

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

December 06, 2022 at 5:30 PM

Venue: City Hall

AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES

- i. Meeting Minutes: 11-01-2022

OLD BUSINESS

- ii. **CPA22-07 and Z22-06-** Petitions submitted by Dalton Kurtz (agent) for Steven Corbett (owner), to amend the Future Land Use and the Official Zoning Atlas of the Land Development Regulations by changing the future land use from Commercial to Residential High Density and changing the zoning district from Commercial General to Residential Multi-Family 2 on property described, as follows: **Parcel No. 02463-000.**

NEW BUSINESS-None

WORKSHOP-None

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:
<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

File Attachments for Item:

i. Meeting Minutes: 11-01-2022

PLANNING AND ZONING

MEETING MINUTES

Date: 11/01/2022

Roll Call:

Mrs. McKellum- Present
Mr. Nelson- Not Present
Mr. Cooper- Present
Mr. McMahon- Present

Mr. Carter- Present
Mr. Lydick- Present

Approval of Past Minutes-Approve the minutes of the 10/04/2022 Meeting.

Motion By: Mr. Carter

Seconded By: Mr. McMahon

Comments or Revisions: None

Old Business: None

New Business:

Petition # CPA22-07 and Z22-06 Presented By: No petitioner present

As owner or agent and gives address of: No petitioner present

Petitioner is Sworn in by: No petitioner present

Discussion:

Mr. Lydick asked if there was anyone present to speak on behalf of CPA22-07 and Z22-06. No one present. Mr. Lydick asked the board to table petition CPA22-07 and Z22-06 till 12/06/2022. Mr. Carter motioned to table petitions. Mr. Cooper seconded. Mr. Lydick asked for Mr. Angelo to poll the board for a vote to table petitions.

Mrs. McKellum: Aye **Mr. Cooper:** Aye **Mr. McMahon:** Aye
Mr. Carter: Aye **Mr. Lydick:** Aye

Workshop:

Discussion:

Mr. Lydick discussed readopting the rules from the previous year and to continue working on creating a set of rules and document explaining them that was started by Ms. Georgalis. Motion the approve the readopting of the previous year's rules by Mr. McMahon and seconded by Mr. Carter.

Mrs. McKellum: Aye **Mr. Cooper:** Aye **Mr. McMahon:** Aye
Mr. Carter: Aye **Mr. Lydick:** Aye

PLANNING AND ZONING

MEETING MINUTES

Discussion:

Mr. Lydick asked the board if they had any workshops that they would like to see this year. The board had no suggestions at this time. Mr. Lydick asked board to communicate thru Mr. Angelo, the Vice Chair, and the Chair if they had any workshops they would like to see.

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mr. Carter

Time: 5:43pm

Motion Seconded By: Mr. Cooper

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

File Attachments for Item:

ii. CPA22-07 and Z22-06- Petitions submitted by Dalton Kurtz (agent) for Steven Corbett (owner), to amend the Future Land Use and the Official Zoning Atlas of the Land Development Regulations by changing the future land use from Commercial to Residential High Density and changing the zoning district from Commercial General to Residential Multi-Family 2 on property described, as follows: **Parcel No. 02463-000.**

**GROWTH MANAGEMENT**

205 North Marion Ave.
Lake City, FL 32055
Telephone: (386) 719-5750
E-mail: growthmanagement@locfla.com

FOR PLANNING USE ONLY

Application # CIA 22-06
Application Fee \$ 750.00 / 1500
Receipt No. _____
Filing Date 8/23/22
Completeness Date _____

COMPREHENSIVE PLAN AMENDMENT

Small

Scale: \$750.00 Large Scale: \$1,500.00

A. PROJECT INFORMATION

1. Project Name: Legends at Lake City
2. Address of Subject Property: Dead end at Hall of Fame Drive
3. Parcel ID Number(s): 34-3S-16-02463-000
4. Existing Future Land Use Map Designation: Commercial
5. Proposed Future Land Use Map Designation: Residential High Density
6. Zoning Designation: Commercial General (CG)
7. Acreage: 19.3
8. Existing Use of Property: Vacant/ sporadic planted pines
9. Proposed use of Property: Multi-family residential apartment complex

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Dalton Kurtz Title: Project Manager
Company name (if applicable): North Florida Professional Services (NFPS)
Mailing Address: SW 1450, FL-47
City: Lake City State: FL Zip: 32025
Telephone: (386)-752-4675 Fax: () Email: dkurtz@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): Steven Corbett
Mailing Address: PO Box 518
City: Phenix City State: AL Zip: 36868
Telephone: (334)-480-4001 Fax: () Email: dnibblett@trimcor.com

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: _____
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? ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes _____ ☐ No _____
Future Land Use Map Amendment Application No. _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☒ Yes _____ ☐ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes _____ ☐ No _____
Variance Application No. _____
Special Exception: ☐ Yes _____ ☐ No _____
Special Exception Application No. _____

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 land use amendments, an analysis of the impacts to Public Schools is required.
4. 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.
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 Comprehensive Plan Amendment is as follows:
 - a. Small Scale Comprehensive Plan Amendment (10 Acres or less) = \$750.00
 - b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) = \$1,500.00 or actual city cost
 - c. Text Amendment to the Comprehensive Plan = \$750.00

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.

A total of fourteen (14) copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

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.

Dalton Hurtz (NFPS)

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

9-18-2022

Date



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 34-3S-16-02463-000 (10209) | NON AG ACREAGE (9900) | 19.3 AC

COMM NE COR OF SEC, RUN W 1074.95 FT TO W R/W OF I-75 FOR POB, RUN SE ALONG R/W 2062.22 FT, S 452.39 FT, W 610.24 FT, S 271.63 FT, SE 300 FT, W 60 FT,

THE GRAND RESERVE AS PELHAM LLC

Owner: 3517 RETAIL DRIVE
PHENIX CITY, AL 36869

Site:

Sales

Info

12/16/2021
12/1/1986
12/1/1986

\$1,350,000 V (Q)
\$476,800 V (U)
\$476,800 V (Q)

2022 Working Values

Mkt Lnd	\$965,000	Appraised	\$965,000
Ag Lnd	\$0	Assessed	\$965,000
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$965,000		
		county:	\$965,000
		city:	\$965,000
		other:	\$0
		school:	\$965,000

NOTES:



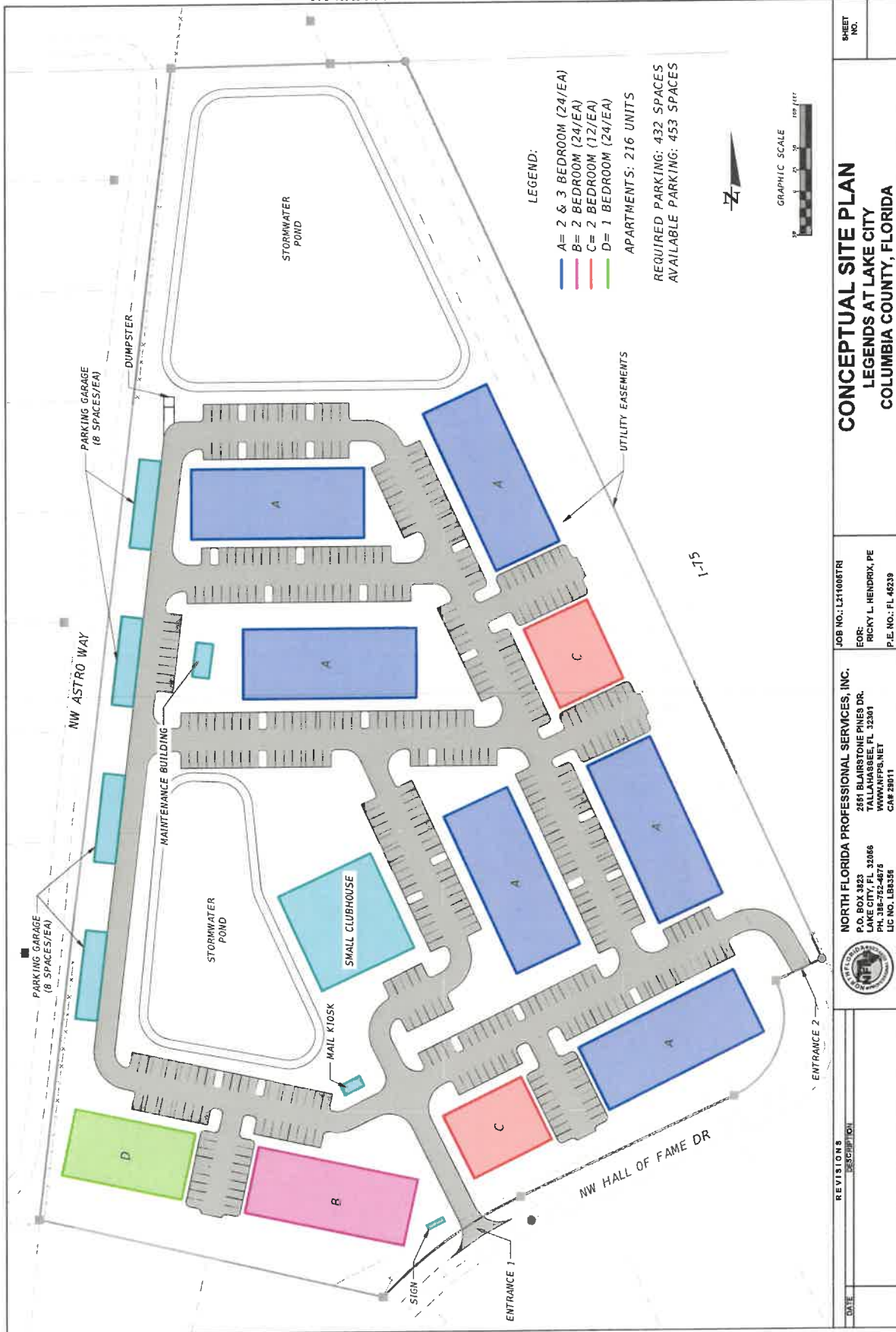
Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



**CONCURRENCY
WORKSHEET**

Legends at Lake City
07/25/2022

Trip Generation Analysis per Lot

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Unit*	Total ADT	Total PM Peak
221	Low Rise Apartment	6.59	0.58	216.00	1423.44	125.28

*No additional construction being done

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)	Dwelling Unit*	Total Development (GPD)
Residence	0.00	0.00	0.00	0.00	249600.00
Building Type D – 1BR/1BA = 1086 Sqft	200.00	4.00	800.00	24.00	19200.00
Building Type C and B – 2BR/2BA = 1538 Sqft Building Type A – Outside 12 units are 3BR/2BA at 1733 Sqft, Interior 12 units are 2BR/2BA at 1538 Sqft	300.00	4.00	1200.00	192.00	230400.00

*Multiplier or "peaking factor" was obtained from the publication "Recommended Standards for Wastewater Facilities" by the Great Lakes-upper Mississippi River Board of State and Provincial Public Health and Environmental Managers. Page 10-6, Figure 1.

**CONCURRENCY
WORKSHEET**

Legends at Lake City
07/25/2022

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)	Dwelling Unit*	Total Development (GPD)
Residence	0.00	0.00	0.00	0.00	0.00
Building Type C and B - 2BR/2BA = 1538 Sqft	200.00	4.00	800.00	24.00	19200.00
Building Type C and B - 2BR/2BA = 1538 Sqft Building Type A - Outside 12 units are 3BR/2BA at 1733 Sqft, Interior 12 units are 2BR/2BA at 1538 Sqft	300.00	4.00	1200.00	192.00	230400.00

*Multiplier or "peaking factor" was obtained from the publication " Recommended Standards for Wastewater Facilities" by the Great Lakes-upper Mississippi River Board of State and Provincial Public Health and Environmental Managers. Page 10-6, Figure 1.

**CONCURRENCY
WORKSHEET**

Legends at Lake City
07/25/2022

Solid Waste Analysis

Use	Pounds Per Person Per unit Per day	Estimated Population	Units	Total Developmen t (Lbs Per Day)
Multi Family	5.50	432.00	216.00	2376.00



**Columbia County Schools
Office of the Superintendent**

372 West Duval Street
Lake City, Florida 32055-3990
(386) 755-8003
carswella@columbiak12.com
www.columbiak12.com

SUPERINTENDENT
ALEX L. CARSWELL, JR

ASSISTANT SUPERINTENDENTS
HOPE JERNIGAN
TODD WIDERGREN

MEMBERS OF THE BOARD
DANA BRADY-GIDDENS
CHERIE HILL
KEITH HUDSON
STEPHANIE JOHNS
NARRAGANSETT SMITH

September 6, 2022

VIA EMAIL
dkurtz@nfps.net

TO: Dalton Kurtz

RE: Legends at Lake City

The Columbia County School District ("District") acknowledges the intent to develop the apartment complex known as Legends at Lake City. The District further acknowledges that this development, presented to the District by Dalton Kurtz, will consist of up to 216 multi-family units on the 19.3 +/- acres located off of Hall of Fame Drive (parcel 34-3s-16-02463-000), which is currently zoned for Westside Elementary School, Richardson Sixth Grade Academy, Lake City Middle School and Columbia High School.

The District is committed to the economic development and growth of Columbia County and wholeheartedly supports this endeavor. We have sufficient capacity in our schools to provide education and support to the students who will eventually live here.

Sincerely,

Alex L. Carswell, Jr.
Superintendent



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Comprehensive Plan Consistency Analysis Legends at Lake City

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

Proposed Site Plan

The property is 19.3 acres located along SB I-75, NW Hall of Fame Dr, and NW Astor Way in Lake City, FL. The proposed development to be built on the parcel is "Legends of Lake City" multi-family residential apartment complex. (Tax Parcel 34-3S-16-02463-000)

Future Land Use Element

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVE I.1 The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.

Consistency: The proposed residential use is consistent with the types of uses allowed by the Residential High-Density category. The property is located along SB I 75, NW Hall of Fame Dr, and NW Astor Way in an urban development area and is bordered by County residential multifamily and is adjacent to a city zoned RMF-1 area.

Policy I.1.1 The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.

Consistency: The proposed residential site is located along SB I 75, NW Hall of Fame Dr, and NW Astor Way and there are public facilities available to support the low density and intensity. It should be noted the proposed site is at a dead end on Hall of Fame Drive; the attached conceptual shows a more advantageous site circulation than the parcel currently has. Hall of Fame Drive leads directly to US 90 which is sufficient to support increased density.

Policy I.1.2 The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:

RESIDENTIAL:

Residential use classifications provide locations for dwelling units at low, moderate medium, and high density within the city as defined within this Comprehensive Plan. Public, charter, and

private elementary and middle schools are permitted within low and moderate density residential land use classifications. Public, charter, and private elementary, middle schools and high schools are permitted in medium and high-density residential land use classifications. In addition, churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, childcare centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.50 floor area ratio. Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories.

Residential low density shall be limited to a density of less than or equal to 2.0 dwelling units per acre.

Residential moderate density shall be limited to a density of less than or equal to 4.0 dwelling units per acre.

Residential medium density shall be limited to a density of less than or equal to 8.0 dwelling units per acre.

The medium density residential use classification can also provide location for professional and business activities along arterial and collector streets in transitional areas buffering residential neighborhoods from intensive nonresidential areas and such activities shall be limited to an intensity of 1.0 floor area ratio.

Residential high density shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

Consistency: The proposed land use of Residential High Capacity would allow 396 units on the 19.8-acre site. The proposed development would produce ±216 units. The attached conceptual plan shows the mix of 1,2, & 3-bedroom apartments that would accomplish this goal.

Policy I.1.3 The City shall continue to allocate amounts and types 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).

Consistency: The conversion of a parcel of semi-planted pines and vacant land that is currently designated commercial and is surrounded by other residential areas will take advantage of nearby public facilities rather than remain dormant.

Policy I.1.4 The City shall continue to limit the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map to acreage which can be reasonably expected to develop by the year 2025.

Consistency: This section of the City & County has increasing residential developments that shall be completed by 2024.

Policy I.1.5 The City shall continue to provide for a neighborhood commercial district to provide small

scale retail and service establishments which will serve the convenience needs of adjacent areas. Neighborhood commercial activities are not shown on the Future Land Use Plan Map; rather, these commercial activities should be accommodated throughout the city as market forces determine the need according to the following criteria:

1. Neighborhood commercial activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, automotive service stations, childcare centers and financial institutions and similar uses compatible neighborhood commercial uses may be allowed as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio.
2. Neighborhood commercial activities shall be located on an arterial or collector road;
3. Floor area for each individual outlet or establishment shall not exceed 5,000 square feet; and
4. Sale, display, preparation, and storage shall be conducted completely within an enclosed building, and no more than 20 percent of the floor area shall be devoted to storage.
5. Neighborhood commercial uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio.

Consistency: The site is close to neighborhood retail areas and will not affect any neighborhood commercial activities.

Policy I.1.7 The City shall require the development of public, private and charter school sites to be consistent with the following standards:

1. Middle and high schools shall be located on collector or arterial roadways, as functionally classified within the Comprehensive Plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;
2. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and
3. All structural setbacks, building heights, and access requirements shall be governed by the City's land development regulations.

Consistency: The subject property will not affect the development of public or private schools.

OBJECTIVE I.2 The City shall adopt performance standards which regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.

Consistency: The subject property shall utilize the existing high spots and leverage the low-lying areas for stormwater treatment while discharging as little stormwater off site prior to treatment.

Policy I.2.1 The City shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations by the following design standards for arrangement of development:

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as

closely as possible to the original topography. A combination of steep grades and curves shall be avoided.

2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.

3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

4. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the City Council, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.

Consistency: The subject property shall be designed in accordance with City of Lake Land Development, Suwannee River Water Management District stormwater (SRWMD), Florida Department of Environmental Protection (FDEP), Florida Department of Health (FDOH), & Florida Department of Transportation (FDOT) standards.

OBJECTIVE I.3 The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

Policy I.3.1 The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

OBJECTIVE I.4 The City shall continue to include provisions for Planned Residential Development regulations. A Planned Residential Development (PRD) is:

1. A concept which requires land to be under unified control, planned and developed as a whole in a single development or in an approved, programmed series of developments for dwelling units and related uses and facilities;
2. A plan which, when adopted, becomes the land development regulations for the land to which it is applied;
3. Inclusive of principal and accessory structures substantially related to the character of the development itself and the surrounding area of which it is a part; and
4. A concept which, when implemented, allows for development according to comprehensive and detailed plans that include streets, utilities, building sites and the like and site plans and elevations for all buildings as intended to be located, constructed, used, and related to each other.

It also includes detailed plans for other uses and the improvements on the land as related to the building

Consistency: The subject property will not interfere with any existing or future PRD's.

Policy I.4.1 The City's land development regulations shall continue to contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;
3. Protect environmentally sensitive lands identified within the Conservation Element;
4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Protect potable water wellfields and aquifer recharge areas;
6. Regulate signage;
7. Provide safe and convenient onsite traffic flow and vehicle parking needs; and
8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

OBJECTIVE I.5 The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area, except that water line extensions may be made outside such designated urban development area to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside such designated urban development area. The boundary of this designated urban development area is depicted within the Future Land Use Map Series of this Comprehensive Plan.

Consistency: The subject properties location to existing City Utilities makes it desirable to route utility extensions that will support future growth and is still shown on the future land use map.

Policy I.5.1 The City shall adopt as part of its utility policies and programs a provision whereby any extension of public facility geographic service areas into surrounding unincorporated areas shall be limited to the adjacent designated urban development areas as identified within the Future Land Use Map Series of this Comprehensive Plan except that water line extensions may be made outside such boundary to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside of such designated urban development area. The City shall condition the extension of public facilities for residential uses to the adjacent unincorporated urban development area on first providing these facilities and services for the majority of the residents within the City which are not currently being served.

Consistency: The subject properties location to existing City Utilities makes it desirable to route utility extensions that will support future growth and is still shown on the future land use map

Policy I.5.2 The City shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed

to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

1. In nonresidential areas, the distribution electric substation shall comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district.

2. In residential areas, a setback of up to 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained, as follows:

a. For setbacks between 100 feet and 50 feet, an open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.

b. For setback of less than 50 feet, a buffer wall 8 feet high or a fence 8 feet high with native landscaping shall be installed around the substation.

Consistency: The subject properties electrical needs will allow for minimal electrical equipment vs. a high demand commercial site.

OBJECTIVE I.6 The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

Policy I.6.1 The City shall continue to permit mining activity as a special exception within areas designated on the Future Land Use Plan map as industrial.

Consistency: No mining to occur on the site.

Policy I.6.2 The City shall continue to include provisions for drainage, stormwater management, open space and safe and convenient on-site traffic flow including the provisions of needed vehicle parking for all development.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

Policy I.6.3 The City shall continue to limit the intensity of development by requiring that the length of lots does not exceed three times the width of lots for the location of dwelling units.

Consistency: The subject property is to be designed for multi-family apartments and will remain one lot.

Policy I.6.4 The City shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

OBJECTIVE I.7 The City shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey based upon information as available from the University of Florida, Shimberg Center for Affordable Housing.

Consistency: The subject property is not in a designated area of blight.

Policy I.7.1 The City shall request federal and state funds to redevelop and renew any identified blighted areas, where the City finds there is a competitive feasibility to receive such funding.

Consistency: The subject property is not in a designated area of blight.

Policy I.8.1 The land development regulations of the City shall include the following provisions for nonconforming lots, structures and uses of land or structures:

1. Nonconforming lots of record shall be recognized within any zoning district in which single family dwellings are permitted. A single-family dwelling may be erected, expanded, or altered on any single lot of record. Such lots must be in separate ownership and not of continuous frontage with other lots in the same ownership.
2. Nonconforming uses of land shall be recognized where the lawful use of land exists which is not permitted by the land development regulations, such use may be continued, so long as it remains otherwise lawful, subject to limitation concerning enlargement, movement, discontinuance, and structural addition.
3. Nonconforming structures shall be recognized where a structure exists lawfully that would not be permitted to be built under the land development regulations by reason of restrictions on requirements other than use concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to limitations concerning provisions addressing enlargement or alteration, destruction, and movement.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

OBJECTIVE I.9 The City shall continue to use a Historic Preservation Agency appointed by the City Council to assist the City Council with the designation of historic landmarks and landmark sites or historic districts within the City based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Council based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

Consistency: The subject property is not developed nor is it eligible for historic preservation.

Policy I.9.1 The City shall continue to establish criteria for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites.

Consistency: The subject property is not developed nor is it eligible for historic preservation.

Policy I.9.2 The City shall maintain a listing of all known prehistoric and historic sites within the City. This list shall be provided within the Land Development Regulations and shall be updated by the Planning and Zoning Board, as provided within said regulations

Consistency: The subject property is not developed nor is it eligible for historic preservation.

OBJECTIVE I.10 The City shall protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

Policy I.10.1 The City shall protect public potable water supply wells by prohibiting

: 1. Land uses which require or involve storage, use of manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, in effect upon adoption of this Objective; Code of Federal Regulations, Title 40, Part 302 and 355 and Title 49, Part 172, in effect upon adoption of this Comprehensive Plan;

2. Landfills;

3. Facilities of bulk storage, agricultural chemicals;

4. Petroleum products;

5. Hazardous toxic and medical waste;

6. Feedlots or other animal facilities;

7. Wastewater treatment plants and percolation ponds; and

8. Mines, and excavation of waterways or drainage facilities which intersect the water table, within a 300-foot radius around the water well designated by this Comprehensive Plan as a wellfield protection area.

In addition, no transportation of such regulated materials shall be allowed in the wellfield protection area, except through traffic.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction

Policy I.10.2 The City shall prohibit the location of any structure within a wetland, other than permitted docks, piers, or walkways, except as permitted within the wetland policy contained within the Conservation Element of this Comprehensive Plan.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

OBJECTIVE I.11 The City shall establish a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380

Florida Statutes, as amended.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction

Policy I.11.1 The City shall continue to require that all proposed development which is subject to the provisions of any regional resource planning and management plan shall be consistent with such plan and that proposed development be reviewed for such consistency during the development review process.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction

OBJECTIVE I.12 The City shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.

Consistency: The subject property will not be designated a subdivision.

Policy I.12.1 The City shall continue to require the developer to submit development plans for all proposed subdivision plats within the drainage basin of any designated priority water body shall be submitted to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plans within such basin prior to development review by the City.

Consistency: The subject property will not be designated a subdivision.

Legal Description

COMM NE COR OF SEC, RUN W 1074.95 FT TO W R/W OF I-75 FOR POB, RUN SE ALONG R/W 2062.22 FT, S 452.39 FT, W 610.24 FT, S 271.63 FT, SE 300 FT, W 60 FT, S 250 FT, W 2127.75 FT TO E R/W OF LAKE CITY AVE, N 150 FT, E 219.95 FT, N 332.13 FT, E 586.72 FT, N 1000.79 FT TO HILL CIRCLE, E 555.82 FT, N 1341.34 FT TO SEC LINE, E 272.81 FT TO POB. PARCEL 1 EX 1.27 AC FOR JEFFERSON PILOT INS CO. & EX 1 AC DESC ORB 696-32. ORB 609-74-82. EX 57 ACRES FOR FLORIDA GATEWAY CENTER NORTH S/D

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 202112025311 Date: 12/15/2021 Time: 8:15AM
Page 1 of 3 B: 1454 P: 2155, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 9450.00

4-11098

Warranty Deed

Trust to LLC

THIS WARRANTY DEED made this U day of December, 2021, by Daniel Crapps, As Trustee of Northwest Quadrant Land Trust under Trust Agreement dated November 25, 1986, hereinafter called the grantor, to The Grand Reserve at Pelham, LLC, an Alabama limited liability company, whose address is: 3517 Retail Drive, Phenix City, AL 36869 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

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

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

AND the grantor hereby covenants with said 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

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

Signed, sealed and delivered in our presence:

Lisa Hicks
Witness:

Lisa Hicks
Printed Name:

Jennifer Powers
Witness:

Jennifer Powers
Printed Name:

[Signature]
Daniel Crapps, As Trustee of Northwest
Quadrant Land Trust under Trust Agreement
dated November 25, 1986

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of December, 2021 by Daniel Crapps, As Trustee of Northwest Quadrant Land Trust under Trust Agreement dated November 25, 1986, who is personally known to me or who has produced _____ as identification.

(Notary Seal)

Veralisa Hicks
Notary Public



4-11098

EXHIBIT "A"

Being a portion of Section 34, Township 3 South, Range 16 East, Columbia County, Florida and being more particularly described as follows:

BEGIN at the point of intersection of the North line of Section 34, Township 3 South, Range 16 East, Columbia County, Florida and the Westerly limited access right-of-way line of Interstate Highway No. 75 and run South $23^{\circ}13'24''$ East, along said Westerly limited access right-of-way line 1150.12 feet to a point on the Northerly right-of-way line of Hall of Fame Drive; thence South $66^{\circ}46'36''$ West along said Northerly right-of-way line 60.00 feet to a point on the arc of a curve concave to the West having a radius of 100.00 feet and a central angle of $90^{\circ}00'00''$, said curve also having a chord bearing and distance of South $21^{\circ}46'36''$ West 141.42; thence Southerly and Southwesterly along the arc of said curve, being also the Northerly right-of-way line of Hall of Fame Drive 157.08 feet to the point of tangency of said curve; thence South $66^{\circ}46'36''$ West still along said Northerly right-of-way line 273.47 feet to the point of curve of a curve concave to the Southeast having a radius of 507.46 feet and a central angle of $03^{\circ}36'39''$, said curve also having a chord bearing and distance of South $65^{\circ}02'39''$ West 31.98 feet; thence Southwesterly along the arc of said curve, being also said Northerly right-of-way line of Hall of Fame Drive 31.98 feet to a point on the North line of the South 1/2 of the Northeast 1/4 of said Section 34; thence continue Southwesterly along the arc of said curve, through a chord bearing and distance of South $53^{\circ}56'16''$ West 164.58 feet, being also said Northerly right-of-way line of Hall of Fame Drive a distance of 165.31 feet to the Northeast corner of Lot 48 of Florida's Gateway Center North, a subdivision recorded in Plat Book 6, Page 25 of the Public Records of Columbia County, Florida; thence North $75^{\circ}16'59''$ West along the North line of said Lot 48 and Lot 47 of said Florida's Gateway Center North 409.97 feet to the Northwest corner of Lot 47, being the point of intersection of the South line of the North 1/2 of the Northeast 1/4 of said Section 34 and the Easterly right-of-way line of Hill Circle; thence North $08^{\circ}10'10''$ East along said Easterly right-of-way line of Hill Circle 1341.68 feet to a point on the North line of said Section 34; thence South $89^{\circ}30'43''$ East along said North line 272.81 feet to the POINT OF BEGINNING.

APPLICATION AGENT AUTHORIZATION FORM

Authority to Act as Agent

On my/our behalf, I appoint Dalton Kurtz (NFPS)
(Name of Person to Act as my Agent)

for Trimcor (THE GRAND RESERVE AT PELHAM LLC)
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Comprehensive Plan Amendment & Rezoning Application
(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: Steven Corbett

Applicant/Owner's Title: Member

On Behalf of: Trimcor (THE GRAND RESERVE AT PELHAM LLC)
(Company Name, if applicable)

Telephone: 334-480-4001 Date: _____

Applicant/Owner's Signature: Steven W. Corbett

Print Name: STEVEN W. CORBETT

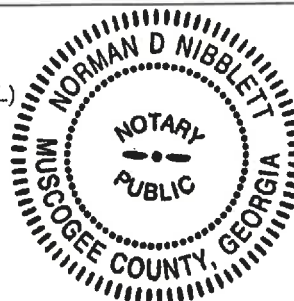
STATE OF ALABAMA
COUNTY OF Russell

The Foregoing instrument was acknowledged before me this 29th day of July, 20 22, by Steven W. Corbett,
whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced _____

[Signature]
(Notary Signature)

Expires 10-22-22

(SEAL)



Columbia County Tax Collector

generated on 7/28/2022 5:32:46 PM EDT

Tax Record

Last Update: 7/28/2022 5:30:58 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R02463-000	REAL ESTATE	2021
Mailing Address		Property Address
CRAPPS DANIEL AS TRUSTEE NORTHWEST QUADRANT LAND TRUST 2806 W US 90 STE LAKE CITY FL 32055		GEO Number 343S16-02463-000
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
Legal Description (click for full description) 34-3S-16 5500/550019.30 Acres COMM NE COR OF SEC, RUN W 1074.95 FT TO W R/W OF I-75 FOR POB, RUN SE ALONG R/W 2062.22 FT, S 452.39 FT, W 610.24 FT, S 271.63 FT, SE 300 FT, W 60 FT, S 250 FT, W 2127.75 FT TO E R/W OF LAKE CITY AVE, N 150 FT, E 219.95 See Tax Roll For Extra Legal		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	7.8150	5,701
CITY OF LAKE CITY	4.9000	5,701
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	5,701
LOCAL	3.6430	5,701
CAPITAL OUTLAY	1.5000	5,701
SUWANNEE RIVER WATER MGT DIST	0.3615	5,701
LAKE SHORE HOSPITAL AUTHORITY	0.0000	5,701
		Exemption Amount
		0
		Taxable Value
		\$5,701
		Taxes Levied
		\$44.55
		\$27.93
		\$4.27
		\$20.77
		\$8.55
		\$2.06
		\$0.00
Total Millage	18.9675	Total Taxes
		\$108.13
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$0.00
Total Assessments		\$0.00
Taxes & Assessments		\$108.13
If Paid By	Amount Due	
	\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
-----------	-------------	---------	------	-------------

12/7/2021	PAYMENT	2702220.0001	2021	\$104.89
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Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES



GROWTH MANAGEMENT

205 North Marion Ave
Lake City, Florida 32055
Telephone (386) 719-5750
growthmanagement@lcfla.com

FOR PLANNING USE ONLY

Application # Z 22-06

Application Fee \$ 750 1000.00

Receipt No. _____

Filing Date _____

Completeness Date _____

Less Than or Equal to 10 Acres: \$750.00

Greater Than 10 Acres: \$1,000.00 or actual cost

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

A. PROJECT INFORMATION

1. Project Name: LEGENDS AT LAKE CITY
2. Address of Subject Property: DEAD END OF HALL OF FAME DRIVE
3. Parcel ID Number(s): 34-3S-16-02463-000
4. Future Land Use Map Designation: COMMERCIAL
5. Existing Zoning Designation: COMMERCIAL GENERAL (CG)
6. Proposed Zoning Designation: RMF-2
7. Acreage: 19.3
8. Existing Use of Property: VACANT/PLANTED PINES
9. Proposed use of Property: MULTI FAMILY APARTMENTS

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): DALTON KURTZ Title: PROJECT MANAGER
Company name (if applicable): NORTH FLORIDA PROFESSIONAL SERVICES, INC.
Mailing Address: 1450 SW SR-47
City: LAKE CITY State: FL Zip: 32025
Telephone: (386) 752-4675 Fax: (386) 752-4674 Email: DKURTZ@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): _____
Mailing Address: 3517 RETAIL DRIVE
City: PHENIX CITY State: AL Zip: 36869
Telephone: (334) 480-4001 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: _____
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

- ☒ Boundary Sketch or Survey with bearings and dimensions.
- ☒ Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
- ☒ 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:
 - ☒ 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 \$1,250.00. 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.

~~NFPS (DALTON KURTZ)~~

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

9/9/21

Date

A vicinity map showing the project site location. The map includes Interstate 75 running diagonally across the top left. A road labeled 'SW TURNER AVE' runs horizontally at the bottom. Another road, 'SW PINEPOINT RD', runs horizontally at the bottom right. A road labeled 'I-5' runs vertically on the right side. A road labeled 'SW PINEPOINT LAKE' runs diagonally on the right side. A road labeled 'SW CR-252B' runs diagonally on the right side. A road labeled 'NW HALL OF LANE DRIVE' runs diagonally at the top right. The project site is located in the center-left area, labeled 'PROJECT SITE 10.31 AC'. A section labeled 'SEC. 34' is adjacent to the project site. A road labeled 'I-5-96' runs diagonally on the right side.

[illegible][illegible]

CERTIFICATION:
To: The Grand Jurors at Pelham, LLC; Abstract Trust Title, LLC; Trimco, Inc.; Pelham Community and Daniel's Grapple, as Trustees of Northeast Quadrant Land Trust

We do so certify that this map or plat and the survey on which it is based were taken in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NPS® Land Title Survey, jointly established and adopted by ALTA and NPS®, and includes Items 1, 3 & 13 of Table A thereof. The fieldwork was completed on October 14, 2021.

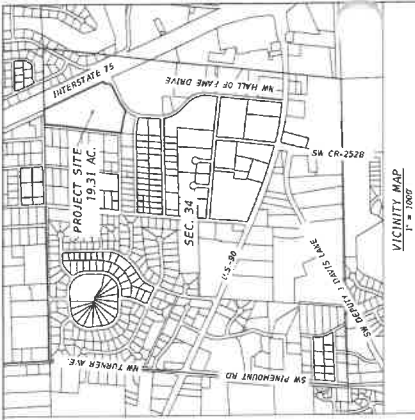
Date of Plat or Map: October 26, 2021

N.S. Combines, P.S.M.
Florida Reg. No. 4093

SHEET
NO.

TRIMCOR, LLC

X:\2021\217005TR\H.CADD\Survey\SURVD01.dwg NFPS 24X36 (1



SCHEDULE B, SECTION 2 ITEMS		
TOWNSHIP OF NEW BRUNSWICK		
COMMITMENT NUMBER 14 3021		
EFFECTIVE DATE SEPTEMBER 14 2021		
ITEM	RECORDING DATA	DESCRIPTION
02-5	000 731 PG 919	Compensation Rates 4 per cent and 5 per cent
02-7	000 7403 PG 1085	Full Power Company

SHEET NO.

TRIMCOR, LLC

X:\2021\L217005TR\H.CADD\Survey\SURVRD01.dwg NFPS 24X36 (1



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 34-3S-16-02463-000 (10209) | NON AG ACREAGE (9900) | 19.3 AC

COMM NE COR OF SEC, RUN W 1074.95 FT TO W R/W OF I-75 FOR POB, RUN SE ALONG R/W 2062.22 FT, S 452.39 FT, W 610.24 FT, S 271.63 FT, SE 300 FT, W 60 FT.

THE GRAND RESERVE AS PELHAM LLC

Owner: 3517 RETAIL DRIVE
PHENIX CITY, AL 36869

Site:

Sales

Info

12/16/2021

12/1/1986

12/1/1986

\$1,350,000 V (Q)

\$476,800 V (U)

\$476,800 V (Q)

2022 Working Values

Mkt Lnd	\$965,000	Appraised	\$965,000
Ag Lnd	\$0	Assessed	\$965,000
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$965,000		
		county:	\$965,000
		city:	\$965,000
		other:	\$0
		school:	\$965,000

NOTES:



Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com





**CONCURRENCY
WORKSHEET**

Legends at Lake City
07/25/2022

Trip Generation Analysis per Lot

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Unit*	Total ADT	Total PM Peak
221	Low Rise Apartment	6.59	0.58	216.00	1423.44	125.28

*No additional construction being done

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)	Dwelling Unit*	Total Development (GPD)
Residence	0.00	0.00	0.00	0.00	249600.00
Building Type D – 1BR/1BA = 1086 Sqft	200.00	4.00	800.00	24.00	19200.00
Building Type C and B – 2BR/2BA = 1538 Sqft Building Type A – Outside 12 units are 3BR/2BA at 1733 Sqft, Interior 12 units are 2BR/2BA at 1538 Sqft	300.00	4.00	1200.00	192.00	230400.00

*Multiplier or "peaking factor" was obtained from the publication "Recommended Standards for Wastewater Facilities" by the Great Lakes-upper Mississippi River Board of State and Provincial Public Health and Environmental Managers. Page 10-6, Figure 1.

**CONCURRENCY
WORKSHEET**

Legends at Lake City
07/25/2022

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)	Dwelling Unit*	Total Development (GPD)
Residence	0.00	0.00	0.00	0.00	0.00
Building Type C and B - 2BR/2BA = 1538 Sqft	200.00	4.00	800.00	24.00	19200.00
Building Type C and B - 2BR/2BA = 1538 Sqft Building Type A - Outside 12 units are 3BR/2BA at 1733 Sqft, Interior 12 units are 2BR/2BA at 1538 Sqft	300.00	4.00	1200.00	192.00	230400.00

*Multiplier or "peaking factor" was obtained from the publication " Recommended Standards for Wastewater Facilities" by the Great Lakes-upper Mississippi River Board of State and Provincial Public Health and Environmental Managers. Page 10-6, Figure 1.

**CONCURRENCY
WORKSHEET**

Legends at Lake City
07/25/2022

Solid Waste Analysis

Use	Pounds Per Person Per unit Per day	Estimated Population	Units	Total Developmen t (Lbs Per Day)
Multi Family	5.50	432.00	216.00	2376.00



**Columbia County Schools
Office of the Superintendent**

372 West Duval Street
Lake City, Florida 32055-3990
(386) 755-8003
carswella@columbiak12.com
www.columbiak12.com

SUPERINTENDENT

ALEX L. CARSWELL, JR.

ASSISTANT SUPERINTENDENTS

HOPE JERNIGAN
TODD WIDERGREN

MEMBERS OF THE BOARD

DANA BRADY-GIDDENS
CHERIE HILL
KEITH HUDSON
STEPHANIE JOHNS
NARRAGANSETT SMITH

September 6, 2022

VIA EMAIL

dkurtz@nfps.net

TO: Dalton Kurtz

RE: Legends at Lake City

The Columbia County School District ("District") acknowledges the intent to develop the apartment complex known as Legends at Lake City. The District further acknowledges that this development, presented to the District by Dalton Kurtz, will consist of up to 216 multi-family units on the 19.3 +/- acres located off of Hall of Fame Drive (parcel 34-3s-16-02463-000), which is currently zoned for Westside Elementary School, Richardson Sixth Grade Academy, Lake City Middle School and Columbia High School.

The District is committed to the economic development and growth of Columbia County and wholeheartedly supports this endeavor. We have sufficient capacity in our schools to provide education and support to the students who will eventually live here.

Sincerely,

Alex L. Carswell, Jr.
Superintendent



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

ANALYSIS OF SECTION 12.2.1(3)(h) OF THE LAND DEVELOPMENT REGULATIONS

Legends at Lake City – Lake City

- a. Whether the proposed change would be in conformance with the city's comprehensive plan and would not have an adverse effect on the city's comprehensive plan.

The proposed residential use is in conformance with the City's Comprehensive Plan to include the residential neighborhood and would not have an adverse effect on the comprehensive plan

- b. The existing land use pattern

The existing land use pattern (Commercial) is not compatible with the proposed development. A comprehensive plan amendment has been filed to change the current property to Residential high capacity.

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

The proposed change will be bordered by County RSF/MH-2 and adjacent to City RMF-1. As explained in part b the proposed use will coalesce with adjoining properties.

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

The proposed use will not overtax the schools, utilities, and streets as it is being designed in accordance with Lake City land development regulations.

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

The existing district boundaries are not 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.

The existing zoning is commercial general will be changed to zoning RMF-2.

- g. Whether the proposed use will adversely influence living conditions in the neighborhood.

The proposed use will not adversely influence living conditions in the neighborhood as the area will be a multi-family apartment complex.

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

The proposed use will not create or excessively increase traffic as it is located near US 90 which is a collector road and will be able to support the proposed development.

- i. Whether the proposed change will create a drainage problem.

The proposed use will not create a drainage problem

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

There will be no reduction in light or air for the adjacent areas.

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

The proposed use will not 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.

The proposed use is compatible with surrounding use, therefore will not adversely affect 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.

The proposed use will not 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.

The existing zoning is Commercial General and does not support residential zoning.

- o. Whether the proposed use is out of scale with the needs of the neighborhood or the Community.

The proposed use is in scale with the needs of the neighborhood or the community.

- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the county's comprehensive plan, with appropriate consideration as to whether the proposed and other ordinances, regulations, and actions designed to implement the county's comprehensive plan.

The location of the property is close to town and existing utilities and due to it being the last lot at the end of a dead-end road it lends itself to multi-family housing.

Legal Description

COMM NE COR OF SEC, RUN W 1074.95 FT TO W R/W OF I-75 FOR POB, RUN SE ALONG R/W 2062.22 FT, S 452.39 FT, W 610.24 FT, S 271.63 FT, SE 300 FT, W 60 FT, S 250 FT, W 2127.75 FT TO E R/W OF LAKE CITY AVE, N 150 FT, E 219.95 FT, N 332.13 FT, E 586.72 FT, N 1000.79 FT TO HILL CIRCLE, E 555.82 FT, N 1341.34 FT TO SEC LINE, E 272.81 FT TO POB. PARCEL 1 EX 1.27 AC FOR JEFFERSON PILOT INS CO. & EX 1 AC DESC ORB 696-32. ORB 609-74-82. EX 57 ACRES FOR FLORIDA GATEWAY CENTER NORTH S/D

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 202112025311 Date: 12/15/2021 Time: 8:15AM
Page 1 of 3 B: 1454 P: 2155, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 9450.00

4-11098

Warranty Deed

Trust to LLC

THIS WARRANTY DEED made this 11 day of December, 2021, by Daniel Crapps, As Trustee of Northwest Quadrant Land Trust under Trust Agreement dated November 25, 1986, hereinafter called the grantor, to The Grand Reserve at Pelham, LLC, an Alabama limited liability company, whose address is: 3517 Retail Drive, Phenix City, AL 36869 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

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

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

AND the grantor hereby covenants with said 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

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

Signed, sealed and delivered in our presence:

Lisa Hicks
Witness:

Lisa Hicks
Printed Name:

Jennifer Powers
Witness:

Jennifer Powers
Printed Name:

[Signature]
Daniel Crapps, As Trustee of Northwest
Quadrant Land Trust under Trust Agreement
dated November 25, 1986

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of December, 2021 by Daniel Crapps, As Trustee of Northwest Quadrant Land Trust under Trust Agreement dated November 25, 1986, who is personally known to me or who has produced _____ as identification.

(Notary Seal)

Vera Lisa Hicks
Notary Public



4-11098

EXHIBIT "A"

Being a portion of Section 34, Township 3 South, Range 16 East, Columbia County, Florida and being more particularly described as follows:

BEGIN at the point of intersection of the North line of Section 34, Township 3 South, Range 16 East, Columbia County, Florida and the Westerly limited access right-of-way line of Interstate Highway No. 75 and run South $23^{\circ}13'24''$ East, along said Westerly limited access right-of-way line 1150.12 feet to a point on the Northerly right-of-way line of Hall of Fame Drive; thence South $66^{\circ}46'36''$ West along said Northerly right-of-way line 60.00 feet to a point on the arc of a curve concave to the West having a radius of 100.00 feet and a central angle of $90^{\circ}00'00''$, said curve also having a chord bearing and distance of South $21^{\circ}46'36''$ West 141.42; thence Southerly and Southwesterly along the arc of said curve, being also the Northerly right-of-way line of Hall of Fame Drive 157.08 feet to the point of tangency of said curve; thence South $66^{\circ}46'36''$ West still along said Northerly right-of-way line 273.47 feet to the point of curve of a curve concave to the Southeast having a radius of 507.46 feet and a central angle of $03^{\circ}36'39''$, said curve also having a chord bearing and distance of South $65^{\circ}02'39''$ West 31.98 feet; thence Southwesterly along the arc of said curve, being also said Northerly right-of-way line of Hall of Fame Drive 31.98 feet to a point on the North line of the South 1/2 of the Northeast 1/4 of said Section 34; thence continue Southwesterly along the arc of said curve, through a chord bearing and distance of South $53^{\circ}56'16''$ West 164.58 feet, being also said Northerly right-of-way line of Hall of Fame Drive a distance of 165.31 feet to the Northeast corner of Lot 48 of Florida's Gateway Center North, a subdivision recorded in Plat Book 6, Page 25 of the Public Records of Columbia County, Florida; thence North $75^{\circ}16'59''$ West along the North line of said Lot 48 and Lot 47 of said Florida's Gateway Center North 409.97 feet to the Northwest corner of Lot 47, being the point of intersection of the South line of the North 1/2 of the Northeast 1/4 of said Section 34 and the Easterly right-of-way line of Hill Circle; thence North $08^{\circ}10'10''$ East along said Easterly right-of-way line of Hill Circle 1341.68 feet to a point on the North line of said Section 34; thence South $89^{\circ}30'43''$ East along said North line 272.81 feet to the POINT OF BEGINNING.

APPLICATION AGENT AUTHORIZATION FORM

Authority to Act as Agent

On my/our behalf, I appoint Dalton Kurtz (NFPS)
(Name of Person to Act as my Agent)

for Trimcor (THE GRAND RESERVE AT PELHAM LLC)
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Comprehensive Plan Amendment & Rezoning Application
(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: Steven Corbett

Applicant/Owner's Title: Member

On Behalf of: Trimcor (THE GRAND RESERVE AT PELHAM LLC)
(Company Name, if applicable)

Telephone: 334-480-4001 Date: _____

Applicant/Owner's Signature: 

Print Name: STEVEN W. CORBETT

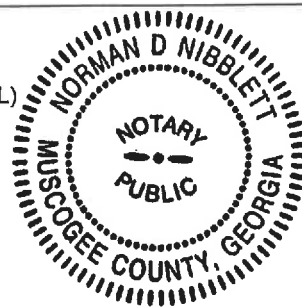
STATE OF ALABAMA
COUNTY OF Russell

The Foregoing instrument was acknowledged before me this 29th day of July, 20 22, by Steven W. Corbett,
whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced _____


(Notary Signature)

Expires 10-22-22

(SEAL)



generated on 7/28/2022 5:32:46 PM EDT

Last Update: 7/28/2022 5:30:58 PM EDT

Register for eBill

The information contained herein does not constitute a title search and should not be relied on as such.

Date Paid	Transaction	Receipt	Item	Amount Paid
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12/7/2021	PAYMENT	2702220.0001	2021	\$104.89
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Prior Years Payment History

Prior Year Taxes Due	
NO DELINQUENT TAXES	

Project Summary

Project Name: Legends of Lake City Re-zoning

Project Number: CPA22-07 and Z22-06

Parcel Number: 02463-000-000

Project Notes

- Project type: Re-zoning and comprehensive plan amendment
- Future land use is: Commercial
- Proposed future land use is: Residential High Density
- Zoning designation is: Commercial General
- Proposed zoning is to Residential Multi-Family 2
- Proposed use of the property: Apartment Complex
- Land is conducive for use: Yes, per the LDR section 4.9.2. The parcel is contiguous with other parcels that are residential multi-family.
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project Z22-06 and CPA22-07 is for a re-zoning and has been reviewed by city staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF ADJUSTMENT AND
HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 10/5/22

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☒ Certificate of Appropriateness (COA) ☐

Project Number: Z22-06 and CPA22-06

Project Name: Legends of Lake City

Project Address: _____

Project Parcel Number: 34-3S-16-02463-000

Owner Name: Steven Corbett

Owner Address: PO Box 518 Phenix City AL 36868

Owner Contact Information: telephone number 334-480-4001 e-mail dnibblett@trimcor.com

Owner Agent Name: Dalton Kurtz

Owner Agent Address: 1450 SW SR 47 Lake City FL 32025

Owner Agent Contact Information: telephone 386-752-4675 e-mail dkurtz@nfps.net

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Approved ☐ Disapproved ☐ Reviewed by: _____

Comments: _____

Planning and Zoning: Approve ☒ Disapprove ☐ Reviewed by: _____

Comments: _____

Business License: Approve ☒ Disapprove ☐ Reviewed by: Marshall Sova

Comments: No Issues

Code Enforcement: Approve ☒ Disapprove ☐ Reviewed by: Marshall Sova

Comments: No Issues

Permitting: Approve ☒ Disapprove ☐ Reviewed by: Ann Jones

Comments: No Issues

No Issues

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Approved ☒ Disapproved ☐ Reviewed by: Mike Osborn

Comments: No Issues

Sewer Department: Approved ☒ Disapproved ☐ Reviewed by: Brian Scott

Comments: Will need to call in locates

Gas Department: Approved ☒ Disapproved ☐ Reviewed by: Steve Brown

Comments: Locates

Water Distribution/Collection: Approved ☒ Disapproved ☐ Reviewed by: Brian Scott

Comments: Will need to call in locates. Will also need a master meter.

Customer Service: Approved ☒ Disapproved ☐ Reviewed by: Shasta Pelham

Comments: A tap application would be required to access city utilities.
The tap fees, impact fees, and utility deposits will be calculated
upon approval of the tap application.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Approved ☒ Disapproved ☐ Reviewed by: Steve Brown

Comments: Locates

Fire Department: Approve ☒ Disapprove ☐ Reviewed by: Dwight Boozer

Comments: No concerns at this time.

Police Department: Approve ☒ Disapprove ☐ Reviewed by: Andy Miles

Comments: No issues.

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 34-3S-16-02463-000 (10209) | NON AG ACREAGE (9900) | 19.3 AC

COMM NE COR OF SEC, RUN W 1074.95 FT TO WR/W OF I-75 FOR POB, RUN SE ALONG R/W 2062.22 FT, S 452.39 FT, W 610.24 FT, S 271.63 FT, SE 300 FT, W 60 FT,

2022 Working Values

Owner: THE GRAND RESERVE AS PELHAM LLC
3517 RETAIL DRIVE
PHENIX CITY, AL 36869

Site:

Sales

Info

12/16/2021

12/1/1986

12/1/1966

\$1,350,000 V (Q)

\$476,800 V (U)

\$476,800 V (Q)

Mkt Lnd \$965,000 Appraised \$965,000

Ag Lnd \$0 Assessed \$965,000

Bldg \$0 Exempt \$0

XFOB \$0 county:\$965,000

Just \$965,000 Total city:\$965,000

Taxable other:\$0

school:\$965,000

NOTES:



Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

Google Maps NW Hall of Fame Dr



Image capture: Nov 2013 © 2022 Google

← 3661 NW Huntsboro St

All Street View & 360°

Google Maps NW Hall of Fame Dr



Image capture: Nov 2013 © 2022 Google

← 3661 NW Huntsboro St

All Street View & 360°