti
Witness Address: 314 E Main St
Craigsville, PA 15106

Gary D. Brown L.S.
Name: **GARY D. BROWN, INDIVIDUALLY AND AS TRUSTEE OF THE GARY D. BROWN AMENDED AND RESTATED FUNDED REVOCABLE TRUST, DATED AUGUST 30, 2005**
Address: **110 ROESSLER ROAD, SUITE 301, PITTSBURG, PA 15220**

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of January, 2026, by **GARY D. BROWN, INDIVIDUALLY AND AS TRUSTEE OF THE GARY D. BROWN AMENDED AND RESTATED FUNDED REVOCABLE TRUST, DATED AUGUST 30, 2005**, who is personally known to me or who has produced PAID PUBLIC AGENT as identification.

Lisa A. Moretti
Signature of Notary
Printed Name: Lisa A. Moretti
My commission expires: 11/05/2029

Commonwealth of Pennsylvania - Notary Seal
Lisa A. Moretti, Notary Public
Allegheny County
My commission expires November 5, 2029
Commission number 1001855
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

DESCRIPTION:

PARCEL 1:

A PART OF THE SW 1/4 OF THE NW 1/4 LYING SOUTH OF INTERSTATE # 75 AND THE NW 1/4 OF THE SW 1/4 LYING SOUTH OF INTERSTATE # 75, LESS AND EXCEPT THE WEST 1/2 OF THE WEST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.
LESS ROAD RIGHT-OF-WAY

PARCEL 2:

THE SOUTH 60 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

COMMENCE AT THE NE CORNER OF THE SOUTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.87°23'45"W., ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SE 1/4 OF THE SE 1/4, 781.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.87°23'45"W., ALONG SAID NORTH LINE, 496.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #41; THENCE S.00°56'00"E., ALONG SAID EAST RIGHT-OF-WAY LINE, 175.00 FEET; THENCE N.87°23'45"E., 496.00 FEET; THENCE N.00°56'00"W., 175.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

COMMENCE AT THE NE CORNER OF THE SOUTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.87°23'45"W., ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SE 1/4 OF THE SE 1/4, 1277.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD #25 (U.S. HIGHWAY #41); THENCE S.00°56'00"E., ALONG SAID EAST RIGHT-OF-WAY LINE, 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°56'00"E., ALONG SAID EAST RIGHT-OF-WAY LINE, 351.30 FEET; THENCE N.87°23'45"E., 496.00 FEET; THENCE N.00°56'00"W., 351.30 FEET; THENCE S.87°23'45"W., 496.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

COMMENCE AT THE SE CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N.01°00'48"W., ALONG THE EAST LINE OF SAID SECTION 3, 667.14 FEET TO THE NE CORNER OF THE SOUTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 3; THENCE S.87°23'45"W., ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SE 1/4 OF THE SE 1/4, 60.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.87°23'45"W., ALONG SAID NORTH LINE, 720.23 FEET; THENCE S.00°56'00"E., 88.94 FEET; THENCE N.87°23'45"E., 720.35 FEET; THENCE N.01°00'48"W., 88.94 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE EAST 60 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE SE 1/4 AND THE EAST 60 FEET OF THE SOUTH 60 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST.

PARCEL 5:

A PART OF THE SW 1/4 OF SECTION 2 AND A PART OF THE NW 1/4 OF SECTION 11, ALL IN TOWNSHIP 6 SOUTH, RANGE 17 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF SAID SECTION 2 AND RUN N.00°53'58"W., ALONG THE WEST LINE THEREOF 30.00 FEET; THENCE N.88°13'43"E., 1157.88; THENCE S.04°59'03"W., 477.87 FEET; THENCE N.73°45'49"W., 506.41 FEET; THENCE N.04°59'03"E., 290.01 FEET TO A POINT ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 11; THENCE S.88°13'43"W., ALONG SAID NORTH LINE, 654.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND 30.00 FEET IN WIDTH LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 AND RUN N.00°53'58"W., 30.00 FEET; THENCE RUN N.88°13'43"E., 1157.58 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE RUN N.88°13'43"E., TO THE WEST RIGHT-OF-WAY LINE [FN_OF OLD WIRE ROAD AND THE POINT OF TERMINATION OF SAID LINE.

PARCEL 6:

ALL THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 17 EAST, AS LIES WEST OF NEWMANVILL PUBLIC ROAD (A.K.A. SE GILES MARTIN AVENUE), BEING 30 CHAINS AND 56 LINKS ON THE SOUTH AND 20 CHAINS ON THE WEST AND 24 CHAINS AND 64 LINKS ON THE NORTH.

PARCEL 7:

THE NW 1/4 OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 17 EAST, EXCEPT THAT PORTION LYING EAST OF THE OLD WIRE ROAD. LESS AND EXCEPT EXISTING ROAD RIGHT-OF-WAY FOR OLD WIRE ROAD ALSO KNOWN AS NEWMANVILL PUBLIC ROAD ALSO KNOWN AS GILES MARTIN AVENUE.

LESS AND EXCEPT:

COMMENCE AT THE NW CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 17 EAST, THENCE RUN N.88°16'33"E., ALONG THE NORTH BOUNDARY OF SAID SECTION 11, 1815.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.88°16'33"E., ALONG SAID NORTH BOUNDARY 307.07 FEET TO THE WESTERLY RIGHT-OF-WAY OF A COUNTY GRADE ROAD; THENCE S.20°54'07"E., ALONG THE RIGHT-OF-WAY OF SAID COUNTY ROAD, 707.62 FEET; THENCE S.88°16'33"W., 307.07 FEET; THENCE N.20°54'07"W., 707.62 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING UTILITY EASEMENTS.

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/30/2026

Parcel: (<<) 02-6S-17-09554-000 (35089) (>>)

Owner & Property Info

Owner	4 K CATTLE COMPANY LLC 295 SE BAILEY ST LAKE CITY, FL 32024		
Site			
Description*	THAT PART OF SW1/4 OF NW1/4 LYING S OF I-75 & NW1/4 OF SW1/4 LYING S OF I-75, EX W1/2 OF W1/2 OF NW1/4 OF SW1/4. 531-249, 836-694, 865-2603, WD 1074-2597, WD 1558-2665,		
Area	31.5 AC	S/T/R	02-6S-17
Use Code**	NON AG ACREAGE (9900)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

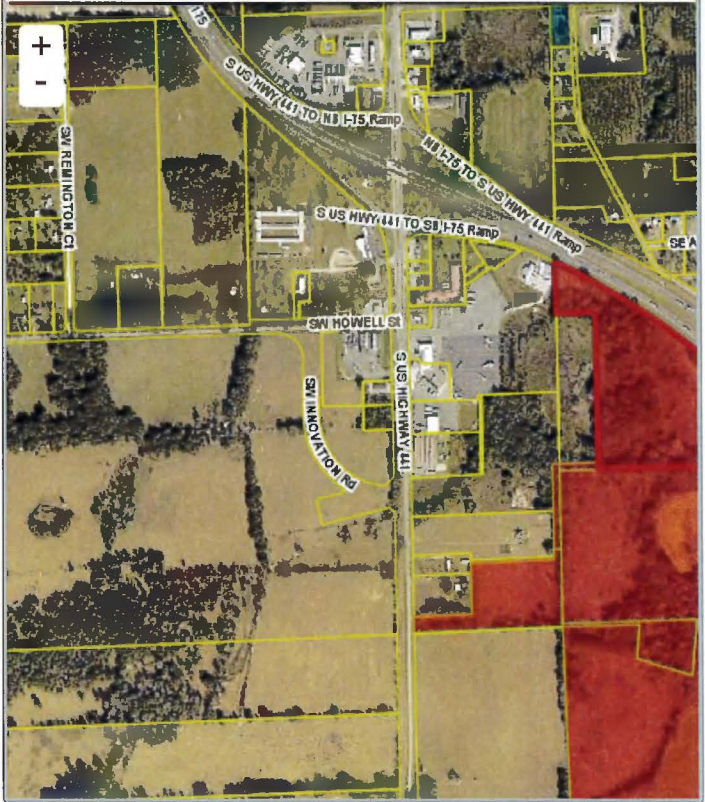
Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$126,000	Mkt Land	\$126,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$126,000	Just	\$126,000
Class	\$0	Class	\$0
Appraised	\$126,000	Appraised	\$126,000
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$126,000	Assessed	\$126,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$126,000 city:\$0 other:\$0 school:\$126,000	Total Taxable	county:\$126,000 city:\$0 other:\$0 school:\$126,000

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/15/2026	\$2,200,000	1558 / 2665	WD	I	Q	05 (Multi-Parcel Sale) - show
2/15/2006	\$892,600	1074 / 2597	WD	V	Q	02
9/1/1998	\$0	865 / 2603	QC	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
9900	AC NON-AG (MKT)	31.500 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$126,000

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GrizzlyLogic

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/30/2026

Parcel: (<<) 02-6S-17-09554-002 (35091) (>>)

Owner & Property Info

Owner	4 K CATTLE COMPANY LLC 295 SE BAILEY ST LAKE CITY, FL 32024		
Site			
Description*	S 60 FT OF W1/2 OF W1/2 OF NW1/4 OF SW1/4, 853-1265, 855-15, QC 1067-2102, DC 1067-2103, WD 1074-2592, WD 1074-2597, WD 1558-2665,		
Area	0.45 AC	S/T/R	02-6S-17
Use Code**	PASTURE CLS33 (6200)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

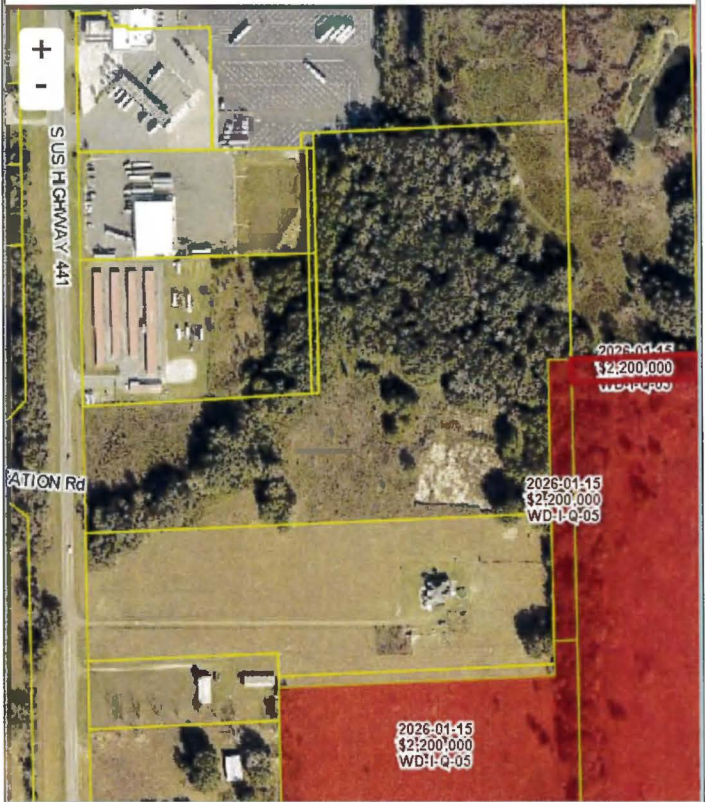
Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$126	Ag Land	\$126
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,800	Just	\$1,800
Class	\$126	Class	\$126
Appraised	\$126	Appraised	\$126
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$126	Assessed	\$126
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$126 city:\$0 other:\$0 school:\$126	Total Taxable	county:\$126 city:\$0 other:\$0 school:\$126

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/15/2026	\$2,200,000	1558 / 2665	WD	I	Q	05 (Multi-Parcel Sale) - show
2/15/2006	\$892,600	1074 / 2597	WD	V	Q	02
4/18/2002	\$100	1067 / 2102	QC	V	Q	01
12/1/1997	\$100	853 / 1265	FS	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
6200	PASTURE 3 (AG)	0.450 AC	1.0000/1.0000 1.0000/ /	\$280 /AC	\$126
9910	MKT.VAL.AG (MKT)	0.450 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$1,800

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GrizzlyLogic

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/30/2026

Parcel: (<<) 02-6S-17-09555-000 (35092) (>>)

Owner & Property Info

Result: 1 of 1

Owner	4 K CATTLE COMPANY LLC 295 SE BAILEY ST LAKE CITY, FL 32024		
Site			
Description*	SW1/4 OF SW1/4 & 15 AC OFF W SIDE OF SE1/4 OF SW1/4, EX BEG SW COR SEC, RUN N 30 FT, E 1157.58 FT, S 30 FT, W TO W LINE OF SEC & POB. 373-394, POA 778-1171, 834-957, WD 1073-2062, WD 1079-1463, WD 1558-2665,		
Area	54.2 AC	S/T/R	02-6S-17
Use Code**	PASTURE CLS33 (6200)	Tax District	3

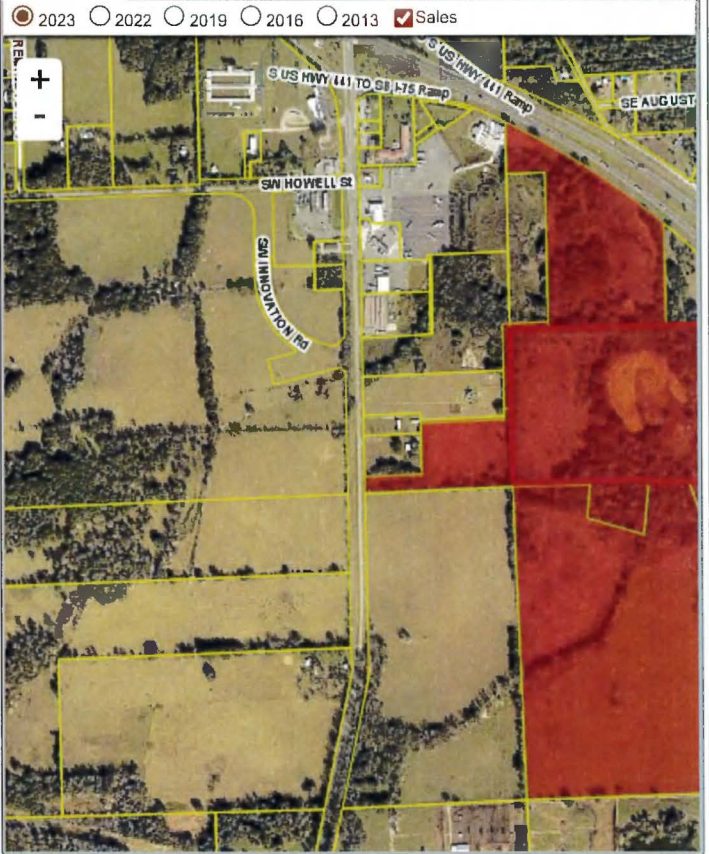
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$15,176	Ag Land	\$15,176
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$243,900	Just	\$243,900
Class	\$15,176	Class	\$15,176
Appraised	\$15,176	Appraised	\$15,176
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$15,176	Assessed	\$15,176
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$15,176 city:\$0 other:\$0 school:\$15,176	Total Taxable	county:\$15,176 city:\$0 other:\$0 school:\$15,176

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/15/2026	\$2,200,000	1558 / 2665	WD	I	Q	05 (Multi-Parcel Sale) - show
2/8/2006	\$2,604,500	1073 / 2062	WD	V	Q	02
2/3/1997	\$0	834 / 957	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
6200	PASTURE 3 (AG)	54.200 AC	1.0000/1.0000 1.0000/ /	\$280 /AC	\$15,176
9910	MKT.VAL.AG (MKT)	54.200 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$243,900

Search Result: 1 of 1

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NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 7

Agent Authorization

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Justin Tabor, AICP, CFM
(Name of Person to Act as my Agent)

for North Florida Professional Services, Inc.
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Small-Scale Comprehensive Plan Amendment and Rezoning
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: James Ketcham

Applicant/Owner's Title: Manager

On Behalf of: 4 K Cattle Company, LLC
(Company Name, if applicable)

Telephone: 386-365-0564 Date: 6/3/26

Applicant/Owner's Signature: [Signature]

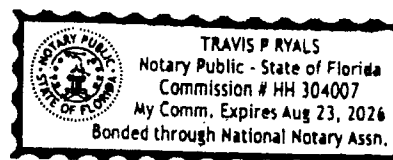
Print Name: James Ketcham

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrumnet was acknoeledged before me this 3rd day of June, 20 26 by Travis Ryals,
whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced _____

[Signature]
(Notary Signature)

(SEAL)





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

4 K CATTLE COMPANY, LLC

Filing Information

Document Number L17000047398

FEI/EIN Number 86-1657621

Date Filed 02/28/2017

Effective Date 02/28/2017

State FL

Status ACTIVE

Principal Address

295 SE Bailey St
LAKE CITY, FL 32024

Changed: 04/25/2019

Mailing Address

295 SE Bailey St
LAKE CITY, FL 32024

Changed: 04/25/2019

Registered Agent Name & Address

Ketcham, James H
295 SE Bailey St
LAKE CITY, FL 32024

Name Changed: 04/25/2019

Address Changed: 04/25/2019

Authorized Person(s) Detail

Name & Address

Title MGR

Ketcham, James H
295 SE Bailey St
LAKE CITY, FL 32024

Annual Reports

Report Year	Filed Date
2024	01/26/2024
2025	04/25/2025
2026	04/25/2026

Document Images

04/25/2026 -- ANNUAL REPORT	View image in PDF format
04/25/2025 -- ANNUAL REPORT	View image in PDF format
01/26/2024 -- ANNUAL REPORT	View image in PDF format
04/12/2023 -- ANNUAL REPORT	View image in PDF format
04/26/2022 -- ANNUAL REPORT	View image in PDF format
03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/06/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
04/20/2018 -- ANNUAL REPORT	View image in PDF format
02/28/2017 -- Florida Limited Liability	View image in PDF format



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 8

Proof of Payment of

Taxes

PARCEL NUMBER	ESCROW CD	Millage Code
R09554-000		3

BROWN GARY D TRUSTEE
898 SW 21ST ST
BOCA RATON FL 33486

THIS BILL IS FULLY PAID

THAT PART OF SW1/4 OF NW1/4 LYING S OF I-75 &
NW1/4 OF SW1/4 LYING S OF I-75, EX W1/2 OF W1/2
OF NW1/4 OF SW1/4.

135 NE Hernando Ave, Suite 125,Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	126,000	7.8150	0	126,000	984.69
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	126,000	0.7480	0	126,000	94.25
LOCAL	126,000	3.1010	0	126,000	390.73
CAPITAL OUTLAY	126,000	1.5000	0	126,000	189.00
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	126,000	0.2812	0	126,000	35.43
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	126,000	0.0001	0	126,000	0.01

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4453	AD VALOREM TAXES	1,694.11
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	0.00 Unit @303.9800	3.94

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	3.94
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COMBINED TAXES AND ASSESSMENTS	1,698.05	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,698.05	-67.92	0.00	1,630.13	0.00

PARCEL NUMBER	ESCROW CD	Millage Code
R09554-000		3

BROWN GARY D TRUSTEE
898 SW 21ST ST
BOCA RATON FL 33486

THIS BILL IS FULLY PAID

THAT PART OF SW1/4 OF NW1/4 LYING S OF I-75 &
NW1/4 OF SW1/4 LYING S OF I-75, EX W1/2 OF W1/2
OF NW1/4 OF SW1/4.

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,698.05	-67.92	0.00	1,630.13	0.00

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

30446.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R09554-002		3

BROWN GARY D TRUSTEE
110 ROESSLER ROAD SUITE 301
PITTSBURG PA 15220

THIS BILL IS FULLY PAID

S 60 FT OF W1/2 OF W1/2 OF NW1/4 OF SW1/4.
853-1265, 855-15, QC 1067-2102, DC 1067-2103,

135 NE Hernando Ave, Suite 125,Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	126	7.8150	0	126	0.98
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	126	0.7480	0	126	0.09
LOCAL	126	3.1010	0	126	0.39
CAPITAL OUTLAY	126	1.5000	0	126	0.19
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	126	0.2812	0	126	0.04
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	126	0.0001	0	126	0.00

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4453	AD VALOREM TAXES	1.69
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	0.00 Unit @303.9800	0.00

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	0.00
----------------------------	------

COMBINED TAXES AND ASSESSMENTS	1.69	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1.69	-0.07	0.00	1.62	0.00

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

30446.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R09554-002		3

BROWN GARY D TRUSTEE
110 ROESSLER ROAD SUITE 301
PITTSBURG PA 15220

THIS BILL IS FULLY PAID

S 60 FT OF W1/2 OF W1/2 OF NW1/4 OF SW1/4.
853-1265, 855-15, QC 1067-2102, DC 1067-2103,

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1.69	-0.07	0.00	1.62	0.00

Receipt(s) 2025-12284 on 11/19/25 for \$1.62 by BROWN / PT

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

30448.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R09555-000		3

BROWN GARY D TRUSTEE
110 ROESSLER ROAD SUITE 301
PITTSBURG PA 15220

THIS BILL IS FULLY PAID

SW1/4 OF SW1/4 & 15 AC OFF W SIDE OF SE1/4 OF
SW1/4, EX BEG SW COR SEC, RUN N 30 FT, E 1157.58
FT, S 30 FT, W TO W LINE OF SEC & POB.

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	15,176	7.8150	0	15,176	118.60
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	15,176	0.7480	0	15,176	11.35
LOCAL	15,176	3.1010	0	15,176	47.07
CAPITAL OUTLAY	15,176	1.5000	0	15,176	22.76
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	15,176	0.2812	0	15,176	4.27
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	15,176	0.0001	0	15,176	0.00

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4453	AD VALOREM TAXES	204.05
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	0.00 Unit @303.9800	0.00

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	0.00
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COMBINED TAXES AND ASSESSMENTS	204.05	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	204.05	-8.16	0.00	195.89	0.00

30448.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R09555-000		3

BROWN GARY D TRUSTEE
110 ROESSLER ROAD SUITE 301
PITTSBURG PA 15220

THIS BILL IS FULLY PAID

SW1/4 OF SW1/4 & 15 AC OFF W SIDE OF SE1/4 OF
SW1/4, EX BEG SW COR SEC, RUN N 30 FT, E 1157.58
FT, S 30 FT, W TO W LINE OF SEC & POB.

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	204.05	-8.16	0.00	195.89	0.00

Receipt(s) 2025-12284 on 11/19/25 for \$195.89 by BROWN / PT

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



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Attachment 9

Fee

Under Separate Cover



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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FAX (386) 752-4674



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Attachment 10

Justification Report



NFPS



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LAKE CITY, FL 32056



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FAX (386) 752-4674



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Justification Report for 4K Cattle Company, LLC Land Use Change & Rezoning

Prepared for:
Columbia County
Office of Planning & Zoning

Prepared on behalf of:
4K Cattle Company, LLC

Prepared by:
Justin Tabor, AICP, CFM
Senior Planner
North Florida Professional Services, Inc.



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



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Executive Summary

Intent of Proposed Application: To amend the Future Land Use Map (FLUM) Designation from Residential – Very Low to Highway Interchange and to amend the zoning from Rural Residential (RR) to Commercial, Highway Interchange (CHI), consistent with the FLUM Designation and zoning of lands located to the north and west of the subject property

Acreage: 81.87 acres

Location: South of the Interstate-75 and US 41/441 interchange (Ellisville)

Tax Parcel ID Number(s): 02-6S-17-09554-002; 02-6S-17-09555-000; a portion of 02-6S-17-09554-000

Existing Future Land Use Map (FLUM) Designation: Residential – Very Low

Proposed Future Land Use Map Designation: Highway Interchange

Existing Zoning District: Rural Residential (RR)

Proposed Zoning District: Commercial, Highway Interchange (CHI)

Existing Maximum Permitted Floor Area Ratio: 1.0

Existing Maximum Density: 81 dwellings

Proposed Maximum Permitted Floor Area Ratio: 1.0

Proposed Maximum Density: 0 dwellings

Estimated Non-Residential Intensity: ±223,071 square feet to ±371,785 square feet
(0.15 – 0.25 FAR)



Summary of Proposed Change

These applications pertain to requests to amend the Future Land Use Map (FLUM) Designation and zoning of the subject property, which is comprised of Columbia County Tax Parcels 02-6S-17-09554-002, 02-6S-17-09555-000, and a portion of 02-6S-17-09554-000 and is approximately 81.87 acres. The existing FLUM Designation of the subject property is Residential – Very Low and the existing zoning is Rural Residential (RR). These applications propose to amend the FLUM Designation to Highway Interchange and the zoning to Commercial, Highway Interchange (CHI).

The subject parcel is in common ownership with other lands presently designated Highway Interchange and CHI (Tax Parcel 03-6S-17-09585-000) – See Figure 1, Vicinity Map. This property has frontage on US 41/441 which can serve to provide access to the subject property. Additionally, the subject property is located within the Designated Urban Development Area (DUDA) established within the County's Comprehensive Plan. The DUDA is a defined boundary on the County's FLUM designating areas where urban development has been deemed appropriate.

The subject property is located south of the Interstate-75 and US 41/441 interchange in the Ellisville area and is proximate to existing commercial uses located within the Highway Interchange FLUM Designation and the CHI zoning district. Nearby commercial uses include a travel center/truck stop/fueling center, mini-storage, quick-service restaurants, and a hotel. In addition to these existing uses, Busy Bee is currently constructing its largest store near the subject property and along US 41/441. The owner wishes to place a FLUM Designation and zoning district on the subject property that is consistent with existing and planned nearby commercial uses.

The existing FLUM Designations and zoning district of adjacent lands are identified in Table 1. Figure 1 below shows the location of the subject property and the surrounding vicinity. Figure 2 below depicts the existing FLUM Designation of the subject property and the FLUM Designation surrounding properties. Figure 3 below depicts the proposed FLUM Designation of the subject property and the FLUM Designation surrounding properties. Figure 4 below depicts the existing zoning district of the subject property and the zoning of surrounding properties. Figure 5 below depicts the proposed zoning district of the subject property and the zoning of surrounding properties.

Table 1. Surrounding FLUM/Zoning

Direction	FLUM Designation	Zoning District
North	Highway Interchange	Commercial Highway Interchange (CHI)
East	Public	Rural Residential (RR)
South	Residential – Very Low	Rural Residential (RR)
West	Highway Interchange; Residential – Very Low	Commercial Highway Interchange (CHI); Rural Residential (RR)



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LAKE CITY, FL 32056

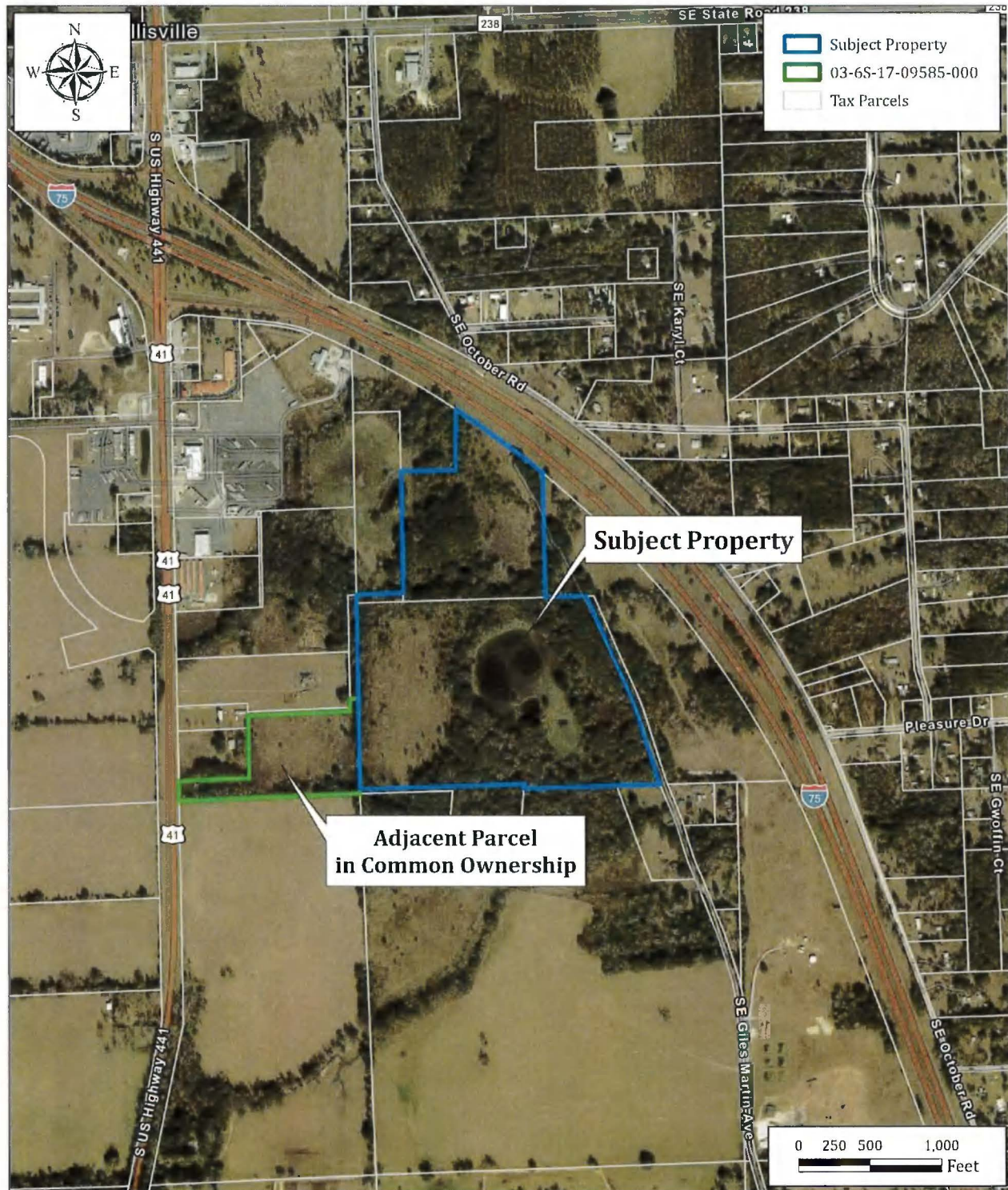


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FAX (386) 752-4674



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Figure 1. Vicinity Map



Vicinity Map

Subject Property:
02-6S-17-09554-002,
02-6S-17-09555-000,
and a portion of
02-6S-17-09554-000

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WWW.NFPS.NET LAKE CITY, FL 32056



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PO BOX 3823
LAKE CITY, FL 32056

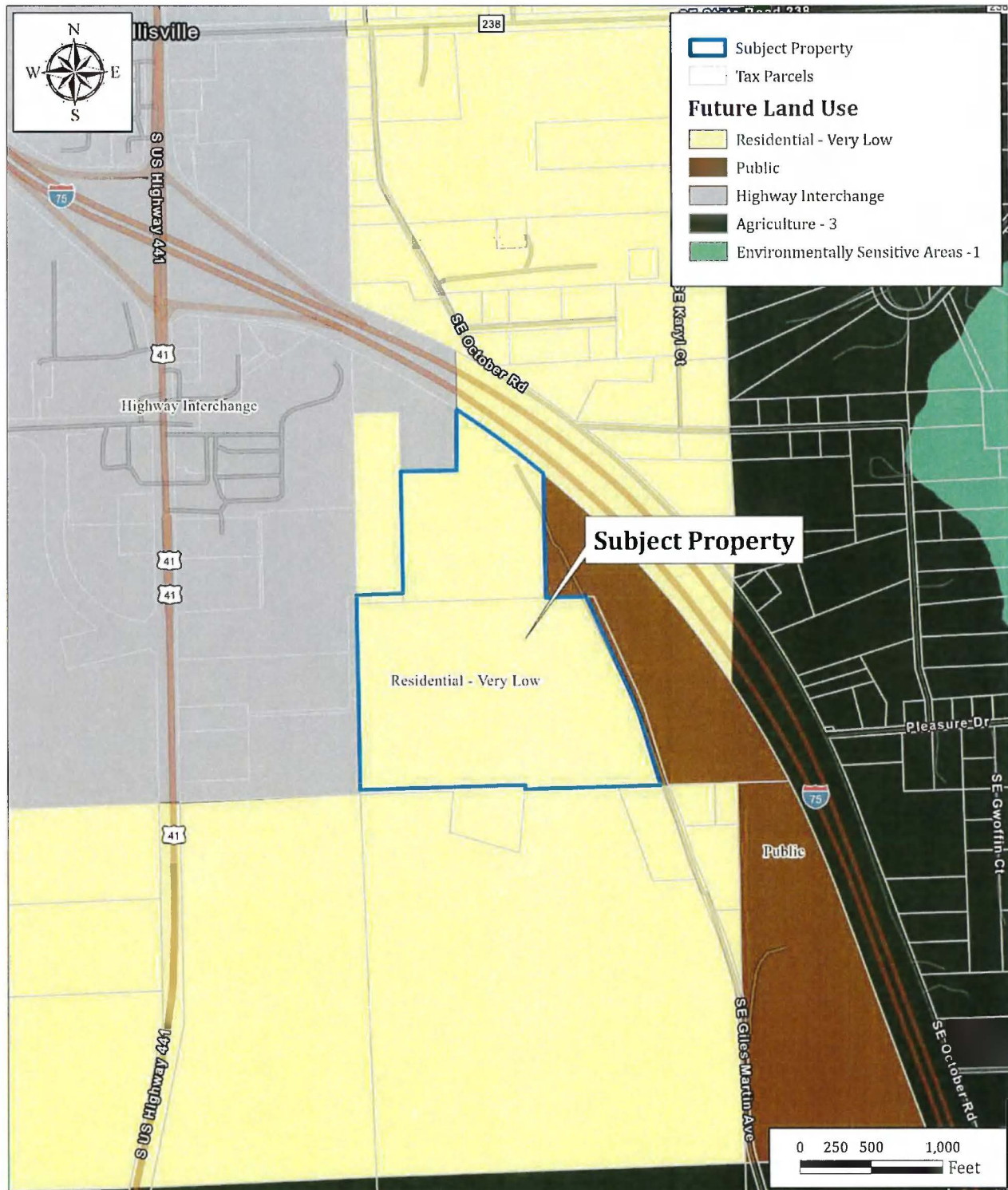


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Figure 2. Existing FLUM



Future Land Use Map (Existing)

Subject Property:
02-6S-17-09554-002,
02-6S-17-09555-000,
and a portion of
02-6S-17-09554-000

North Florida Professional Services

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WWW.NFPS.NET LAKE CITY, FL 32056



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LAKE CITY, FL 32056

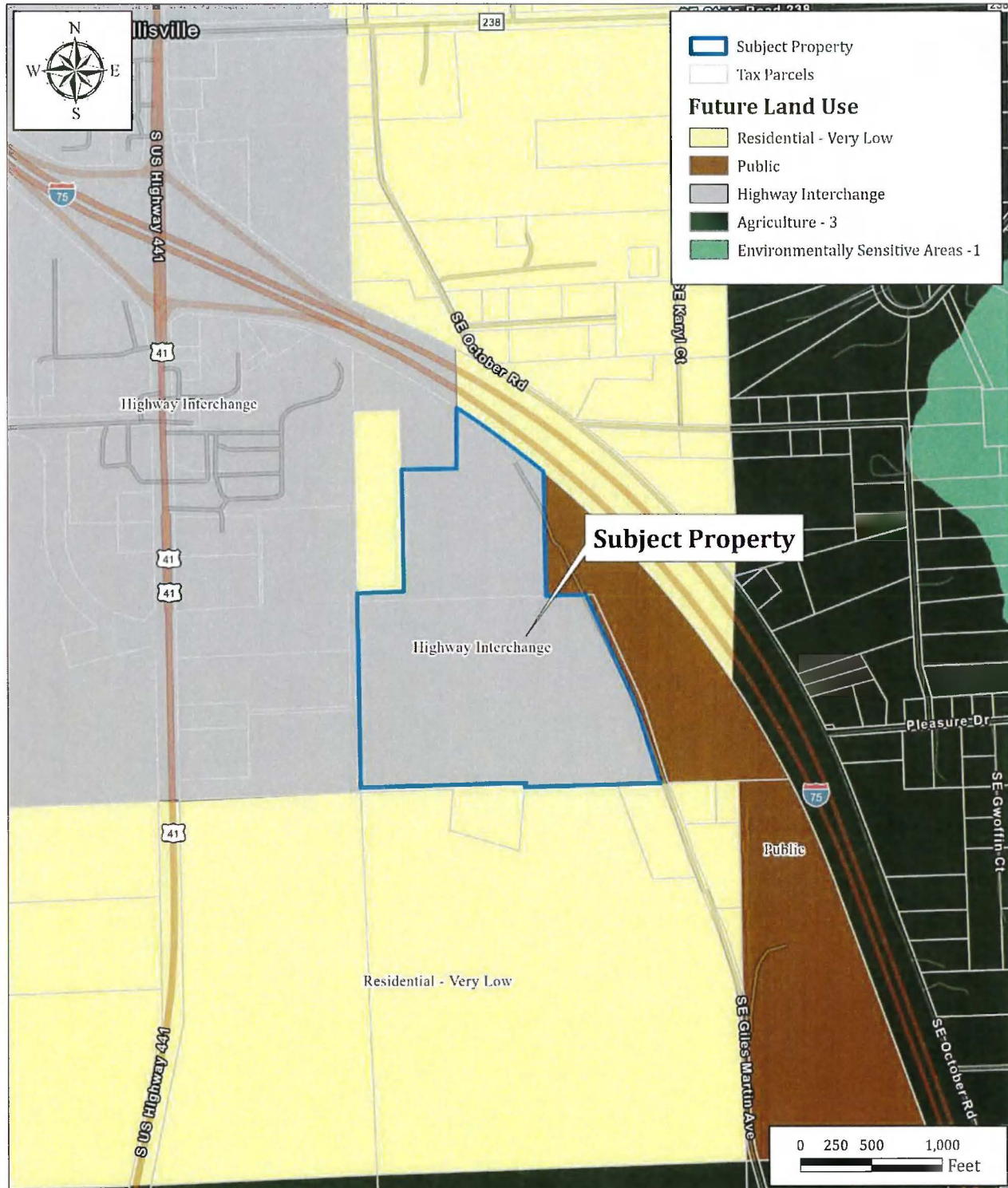


PHONE (386) 752-4675
FAX (386) 752-4674



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Figure 3. Proposed FLUM



Future Land Use Map (Proposed)

Subject Property:
02-6S-17-09554-002,
02-6S-17-09555-000,
and a portion of
02-6S-17-09554-000

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LAKE CITY, FL 32056

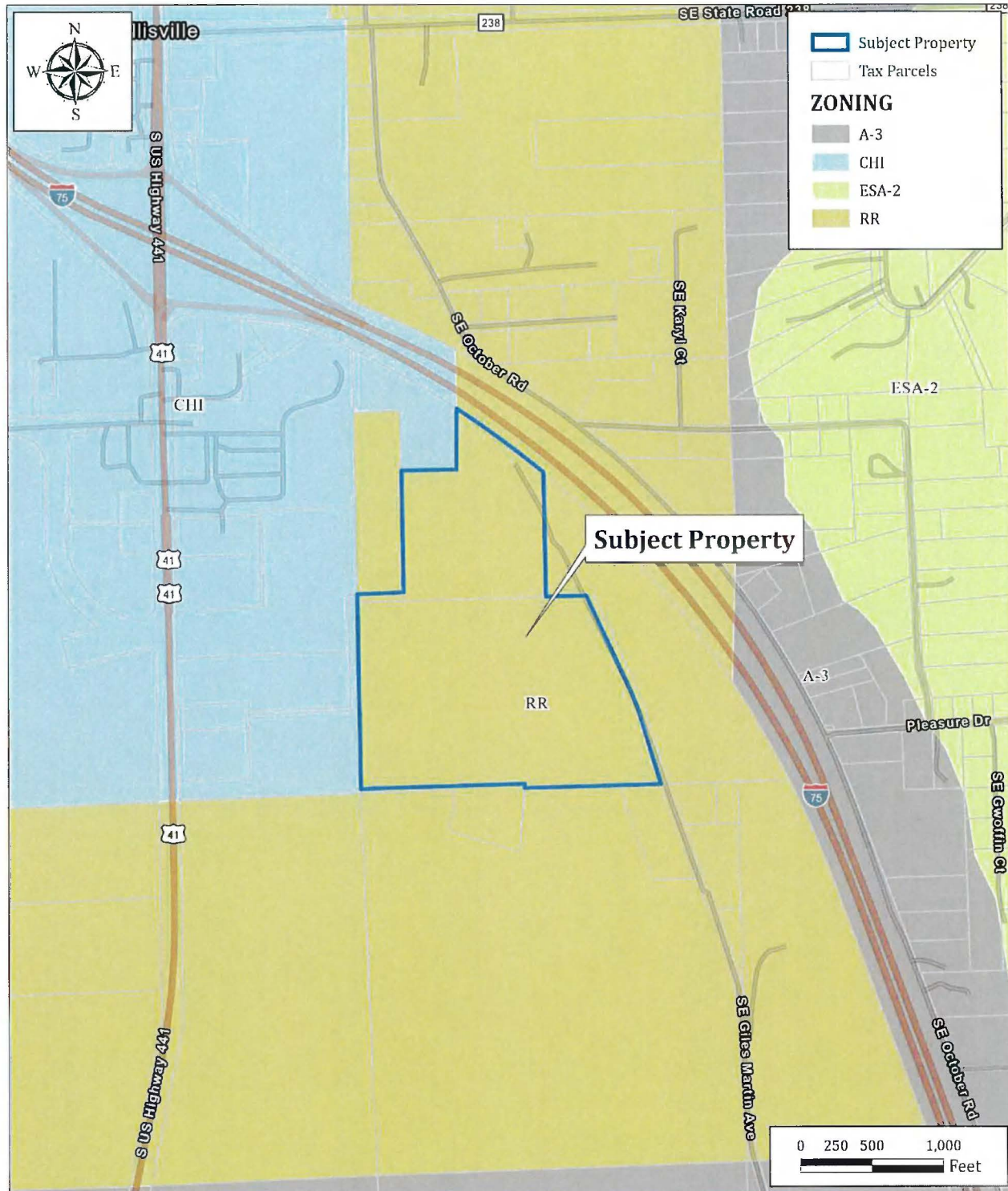


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FAX (386) 752-4674



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Figure 4. Existing Zoning



Zoning Map (Existing)

Subject Property:
02-6S-17-09554-002,
02-6S-17-09555-000,
and a portion of
02-6S-17-09554-000

North Florida Professional Services

PHONE: (386) 752-4675 PO BOX 3823
WWW.NFPS.NET LAKE CITY, FL 32056



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PO BOX 3823
LAKE CITY, FL 32056

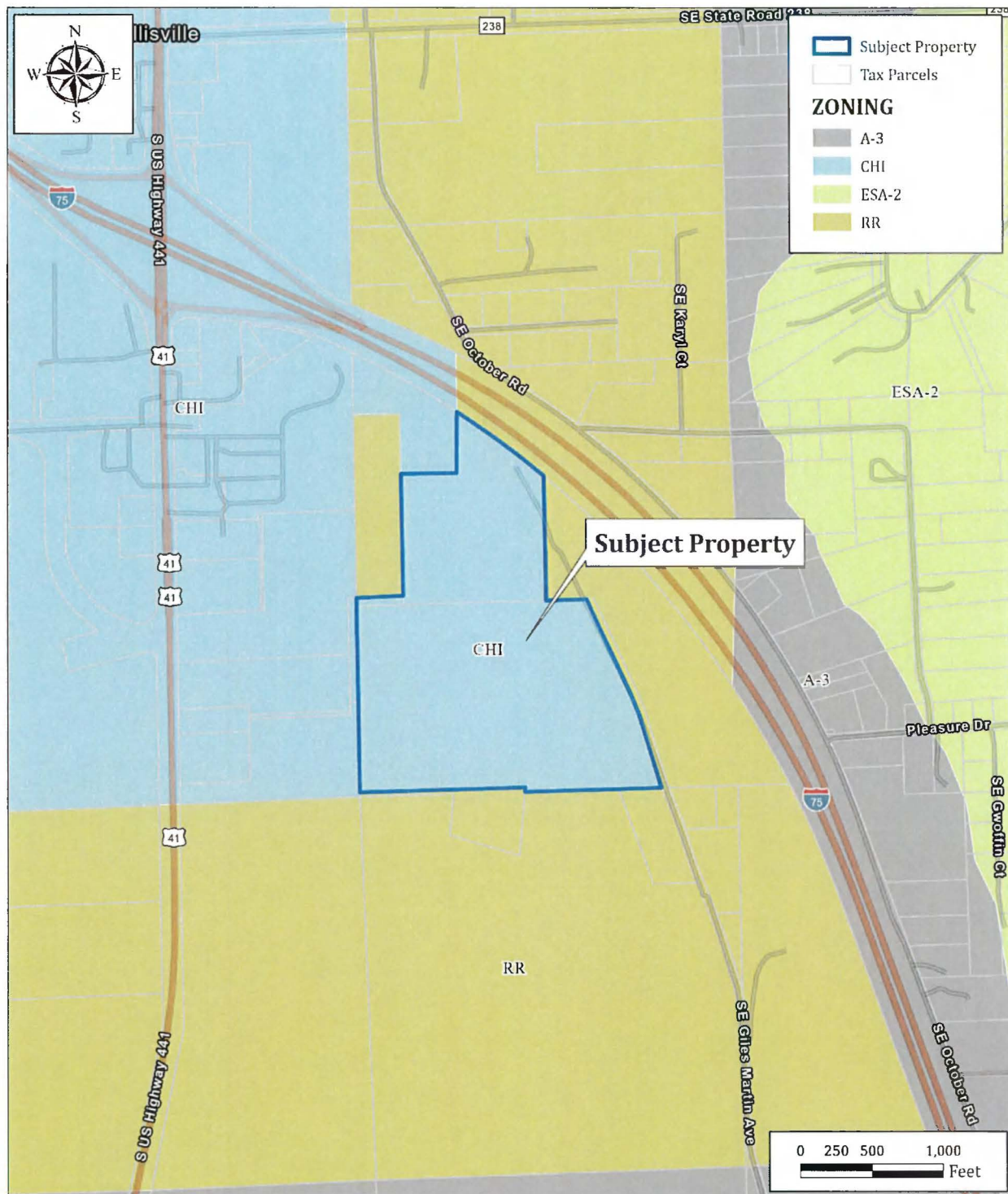


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FAX (386) 752-4674



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Figure 5. Proposed Zoning



Zoning Map (Proposed)

Subject Property:
02-6S-17-09554-002,
02-6S-17-09555-000,
and a portion of
02-6S-17-09554-000

North Florida Professional Services

PHONE: (386) 752-4675 PO BOX 3823
WWW.NFPS.NET LAKE CITY, FL 32056



Consistency with Columbia County Comprehensive Plan

NFPS has reviewed the Columbia County Comprehensive Plan to provide an evaluation of the applications' consistency with the County's Comprehensive Plan. Specific Goals, Objectives, and Policies supporting the proposed applications and an analysis of each application's consistency with the Comprehensive Plan are identified below.

Future Land Use Element

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

Urban development areas are areas within the Designated Urban Development Area ("DUDA") as depicted on the Future Land Use Map of the Comprehensive Plan.

OBJECTIVE I.1 The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

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.

Policy I.1.2

The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.



Policy I.1.3

The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2040.

Analysis of Consistency: The subject property is located within the Designated Urban Development Area, which, as stated in Objective I.1, is intended to direct future growth and associated urban development, such as supporting commercial uses, to urban development areas. The subject property is adjacent to lands presently designated Highway Interchange on the FLUM with access to US 41/441, which is designated as a principal arterial in Policy II. 1.1 of the Comprehensive Plan. Potable water and sanitary sewer services are located within proximity to the subject property.

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.

Policy I.1.5

The county shall continue to regulate govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Analysis of Consistency: Portions of the subject property are located within Flood Zone A (areas with 1% annual chance flood with no base flood elevation determined). Additionally, portions of the subject property are identified as potential wetland areas on the National Wetlands Inventory. While there are limitations on portions of the subject property, there is sufficient land area to support the land uses permitted in the Highway Interchange FLUM Designation and CHI zoning district. Any future development will comply with the County's requirements for wetland protection and floodplain management.

Policy I.1.6

The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Highway interchange land use. Highway interchange uses shall be permitted within the urban and rural area of the county.



Highway interchange uses shall be permitted within areas surrounding Interstates 75 and 10, which shall be limited to the following:

1. Tourist oriented facilities, such as restaurants, automotive service stations, motels and campgrounds;
2. Retail outlets;
3. Truck stops;
4. Light manufacturing, assembling, processing, packaging or fabricating in completely enclosed building; and
5. Facilities for the storage and distribution of foods and products including wholesale activity.

Highway interchange uses shall be limited to an intensity of 1.0 floor area ratio.

Analysis of Consistency: The requested Highway Interchange FLUM Designation is consistent with the FLUM Designation of nearby lands and will further support the placement of uses supporting residents of the County and the travelling public.

Transportation Element

Policy II.1.1

Establish the service standards as noted below at peak hour for the following roadway segments within the County as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

Analysis of Consistency: The subject property is located along Segment 11 (US 41/441 from the County's south boundary to SW Howell Road) and is proximate to Segments 7 – 10, which are inclusive of US 41/441 from CR 242 to SW Howell Road. The functional classification of each of these segments is Principal Arterial, with an area type of Rural Highway. The Level of Service (LOS) Standard for each of these segments is LOS D. The estimated maximum trip generation at the PM Peak Hour is not expected to result in any LOS deficiencies. Reference the Public Facilities Impact Analysis provided within this report for further information.



Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

GOAL IV-2 - ENSURE THE PROVISION OF PUBLIC SANITARY SEWER FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE POPULATION OF THE COUNTY.

OBJECTIVE IV.2 The county shall coordinate the continued extension of, or increase in, the capacity of sanitary sewer facilities by scheduling the completion of public facility improvements concurrent with projected demand.

Policy IV.2.1

The county hereby establishes the following level of service standards for sanitary sewer facilities.

Facility Type	Level of Service Standard
Individual Septic Tanks	Standards as specified in Chapter 64E-6, Florida Administrative Code, as amended.
Community Sanitary Sewer System	135 gallons per capita per day.

Analysis of Consistency: The subject property is located proximate to a community sanitary sewer system (Ellisville Wastewater Treatment Facility). It is anticipated that future development will connect to the sanitary sewer system.

GOAL IV-5 - ENSURE THE PROVISION OF PUBLIC POTABLE WATER FACILITIES IN A TIMELY, ORDERLY, EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE POPULATION OF THE COUNTY.

OBJECTIVE IV.5 The county shall continue to coordinate the extension of, or increase in the capacity of, potable water facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.5.1

The county hereby establishes the following level of service standards for potable water.

Facility Type	Level Of Service Standard
Columbia County Ellisville	100 gallons per capita per day
Haight-Ashbury	100 gallons per capita per day
Mason City	100 gallons per capita per day

Analysis of Consistency: The subject property is located proximate to the Columbia County Ellisville water treatment facility. It is anticipated that future development will connect to this potable water system.



Urban Sprawl Analysis

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

In addition to the urban sprawl indicators, Section 163.3177 also establishes eight (8) “Urban Form” criteria. An amendment to the Future Land Use Map is presumed to ***not*** be considered urban sprawl if it meets four (4) of the (8) urban form criteria. NFPS contends that the proposed land use change meets criteria numbers (I), (II), (V), and (VII) as identified below.

- (I) **Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**
- (II) **Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- (IV) Promotes conservation of water and energy.
- (V) **Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.**
- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.
- (VII) **Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**
- (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.



Compliance with Columbia County Land Development Regulations (LDRs)

Section 16.2 of the Columbia County LDRs establishes the procedure and the standards for consideration when reviewing petitions for Rezoning. NFPS has reviewed Section 16.2 of the LDC to evaluate the Rezoning application's compliance with the County's LDRs, and an analysis of the Rezoning application's compliance with the County's LDRs is provided below.

16.2.2 Nature and requirements of planning and zoning board report. When pertaining to the rezoning of land, the report and recommendations of the planning and zoning board to the board of county commissioners required by section 16.2.1 above shall show that the planning and zoning board has studied and considered the proposed change in relation to the following, where applicable:

1. 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.

Analysis of Compliance: As demonstrated within this report, the proposed change is consistent with the City's Comprehensive Plan.

2. The existing land use pattern.

Analysis of Compliance: The subject property is located within the Designated Urban Development Area, which, as stated in Objective I.1 of the Comprehensive Plan, is intended to direct future growth and associated urban development, such as supporting commercial uses, to urban development areas. The subject property is adjacent to lands presently designated Highway Interchange on the FLUM with access to US 41/441, which is designated as a principal arterial in Policy II.1.1 of the Comprehensive Plan.

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

Analysis of Compliance: The subject property is adjacent to lands presently designated Highway Interchange on the FLUM with access to US 41/441, which is designated as a principal arterial in Policy II.1.1 of the Comprehensive Plan. Potable water and sanitary sewer services are located within proximity to the subject property.

4. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.



Analysis of Compliance: The subject property would not create any additional residential density, and would, in fact, reduce residential density. The future development of the subject property would generate demand for public facilities. Please reference the Public Facilities Impact Analysis provided within this report for an estimation of potential impacts to public facilities. Facility capacity will need to be available at the time of any development plan review for such development to proceed.

5. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Analysis of Compliance: The subject property is located within the Designated Urban Development Area, which, as stated in Objective I.1 of the Comprehensive Plan, is intended to direct future growth and associated urban development, such as supporting commercial uses, to urban development areas. The subject property is adjacent to lands presently designated Highway Interchange on the FLUM with access to US 41/441, which is designated as a principal arterial in Policy II.1.1 of the Comprehensive Plan. Lands to the east of the subject property are designated Public on the FLUM and are used for potable water and sanitary sewer public facilities. The present land use and zoning of the subject property – Residential – Very Low and Rural Residential, respectively – would place residential uses between commercial and public facility uses. The amendment to CHI would result in a more logical development pattern and would remove the potential for incompatibility by placement of residential uses proximate to existing highway commercial uses.

6. Whether changed or changing conditions make the passage of the proposed amendment necessary.

Analysis of Compliance: The Ellisville area has experienced growth over the past several years, and is continuing to see demand for commercial uses within proximity to the Interstate-75 / US 41/441 interchange. It is expected that this trend will continue and will be supported by further expansion of the Ellisville Wastewater Treatment Facility. The proposed amendment will provide additional lands to support such growth and economic development along the Interstate-75 corridor.

7. Whether the proposed change will adversely influence living conditions in the neighborhood.

Analysis of Compliance: The proposed amendment is not anticipated to adversely influence living conditions in the surrounding area. While there are some residential uses in the general vicinity of the subject property, it is anticipated that any potential impacts upon any residential uses can be mitigated at the time of development through buffering and conscientious site configuration.



8. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Analysis of Compliance: The subject property is located within the Designated Urban Development Area, which, as stated in Objective I.1 of the Comprehensive Plan, is intended to direct future growth and associated urban development, such as supporting commercial uses, to urban development areas. The subject property is adjacent to lands presently designated Highway Interchange on the FLUM with access to US 41/441, which is designated as a principal arterial in Policy II.1.1 of the Comprehensive Plan. The future development of the subject property would generate demand for public facilities. Please reference the Public Facilities Impact Analysis provided within this report for an estimation of potential impacts to public facilities. Facility capacity will need to be available at the time of any development plan review for such development to proceed.

9. Whether the proposed change will create a drainage problem.

Analysis of Compliance: It is not anticipated that the proposed amendment will result in any significant impacts to existing drainage patterns. Any future development will adhere to state and local requirements regarding drainage, which include ensuring that the post-development discharge of drainage does not exceed the pre-development discharge amount. Additionally, any future development will be subject to state and local requirements for stormwater management, retention, and treatment.

10. Whether the proposed change will seriously reduce light and air to adjacent areas.

Analysis of Compliance: It is not anticipated that the proposed amendment will result in any significant impacts to light and air in the areas surrounding the subject property. Any future development will be subject to the County's regulations regarding exterior lighting and to state and local regulations pertaining to air quality.

11. Whether the proposed change will adversely affect property values in the adjacent area.

Analysis of Compliance: Existing development within the surrounding area is primarily nonresidential in nature and is located near the interchange of Interstate-75 and US 41/441. Therefore, it is not expected that the proposed amendment will adversely affect the property values of adjacent or neighboring areas.

12. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

Analysis of Compliance: As noted, the subject property is located at the Interstate-75 and US 41/441 interchange and is proximate to existing commercial uses, including



restaurants, gas stations, mini-storage, and a hotel. The proposed amendment will not adversely affect or change the context of development within the surrounding area.

13. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Analysis of Compliance: The proposed change would not constitute a special privilege when contrasted with the public welfare. The subject property is adjacent to lands presently designated Highway Interchange on the FLUM with access to US 41/441, therefore, the amendment of the land use and zoning on the subject property aligns with adjacent lands and does not represent any special privilege to the owner of the property.

14. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Analysis of Compliance: As noted herein, the development of residential lands between commercial highway uses and public facilities does not represent the most logical development pattern. The proposed amendment will designate the subject property for uses that are more in alignment with the historical and anticipated growth trends of the Ellisville interchange area.

15. Whether the change suggested is out of scale with the needs of the neighborhood or the county.

Analysis of Compliance: The subject property is located within the Designated Urban Development Area, which, as stated in Objective I.1 of the Comprehensive Plan, is intended to direct future growth and associated urban development, such as supporting commercial uses, to urban development areas. The subject property is adjacent to lands presently designated Highway Interchange on the FLUM with access to US 41/441, which is designated as a principal arterial in Policy II.1.1 of the Comprehensive Plan. Therefore, the proposed change would not be out of scale with the needs of the neighborhood or County.

16. Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use.

Analysis of Compliance: While other lands might be available to accommodate future development of uses permitted in the CHI zoning district, the proposed amendment will establish a land use pattern that is consistent with the context of the surrounding development and will eliminate the potential for residential uses to be placed between commercial highway uses and public facilities. The proposed change will result in a more orderly growth pattern and encourage logical development.



Environmental Conditions Analysis

Wetlands

According to the National Wetlands Inventory, there are portions of the subject property that potentially contain wetlands. Any future development of the subject property will be subject to the applicable protection standards of the County's Comprehensive Plan and LDRs. At such time, wetlands will be delineated in accordance with state criteria and applicable buffering from such areas shall be provided.

Creeks and Streams

There are no creeks or streams located on the subject property.

Flood Potential

The subject property is located within Flood Zone X, which are areas determined to be out of the 500-year floodplain, and Flood Zone A, which are areas within a special flood hazard area with no Base Flood Elevation (BFE) determined. Any future development will comply with the applicable requirements of the County's Comprehensive Plan and Land Development Regulations pertaining to development within a special flood hazard area. This includes elevating the minimum finished floor of a structure within a special flood hazard area to be at least one (1) foot above the BFE, which would be required to be determined through the site design process.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) is a statewide organization administered by the Institute of Science and Public Affairs at Florida State University. FNAI maintains a comprehensive database of biological resources in Florida and serves as the primary source for information on Florida's conservation lands.

The FNAI Biodiversity Matrix is an online mapping tool that allows users to screen for documented occurrences of rare and protected species. This tool also provides an interpretation of the likelihood of species occurrence in a defined area.

The FNAI Biodiversity Matrix does not identify any known occurrences of rare or protected species on the subject property. Therefore, there are presently no concerns regarding regulated plant or animal species.



Public Facilities Impact Analysis

The proposed land use category and zoning district permit are intended to serve the residents of the community as well as the travelling public and as such permit a variety of service and retail uses as well as offices and warehousing.

The subject property is comprised of ±81.87 acres, however, a significant portion of the property is located within Flood Zone A and/or is shown on the National Wetlands Inventory as potentially containing wetlands. As such, for purposes of this Public Facilities Impact Analysis, these areas are presumed to be limited in their development potential and have been excluded from lands considered developable.

The portion of the subject property located outside of Flood Zone A and/or potential wetland areas is ±31.14 acres. While the Highway Interchange FLUM Designation and CHI zoning district permit a Floor Area Ratio (FAR) of 1.0, development generally occurs at a significantly lower FAR, typically ranging from 0.15 to 0.25 FAR. Based on the acreage of land considered developable for purposes of this analysis, the typical FAR range would result in a maximum of floor area ranging from ±223,071 square feet to ±371,785 square feet.

The impacts upon public facilities created by nonresidential uses, such as those permitted in the Highway Interchange FLUM Designation and CHI zoning district, can vary significantly. For instance, uses such as offices and warehouses generate less impacts to public facilities than uses such as restaurants or service stations. Therefore, for purposes of this analysis, a mix of potential uses is presumed to be developed on the subject property, as further defined in Table 2.

Table 2. Potential Land Uses for Public Facilities Impact Analysis

Use	Unit
Service Station	6,000 square feet
Restaurant, Fast Casual	15,000 square feet
Restaurant, Quick Service/Drive-Thru	15,000 square feet
General Retail	40,000 square feet
Office	45,000 square feet
Hotels	200 rooms
Warehousing	100,000 square feet



Transportation

Table 3. Potential Trip Generation

Use	Unit	ITE Code	AADT	PM Peak
Service Station	12 pumping stations	944	2,064	173
Restaurant, Fast Casual	15,000 sq. ft.	930	1,457	279
Restaurant, Quick Service/Drive-Thru	7,500 sq. ft.	934	3,056	382
General Retail	40,000 sq. ft.	822	2,701	289
Office	45,000 sq. ft.	710	488	65
Hotels	200 rooms	310	660	61
Warehousing	125,000 sq. ft.	150	214	39
Total			10,640	1,288

Source: ITE Trip Generation Manual, 11th Edition



Table 4. Transportation LOS Analysis

Segment Number	Description	Functional Classification	Area Type	LOS Standard	Maximum Service Volume (AADT)	Existing AADT	Maximum Service Volume (PM Peak Hour)	Existing PM Peak Hour	Estimated Maximum Trip Generation (PM Peak Hour)	Residual Capacity (PM Peak Hour)
7	US 441 (from C.R. 242 to S.R. 238)	Principal Arterial	Rural Highway	D	14,000	6,800	1,330	646	129	555
8	U.S. 441 (from S.R. 238 to I-75 northbound I-75 ramps)	Principal Arterial	Rural Highway	D	55,700	15,800	5,290	1,501	193	3,596
9	U.S. 441/41 (from I-75 bridge to northbound I-75 ramps)	Principal Arterial	Rural Highway	D	55,700	15,800	5,290	1,501	322	3,467
10	U.S. 441/41 (from SW Howell Road to I-75 bridge)	Principal Arterial	Rural Highway	D	14,000	5,200	1,330	646	644	40
11	U.S. 441/41 (from County's south boundary to SW Howell Road)	Principal Arterial	Rural Highway	D	14,000	5,200	1,330	646	193	491

Traffic counts obtained from Florida Traffic Online. <https://tdaappsprod.dot.state.fl.us/fto/>. Accessed on May 5, 2026.

Trip Distribution (One-Way):

Segment 7 – 10%
Segment 8 – 15%
Segment 9 – 25%
Segment 10 – 50%
Segment 11 – 15%

The subject property is located along Segment 11 (US 41/441 from the County's south boundary to SW Howell Road) and is proximate to Segments 7 – 10, which are inclusive of US 41/441 from CR 242 to SW Howell Road. The functional classification of each of these segments is Principal Arterial, with an area type of Rural Highway. The Level of Service (LOS) Standard for each of these segments is LOS D. The estimated maximum trip generation at the PM Peak Hour is not expected to result in any LOS deficiencies.



Potable Water

Table 3. Potential Potable Water Demand Generation

Use	Description	Multiplier	Number of Units	Total
Service Station	Per water Closet	250	8	2,200
Restaurant, Fast Casual	Per Seat	20	450	9,900
Restaurant, Quick Service/Drive-Thru	Per Seat	20	225	4,950
General Retail	Per Bathroom	200	12	2,640
Office	Per 100 sq. ft.	15	450	7,425
Hotels	Per Room	100	200	22,000
Warehousing	Per Loading Bay	50	100	5,500
Total				54,615

Source: Chapter 64E-6, Florida Administrative Code, plus 10% for water consumption.

Based upon the mix of land uses contemplated by this analysis, a potential future development of the subject property may generate a demand of 54,615 gallons per day of potable water.

Sanitary Sewer

Table 3. Potential Potable Water Demand Generation

Use	Description	Multiplier	Number of Units	Total
Service Station	Per water Closet	250	8	2,000
Restaurant, Fast Casual	Per Seat	20	450	9,000
Restaurant, Quick Service/Drive-Thru	Per Seat	20	225	4,500
General Retail	Per Bathroom	200	12	2,400
Office	Per 100 sq. ft.	15	450	6,750
Hotels	Per Room	100	200	20,000
Warehousing	Per Loading Bay	50	100	5,000
Total				49,650

Source: Chapter 64E-6, Florida Administrative Code, plus 10% for water consumption.

Based upon the mix of land uses contemplated by this analysis, a potential future development of the subject property may generate a demand of 49,650 gallons per day of sanitary sewer.



Solid Waste

Table 3. Potential Solid Waste Generation

Use	Unit	Pounds per Sq. Ft. per Year	Tons per Year	Pounds per Day
Service Station	3,000 sq. ft.	2.7	4.05	22.19
Restaurant, Fast Casual	15,000 sq. ft.	6.4	48.0	263.01
Restaurant, Quick Service/Drive-Thru	7,500 sq. ft.	6.4	24.0	131.51
General Retail	40,000 sq. ft.	1.6	32.0	175.34
Office	45,000 sq. ft.	0.6	13.5	73.97
Hotels	100,000 sq. ft.	1.5	75.0	410.96
Warehousing	125,000 sq. ft.	0.9	56.25	308.22
Total			252.8	1,386.20

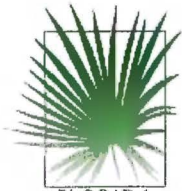
Broward County 2023 Waste Generation Study

Recreation

The proposed land use and zoning district are nonresidential categories, therefore, there will be no impact to recreational facilities.

Public Schools

The proposed land use and zoning district are nonresidential categories, therefore, there will be no impact to public school facilities.



FLORIDA
Natural Areas
INVENTORY

1018 Thomaville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 5/6/2026

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 23340

	Descriptions DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit. DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years. LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because: 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i> 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.
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Matrix Unit ID: 23340

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Mycteria americana</i> Wood Stork	G4	S2	T	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 23340

18 Potential Elements for Matrix Unit 23340

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Asplenium x plenum</i> ruffled spleenwort	G1Q	S1	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	ST
<i>Brickellia cordifolia</i> Flyr's brickell-bush	G3	S2	N	E
<i>Corynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	G3G4	S1	N	N
<i>Dryobates borealis</i> Red-cockaded Woodpecker	G3	S2	E, PT	FE
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Hartwrightia floridana</i> hartwrightia	G2	S2	N	T

<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Mustela frenata olivacea</i> Southeastern Weasel	G5T4	S3?	N	N
<i>Myotis austroriparius</i> Southeastern Myotis	G4	S3	N	N
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



Building and Zoning Department

Comprehensive Plan Amendment Application

Invoice

76600

Applicant Information

4 K CATTLE COMPANY LLC,
TBD

Invoice Date

06/05/2026

Permit

CPA260601

Amount Due

\$1,750.00

Job Location

Parcel: 02-6S-17-09555-000; 02-6S-17-09554-000; 02-6S-17-09554-002

Owner: 4 K CATTLE COMPANY LLC, , 4 K CATTLE COMPANY

Contractor Information

Invoice History

Date	Description	Discount	Amount
06/05/2026	Fee: Amend the Future Land Use Plan Map of the Comprehensive Plan - Small Scale Amendment	\$0.00	\$1,750.00
Amount Due:			\$1,750.00

[Credit card payments can be made online here \(fees apply\)](#)

Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All Inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.



Building Department

Receipt Of Payment

Applicant Information

4 K CATTLE COMPANY LLC,
TBD

Method

Check 13853

Date of Payment

06/05/2026

Payment

773528

Amount of Payment

\$1750.00

AppID: 76600 Permit #: CPA260601
Comprehensive Plan Amendment
Parcel: 02-6S-17-09555-000; 02-6S-17-09554-000; 02-6S-17-09554-002
Owner: 4 K CATTLE COMPANY LLC, , 4 K CATTLE COMPANY LLC, 4 K CATTLE COMPANY LLC

Contractor Information

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
06/05/2026	Fee: Amend the Future Land Use Plan Map of the Comprehensive Plan - Small Scale Amendment	\$1750.00
06/05/2026	Payment: Check 13853	(\$1750.00)
		\$0.00

Contact Us

Phone:
(386) 758-1008

After Hours:
(386) 758-1124

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
laurie_hodson@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Building Inspector Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

Online: (Preferred Method)

www.columbiacountyfla.com/InspectionRequest.asp

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

All Inspections require 24 hours notice.
Emergencies will be inspected as soon as possible.

NOTICE OF PUBLIC HEARING

CONCERNING A CHANGE OF ZONING AND COMPREHENSIVE PLAN AMENDMENT AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.

BY THE COLUMBIA COUNTY, FLORIDA, PLANNING AND ZONING BOARD. **NOTICE IS HEREBY GIVEN** that, pursuant to the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, as amended, objections, recommendations and comments concerning a Change of Zoning and Comprehensive Plan Amendment as described below, will be heard by the Planning and Zoning Board of Columbia County, Florida, at a public hearing on July 23, 2026, at 5:30pm, or as soon thereafter as the matters can be heard, in the Tourist Development Council Building located at 971 W Duval St. Suite 145, Lake City, Florida. If recommended for approval by the Planning and Zoning Board, the Columbia County Board of County Commissioners will hear these items for approval or denial at their regularly scheduled meeting on September 17, 2026 or as soon thereafter as the matters can be heard.

Z260601 - A petition by Justin Tabor, agent for 4K Cattle Company LLC, requesting a zoning change from Rural Residential to Commercial Highway Interchange on the lands described as follows: Parcel(s) # 02-6S-17-09554-000; 02-6S-17-09554-002; 02-6S-17-09555-000 THAT PART OF SW1/4 OF NW1/4 LYING S OF I-75 & NW1/4 OF SW1/4 LYING S OF I-75, EX W1/2 OF W1/2 OF NW1/4 OF SW1/4. 531-249, 836-694, 865-2603, WD 1074-2597, WD 1558-2665, S 60 FT OF W1/2 OF W1/2 OF NW1/4 OF SW1/4. 853-1265, 855-15, QC 1067-2102, DC 1067-2103, WD 1074-2592, WD 1074-2597, WD 1558-2665, SW1/4 OF SW1/4 & 15 AC OFF W SIDE OF SE1/4 OF SW1/4, EX BEG SW COR SEC, RUN N 30 FT, E 1157.58 FT, S 30 FT, W TO W LINE OF SEC & POB. 373-394, POA 778-1171, 834-957, WD 1073-2062, WD 1079-1463, WD 1558-2665, Located on the West side of SE Giles Martin Avenue.

CPA260601- A petition by Justin Tabor, agent for 4K Cattle Company LLC, requesting a Future Land Use Map amendment from Residential-Very Low to Highway Interchange on the same lands as described above.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing. At the aforementioned public hearing, all interested parties may appear to be heard with respect to the Zoning Comprehensive Plan Amendments. Copies of the Rezoning and comprehensive plan amendment applications are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1006 or by Telecommunication Device for Deaf at (386)758-2139.

For more information, contact Seth Lane at (386) 754-7119