

BOARD OF ADJUSTMENT CITY OF LAKE CITY

April 04, 2023 at 5:45 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: 02-07-2023

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) **SE23-01**, Petition submitted by David Smith (agent) for Inland Diversified Lake City Commons, LLC (owner), for a Special Exception for Publix Super Markets Liquor Store, in the Commercial Intensive Zoning District, and located on Parcel 02611-024, which is regulated by the Land Development Regulations section 4.13
- [iii.](#) **SE23-02**, Petition submitted by Dalton Kurtz (agent) for Daniel Crapps (owner), for a Special Exception for Florida Gateway Drive RV Park, in the Commercial Highway Interchange Zoning District, and located on Parcel 02714-000, which is regulated by the Land Development Regulations section 4.15.
- [iv.](#) **SE23-03**, Petition submitted by Brittnee Jernigan (owner), for a Special Exception for parcel 11859-000, in the Residential Single Family-3 (RSF-3) Zoning District, which is regulated by the Land Development Regulations section 4.5

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.

BOARD OF ADJUSTMENTS**MEETING MINUTES**

Date: 02/07/2023

Roll Call:

Mrs. McKellum- Present
Mr. Nelson- Present
Mr. Cooper- Present
Mr. McMahon- Present

Mr. Carter- Present
Mr. Lydick- Present

Approval of Past Minutes-Approve the minutes of the 11/01/2022 Meeting.

Motion By: Mr. Carter

Seconded By: Mr. Cooper

Comments or Revisions: None

Old Business: None

New Business:

Petition # V22-03 Presented By: Rob Stewart

As owner or agent and gives address of: 426 SW Commerce Dr, Lake City, FL

Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert introduced V22-03, a variance for 947 SW Jaguar. Robert stated that the variance is to allow for a 11' setback due to wetland on the back of the property. Robert stated that the house next to the property has a 10' setback. Rob stated that they were looking for a variance to the setback to allow for a 11' setback and that the house next to it has a 10' setback. Board asked Rob if denying the variance would cause him to get flood insurance. Rob agreed.

Motion to Approve/Deny By: Mr. Carter

Motion Seconded By: Mr. Nelson

Mrs. McKellum: Aye

Mr. Carter: Aye

Mr. Cooper: Aye

Mr. Lydick: Aye

Mr. McMahon: Aye

Mr. Nelson: Aye

Workshop: None

BOARD OF ADJUSTMENTS

Item i.

MEETING MINUTES

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mr. Cooper

Time: 8:21pm

Motion Seconded By: Mrs. McKellum

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved



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

FOR PLANNING USE ONLY

Application # _____
 Application Fee \$200.00
 Receipt No. _____
 Filing Date 2/9/23
 Completeness Date _____

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: Publix Super Markets, Inc. - Liquor Store #1192 - Lake City Commons
2. Address of Subject Property: 295 NW Commons Loop, Lake City, FL 32055
3. Parcel ID Number(s): 36-3S-16-02611-024
4. Future Land Use Map Designation: C- Commercial
5. Zoning Designation: CI- Commercial Intensive
6. Acreage: 13.61 Acres
7. Existing Use of Property: Shopping Center
8. Proposed use of Property: Shopping Center - Adding Publix Liquor Store (2,386 square feet)
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Section 4.13.5(2), a special exception is required for the proposed liquor store.

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): David Smith Title: Director of Development and Zoning
 Company name (if applicable): Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
 Mailing Address: PO Box 3299
 City: Tampa State: FL Zip: 33601-3299
 Telephone: (813) 223-4800 Fax: (813) 222-5089 Email: dsmith@stearnsweaver.com and*

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*, *cwalden@stearnsweaver.com
 Property Owner Name (title holder): Inland Diversified Lake City Commons, L.L.C. nka KRG Lake City Commons, LLC - 30 S. Meridian Street, Suite 1100
 Mailing Address: _____
 City: Indianapolis State: IN Zip: 46204
 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: No, this is a leased property.
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. _____
 Rezoning Amendment: ☐ Yes ☒ No
 Rezoning 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


- ✓ Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):
 - a. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

2.  Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.

3. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.

4. Stormwater Management Plan—Including the following: N/A - existing shopping center.
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.

5. Fire Department Access and Water Supply Plan: N/A - existing shopping center.
 The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.

-  Concurrency Impact Analysis: N/A - existing shopping center.
 Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

- ✓ 7. 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).
 - ✓ 8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 - ✓ 9. Proof of Ownership (i.e. deed).
 - ✓ 10. Agent Authorization Form (signed and notarized).
 - ✓ 11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) 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 Board of Adjustment.

A total of ten (10) copies of proposed Special Exception Application and support material, and a PDF copy on a CD, are required at the time of submittal. See Columbia County submittal requirements for more detail.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 3 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be properly posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

David M. Smith, Director of Development and Zoning
STEARNS WEAVER MILLER WEISSLER
ALHADEFF & SITTERSON, P.A.

Applicant/Agent Name (Type or Print)

By: David M. Smith
DAVID M. SMITH, As Authorized Agent
Applicant/Agent Signature

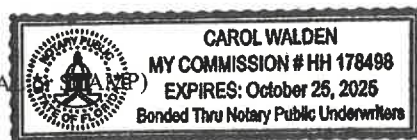
2/9/23

Date

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 3rd day of Feb, 2023, by (name of person acknowledging). David M. Smith

(NOTARY SEAL)

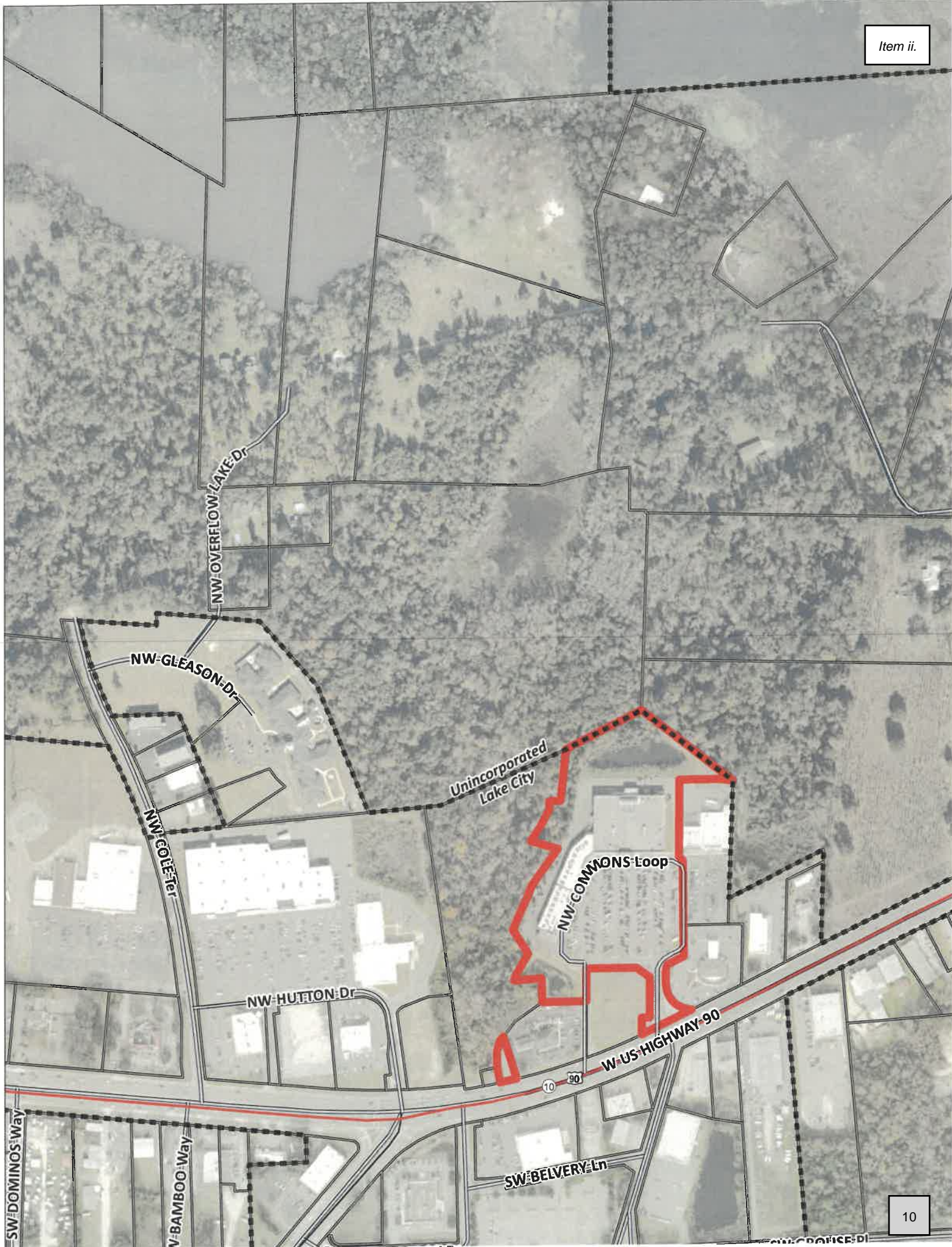


Carol Walden
Signature of Notary

Carol Walden
Printed Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Lake City - Growth Management Department
205 North Marion, Lake City, FL 32055 ♦ (386) 719-5750



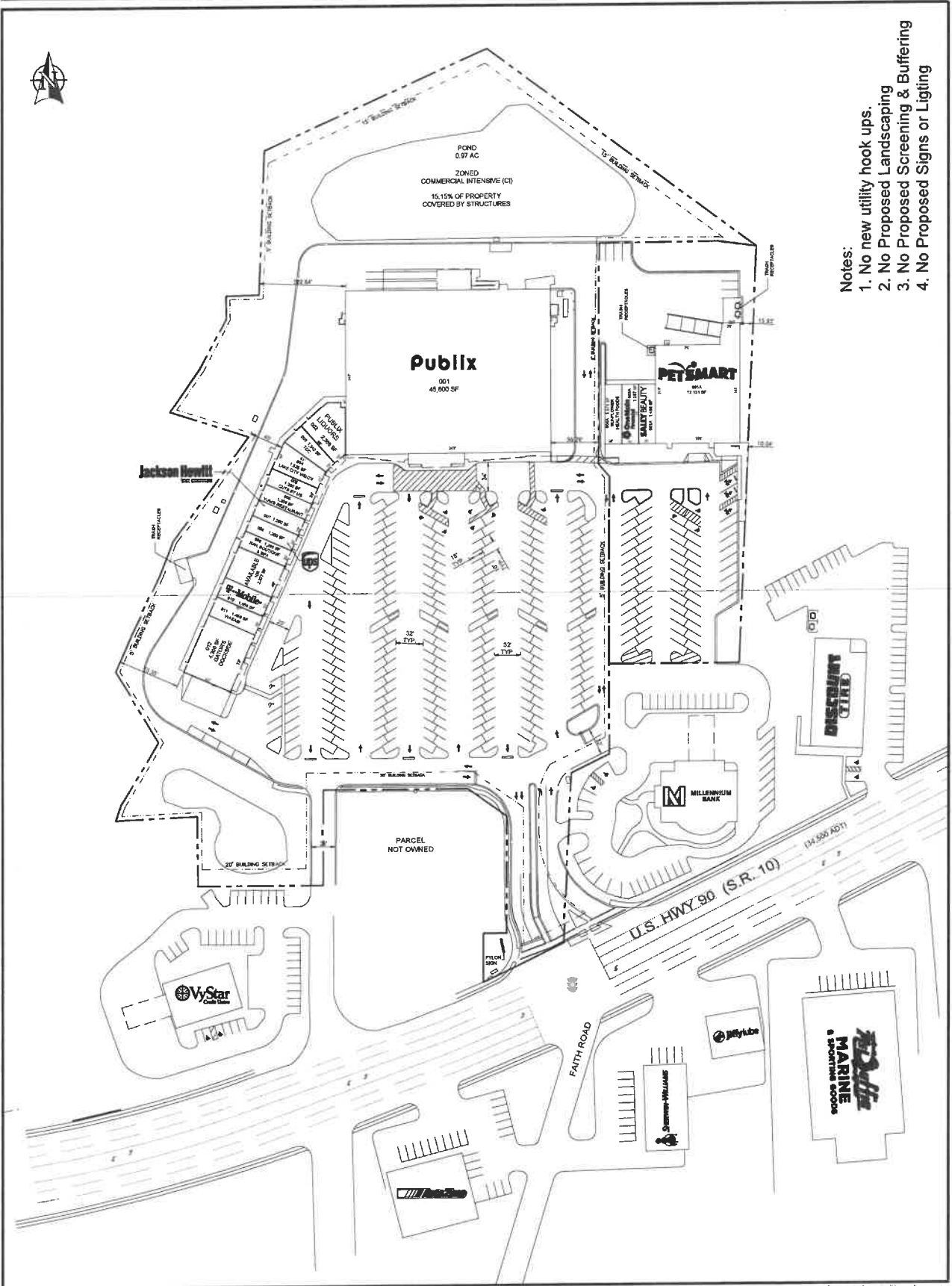
KITE
REALTY GROUP

30 S. MERIDIAN STREET
SUITE 1100
INDIANAPOLIS, IN 46204
PHONE 317-577-5600
FAX 317-577-5605



LAKE CITY COMMONS PHASE I & II LAKE CITY, FLORIDA			
Drawn by:	gsm	CHKD:	
Date:	01/31/2023	Scale:	1" = 50'
Project No.	5010/5011	EXHIBIT	EX

Item ii.



- Notes:
1. No new utility hook ups.
 2. No Proposed Landscaping
 3. No Proposed Screening & Buffering
 4. No Proposed Signs or Lighting

NOT ISSUED FOR CONSTRUCTION

[illegible]

2023

36-3S-16-02611-024

[illegible]

PUBLIX SUPER MARKETS, INC.

**Lake City Commons Shopping Center
Publix Liquor Store #1192 (2,386 square feet)**

**295 NW Commons Loop
Lake City, Florida 32055**

WRITTEN STATEMENT

This Special Exception Application is a request for a Publix liquor store (Store #1192) (the "Proposed Liquor Store") located in the tenant space adjacent to the existing Publix Supermarket in the Lake City Commons Shopping Center. The address is 255 NW Commons Loop in Lake City, Florida 32055 (the "Shopping Center Property"). The Proposed Liquor Store space consists of 2,386 square feet and the specific address is 295 NW Commons Loop, Lake City, Florida 32055 (the "Liquor Store Property").

The Lake City Commons Shopping Center is located in the Commercial Intensive ("CI") zoning district and is located in the Commercial ("C") Future Land Use category. Pursuant to the City of Lake City Land Development Regulations ("LDRs") Section 4.13.5(2), the Proposed Liquor Store requires Special Exception approval.

Pursuant to LDR Section 11.3, before any special exception may be granted, the Board of Adjustment shall make a specific finding that granting the requested special exception would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or the general welfare. Further, the Board of Adjustment shall make a determination that the specific rules governing the individual special exception, if any, have been met by the petitioner and that the petitioner has satisfied 11 criteria (where applicable). Each criterion is addressed below.

- A. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**

Response: see site plan.

- B. Offstreet parking and loading areas, where required, with particular attention to the items in (a) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district.**

Response: see site plan.

- C. Refuse and service areas, with particular reference to the items in (A) and (B) above.**

Response: see site plan.

D. Utilities, with reference to locations, availability, and compatibility.

Response: see site plan.

E. Screening and buffering with reference to type, dimensions, and character.

Response: see site plan.

F. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

Response: see site plan.

G. Required yards and other open space.

Response: see site plan.

H. Considerations relating to general compatibility with adjacent properties and other property in the district including but not limited to:

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

Response: The Proposed Liquor Store will be located within the existing Lake City Commons Shopping Center adjacent to the existing Publix Supermarket. The proposed liquor store use is in conformance with the Comprehensive Plan. The Commercial Future Land Use category includes the following permitted uses: "areas used for the sale, rental, and distribution of products or performance of services, as well as public, charter and private elementary, middle and high schools." Accordingly, liquor stores are a permitted use in the C Future Land Use category.

2. The existing land use pattern;

Response: The Proposed Liquor Store use is compatible with the established land use pattern in the area because it will occupy tenant space in an existing commercial shopping center.

3. The impact of the proposed use upon the load on public facilities such as schools, utilities, and streets;

Response: The Proposed Liquor Store will not materially alter the population density pattern or increase or overtax the load on public facilities such as schools, utilities, and streets as it is being proposed to be added to the existing Lake City Commons Shopping Center.

4. Changed or changing conditions which find the proposed use to be advantageous to the community and the neighborhood;

Response: The Proposed Liquor Store will serve the local community that visits the existing Publix Supermarket and Lake City Commons Shopping Center by providing a conveniently located liquor store to serve their needs which will be advantageous to the community and neighborhood.

5. The impact of the proposed use upon living conditions in the neighborhood;

Response: The Proposed Liquor Store use will have a positive influence on the living conditions in the neighborhood by providing a conveniently located liquor store to serve the community.

6. The impact of the proposed use upon traffic congestion or other public safety matters;

Response: The Proposed Liquor Store use will not create or excessively increase traffic congestion or otherwise affect public safety as it is being added to the existing Lake City Commons Shopping Center. The majority of the customers that will visit the Proposed Liquor Store will also be visiting other stores within the shopping center.

7. The impact of the proposed use upon drainage;

Response: The Proposed Liquor Store use will not create a drainage problem as it is being proposed within the existing Lake City Commons Shopping Center.

8. The impact of the proposed use upon light and air to adjacent area;

Response: The Proposed Liquor Store use will not adversely impact light and air to adjacent areas as it is being proposed within the existing Lake City Commons Shopping Center.

9. The impact of the proposed use upon property values in the adjacent area;

Response: The Proposed Liquor Store use will be a positive addition to the existing Lake City Commons Shopping Center and will not have any adverse impact on the property values in the adjacent area.

10. The impact of the proposed use upon the improvement or development of adjacent property in accordance with existing regulations; and

Response: The Proposed Liquor Store will not pose any adverse impact to the improvement or development of adjacent property.

11. The impact of the proposed use with regard to the scale of needs of the neighborhood or the community.

Response: The Proposed Liquor Store use will not have any adverse impact to the neighborhood or the community as it will be an additional use within the existing Lake City Commons Shopping Center. The Proposed Liquor Store will be an asset to the community and will add a conveniently located liquor store for residents in the area.

SHOPPING CENTER
LEGAL DESCRIPTION

Parcel Identification Number: 36-3S-16-02611-024

COMMENCE at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 South, Range 16 East, Columbia County, Florida and run Southerly along the East line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36 a distance of 21.10 feet to a point on the Northerly Right-of-Way line of U.S. Highway 90, said point being a point on a curve concave to the Northwest having a radius of 4533.66 feet and a central angle of $02^{\circ}28'29''$; thence Southwesterly along the arc of said curve, being also the Northerly Right-of-Way line of U.S. Highway 90, a distance of 195.82 feet; thence South $64^{\circ}00'20''$ West along said Northerly Right-of-Way line a distance of 508.63 feet; thence South $63^{\circ}57'33''$ West still along said Northerly Right-of-Way line a distance of 589.92 feet to the POINT OF BEGINNING; thence continue South $63^{\circ}57'33''$ West still along said Northerly Right-of-Way line a distance of 50.66 feet to the point of curve of a curve concave to the Northwest having a radius of 2250.58 feet and a central angle of $01^{\circ}23'05''$; thence Southwesterly along the arc of said curve, still being said Northerly Right-of-Way line, a distance of 54.39 feet; thence due North a distance of 57.59 feet; thence due East a distance of 27.34 feet; thence due North a distance of 138.00 feet; thence North $54^{\circ}29'02''$ West a distance of 55.85 feet; thence due West a distance of 170.69 feet; thence South $00^{\circ}00'20''$ West a distance of 304.57 feet to a point on a curve concave to the Northwest having a radius of 2250.58 feet and a central angle of $07^{\circ}50'04''$; thence Southwesterly along the arc of said curve, still being said Northerly Right-of-Way line, a distance of 307.74 feet; thence North $10^{\circ}07'01''$ West a distance of 54.27 feet; thence due North a distance of 52.49 feet; thence North $15^{\circ}26'27''$ East a distance of 37.79 feet; thence North $38^{\circ}29'34''$ East a distance of 86.71 feet; thence North $55^{\circ}39'57''$ East a distance of 114.32 feet; thence North $00^{\circ}30'29''$ West a distance of 82.32 feet; thence South $87^{\circ}30'00''$ West a distance of 95.93 feet; thence North $18^{\circ}42'38''$ East a distance of 19.79 feet; thence North $30^{\circ}58'19''$ East a distance of 85.06 feet; thence North $31^{\circ}25'48''$ West a distance of 98.14 feet; thence North $23^{\circ}25'54''$ East a distance of 51.34 feet; thence North $25^{\circ}22'48''$ East a distance of 72.46 feet; thence North $21^{\circ}41'58''$ East a distance of 43.92 feet; thence North $36^{\circ}12'32''$ East a distance of 151.75 feet; thence North $72^{\circ}09'25''$ West a distance of 97.08 feet; thence North $34^{\circ}19'09''$ East a distance of 61.62 feet; thence North $27^{\circ}37'57''$ East a distance of 65.98 feet; thence North $00^{\circ}52'36''$ West a distance of 26.98 feet; thence North $88^{\circ}36'44''$ East a distance of 38.93 feet; thence North $02^{\circ}11'57''$ East a distance of 169.89 feet; thence North $65^{\circ}44'48''$ East a distance of 287.74 feet; thence South $53^{\circ}39'33''$ East a distance of 396.24 feet; thence South $02^{\circ}23'12''$ West a distance of 523.34 feet; thence South $63^{\circ}58'08''$ West a distance of 219.84 feet; thence South $02^{\circ}34'13''$ West a distance of 200.58 feet to the POINT OF BEGINNING. Containing 13.61 acres, more or less.

Said Tract of land contains 13.61 acres, more or less, and is more particularly shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Lake City Commons Retail, LLC", prepared by Donald F. Lee and Associate, Inc. bearing the seal and certification of Timothy A. Delbene, P.L.S., Florida Registered Land Surveyor No. 5594, dated June 21, 2007.

This instrument prepared by
(and after recording return to):
Kenneth S. Picciano, Esq.
PUBLIX SUPER MARKETS, INC.
P. O. Box 0407
Lakeland, FL 33802-0407

Item ii.

Recorded Electronically

Recording Information: Book 1481, Page 1074
County: Columbia
Date: 12/19/2022 Time: 9:05 a.m.
By: K. Picciano
Inst: 20221 2023 973

MEMORANDUM OF LEASE (LIQUOR STORE)

FOR RECORDER'S USE ONLY

THIS MEMORANDUM OF LEASE (LIQUOR STORE) (this "Memorandum") is made and entered into as of the 16th day of December, 2022, by and between **KRG LAKE CITY COMMONS, LLC**, a Delaware limited liability company (hereinafter referred to as "Landlord") and **PUBLIX SUPER MARKETS, INC.**, a Florida corporation (hereinafter referred to as "Tenant"), with reference to the following facts:

A. Landlord and Tenant have entered into a certain Liquor Store Lease Agreement (hereinafter referred to as the "Lease") of even date herewith; and

B. Landlord and Tenant desire to enter into this Memorandum to set forth certain terms and conditions of the Lease.

NOW, THEREFORE, for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) in hand paid by Landlord and Tenant, each to the other, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant, intending to be legally bound, hereby set forth the following information with respect to the Lease:

1. Landlord. The name and address of Landlord are as follows:

KRG Lake City Commons, LLC
30 South Meridian Street, Suite 1100
Indianapolis, Indiana 46204

2. Tenant. The name and address of Tenant are as follows:

Publix Super Markets, Inc.
Real Estate
3300 Publix Corporate Parkway
Lakeland, Florida 33811
Attention: Vice President of Real Estate Strategy

3. Date of Lease. The Lease is dated as of the 16th day of December, 2022.

4. Commencement Date. The Commencement Date shall be the earlier to occur of: (i) one hundred eighty (180) days after the Possession Date, as such term is defined in the Lease; or (ii) the date Tenant opens for business at the Premises.

Memorandum of Lease (Liquor Store)
 Page 2 of 3

5. Term. The Term of the Lease shall consist of the following:

- (a) Initial Term. Five (5) years beginning on the Commencement Date; and
- (b) Renewal Term. Tenant may, at its option, extend the Term beyond the initial five (5) year period for a certain number of successive five (5) year options as set forth in the Lease.

6. Premises. The Premises consists of that certain space number 101 as outlined on the Location Plan attached hereto and by reference incorporated herein as Exhibit A and having a physical address of 295 Northwest Commons Loop, Suite 101, Lake City, Florida 32055.

7. Shopping Center. The Shopping Center consists of that certain real property as described in Exhibit B attached hereto and by this reference incorporated herein, together with those buildings and Common Area improvements constructed from time to time, as such buildings and Common Area improvements are depicted on the Location Plan. The Shopping Center shall at all times during the Term be known as Lake City Commons.

8. Exclusive Uses. Section 7 of the Lease establishes certain exclusive use rights and prohibited uses with respect to the Shopping Center, which Section 7 is hereinafter reprinted.

Exclusive Use. Landlord covenants and agrees that, for as long as this Lease is in effect Tenant shall have the exclusive right to operate a liquor store and sell, store, use, or give away beer, wine, or liquor for off-premises consumption within the Shopping Center, including any Outparcels and adjacent tracts now owned (or later acquired) by Landlord, and that Landlord shall not permit any portion of the Shopping Center or such Outparcels now owned (or later acquired) by Landlord to be used for such use. This exclusive shall not apply to (a) Publix Super Markets, Inc., its affiliates or subsidiaries, or (b) Existing Tenants to the extent the permitted uses under Existing Leases, as set forth on Exhibit B, conflict with the terms and provisions of this Section 7, provided, however, that Landlord agrees that it will not (i) agree to any modification or amendment to any Existing Lease that would allow a use previously not permitted under such Existing Lease that is in violation of this Section 7, or (ii) agree to or grant any extension of the term of any Existing Lease without modifying or amending such Existing Lease to restrict the use of the premises in accordance with Tenant's exclusive use rights set forth in this Lease, excepting only permitted uses actually operating from the premises immediately prior to such extension; nor shall this exclusive prevent any restaurant tenant offering on-premises consumption of cocktails, beer or wine (purchased in conjunction with a meal) from allowing its customer to (i) take such unconsumed cocktails, beer or wine off-premises via cork service and/or (ii) purchase cocktails, beer or wine for carry-out in conjunction with the purchase of a carry-out meal. Except as set forth in the last sentence of Section 6, nothing in the foregoing shall be deemed or interpreted to waive, release, amend, or otherwise modify the terms and conditions of the Store Lease.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Memorandum of Lease (Liquor Store)
Page 3 of 3

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first above written.

LANDLORD:
KRG LAKE CITY COMMONS, LLC, a
Delaware limited liability company

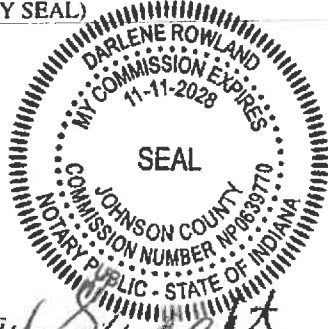
Holliday Watson
(Print Name) Holliday Watson
Robert G. Soloway
(Print Name) Robert G. Soloway
Two Witnesses

STATE OF Indiana
COUNTY OF Marion

By: [Signature]
Name: Gregg Poetz
As its: SVP, Leasing

The foregoing instrument was signed, delivered and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of December, 2022, by Gregg Poetz, as SVP, Leasing, of KRG LAKE CITY COMMONS, LLC, a Delaware limited liability company, on behalf of the company. Such person ☒ is personally known to me or ☐ produced _____ as identification (check appropriate box).

(NOTARY SEAL)



Sarah S. Wright
(Print Name) Sarah S. Wright
Ron Forcier
(Print Name) Ron Forcier
Two Witnesses

STATE OF FLORIDA
COUNTY OF POLK

Darlene Rowland
Printed/typed name: Darlene Rowland
Notary Public-State of: Indiana
My commission expires: 11/11/2028
Commission number: NP0639770

TENANT:
PUBLIX SUPER MARKETS, INC., a
Florida corporation

By: [Signature]
Dwight Chappell
Director of Real Estate Strategy

The foregoing instrument was signed, delivered, and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of December, 2022, by Dwight Chappell, Director of Real Estate Strategy of PUBLIX SUPER MARKETS, INC., a Florida corporation, on behalf of the corporation. Such person ☒ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)

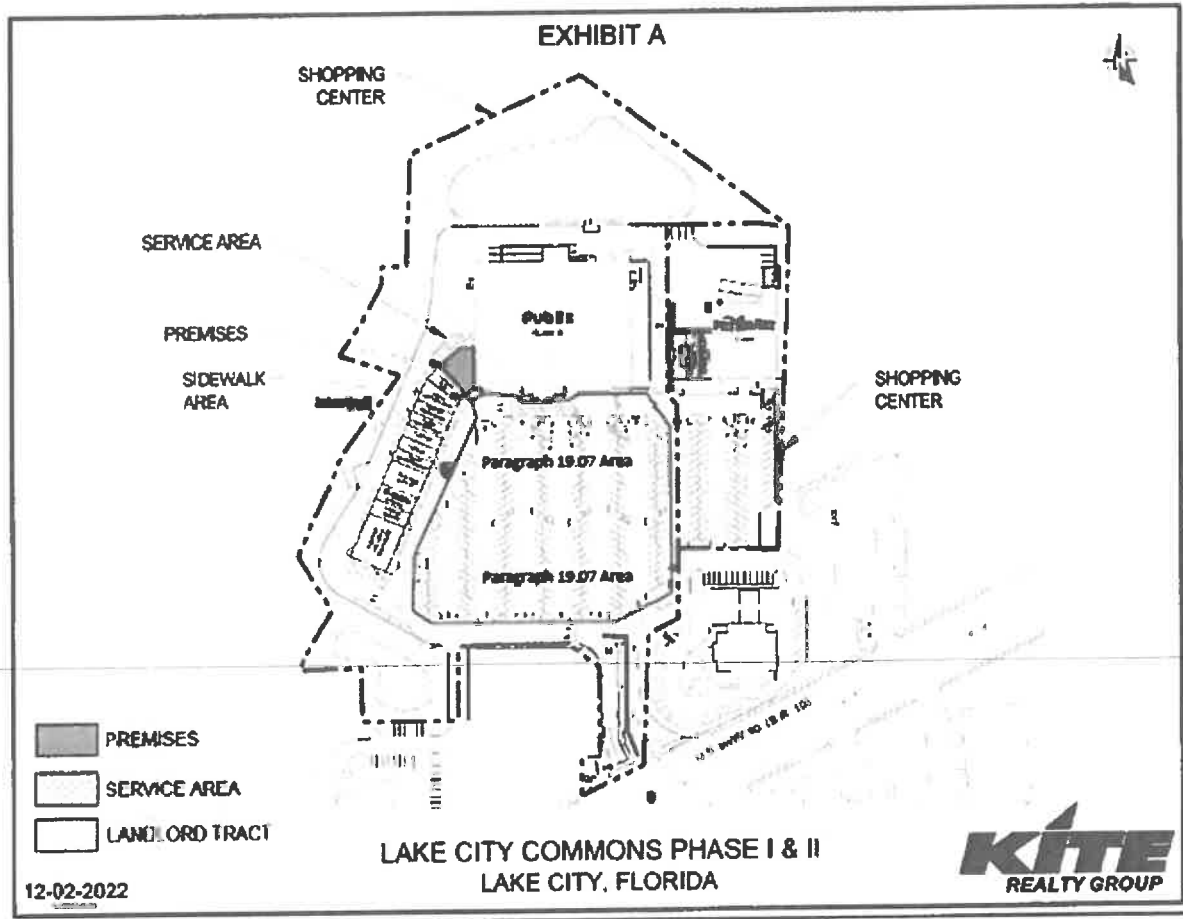


MARIELLE LAWRENCE
Commission # HH 238272
Expires March 9, 2026

Marielle Lawrence
Printed/typed name: _____
Notary Public-State of Florida
My commission expires: _____
Commission number: _____



EXHIBIT A
LOCATION PLAN



[END OF EXHIBIT A]

EXHIBIT B**SHOPPING CENTER LEGAL DESCRIPTION**

COMMENCE at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 South, Range 16 East, Columbia County, Florida and run Southerly along the East line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36 a distance of 21.10 feet to a point on the Northerly Right-of-Way line of U.S. Highway 90, said point being a point on a curve concave to the Northwest having a radius of 4533.66 feet and a central angle of $02^{\circ}28'29''$; thence Southwesterly along the arc of said curve, being also the Northerly Right-of-Way line of U.S. Highway 90, a distance of 195.82 feet; thence South $64^{\circ}00'20''$ West along said Northerly Right-of-Way line a distance of 508.63 feet; thence South $63^{\circ}57'33''$ West still along said Northerly Right-of-Way line a distance of 589.92 feet to the POINT OF BEGINNING; thence continue South $63^{\circ}57'33''$ West still along said Northerly Right-of-Way line a distance of 50.66 feet to the point of curve of a curve concave to the Northwest having a radius of 2250.58 feet and a central angle of $01^{\circ}23'05''$; thence Southwesterly along the arc of said curve, still being said Northerly Right-of-Way line, a distance of 54.39 feet; thence due North a distance of 57.59 feet; thence due East a distance of 27.34 feet; thence due North a distance of 138.00 feet; thence North $54^{\circ}29'02''$ West a distance of 55.85 feet; thence due West a distance of 170.69 feet; thence South $00^{\circ}00'20''$ West a distance of 304.57 feet to a point on a curve concave to the Northwest having a radius of 2250.58 feet and a central angle of $07^{\circ}50'04''$; thence Southwesterly along the arc of said curve, still being said Northerly Right-of-Way line, a distance of 307.74 feet; thence North $10^{\circ}07'01''$ West a distance of 54.27 feet; thence due North a distance of 52.49 feet; thence North $15^{\circ}26'27''$ East a distance of 37.79 feet; thence North $38^{\circ}29'34''$ East a distance of 86.71 feet; thence North $55^{\circ}39'57''$ East a distance of 114.32 feet; thence North $00^{\circ}30'29''$ West a distance of 82.32 feet; thence South $87^{\circ}30'00''$ West a distance of 95.93 feet; thence North $18^{\circ}42'38''$ East a distance of 19.79 feet; thence North $30^{\circ}58'19''$ East a distance of 85.06 feet; thence North $31^{\circ}25'48''$ West a distance of 98.14 feet; thence North $23^{\circ}25'54''$ East a distance of 51.34 feet; thence North $25^{\circ}22'48''$ East a distance of 72.46 feet; thence North $21^{\circ}41'58''$ East a distance of 43.92 feet; thence North $36^{\circ}12'32''$ East a distance of 151.75 feet; thence North $72^{\circ}09'25''$ West a distance of 97.08 feet; thence North $34^{\circ}19'09''$ East a distance of 61.62 feet; thence North $27^{\circ}37'57''$ East a distance of 65.98 feet; thence North $00^{\circ}52'36''$ West a distance of 26.98 feet; thence North $88^{\circ}36'44''$ East a distance of 38.93 feet; thence North $02^{\circ}11'57''$ East a distance of 169.89 feet; thence North $65^{\circ}44'48''$ East a distance of 287.74 feet; thence South $53^{\circ}39'33''$ East a distance of 396.24 feet; thence South $02^{\circ}23'24''$ West a distance of 523.34 feet; thence South $63^{\circ}58'08''$ West a distance of 219.84 feet; thence South $02^{\circ}34'13''$ West a distance of 200.58 feet to the POINT OF BEGINNING. Containing 13.61 acres, more or less.

Said tract of land contains 13.61 acres, more or less, and is more particularly shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Lake City Commons Retail, LLC", prepared by Donald F. Lee and Associates, Inc., bearing the seal and certification of Timothy A. Delbene, P.L.S., Florida Registered Land Surveyor No. 5594, dated June 21, 2007.

LESS AND EXCEPT FROM THE ABOVE-DESCRIBED PROPERTY THE FOLLOWING:

COMMENCE at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida and run Southerly along the East line of said Southeast 1/4 of the Southeast 1/4 of Section 36 a distance of 21.10 feet to a point on the Northerly Right-of-Way line of U.S. Highway 90, said point being a point on a curve concave to the Northwest having a radius of 4533.66 feet and a central angle of 02°28'29"; thence Southwesterly along the arc of said curve, being also the Northerly Right-of-Way line of U.S. Highway 90, a distance of 195.82 feet, thence South 64°00'20" West along said Northerly Right-of-Way line a distance of 508.63 feet; thence South 63°57'33" West still along said Northerly Right-of-Way line a distance of 640.58 feet to the point of curve of a curve concave to the Northwest having a radius of 2250.58 feet and a central angle of 12°54'30"; thence Southwesterly along the arc of said curve, being still said Northerly Right-of-Way line, a distance of 258.23 feet to the POINT OF BEGINNING; thence continue Southwesterly along the arc of said curve, being still said Northerly Right-of-Way line, a distance of 248.82 feet; thence North 16°38'20" West a distance of 152.78 feet; thence North 38°29'34" East a distance of 65.39 feet; thence North 55°39'57" East a distance of 114.32 feet; thence South 89°59'40" East a distance of 147.36 feet; thence South 00°00'20" West a distance of 192.23 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING:

Outparcel 2 Legal Description

COMMENCE at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida and run Southerly along the East line of said Southeast 1/4 of the Southeast 1/4 of Section 36 a distance of 21.10 feet to a point on the Northerly Right-of-Way line of U.S. Highway 90, said point being a point on a curve concave to the Northwest having a radius of 4533.66 feet and a central angle of 02°28'29"; thence Southwesterly along the arc of said curve, being also the Northerly Right-of-Way line of U.S. Highway 90, a distance of 195.82 feet; thence South 64°00'20" West along said Northerly Right-of-Way line a distance of 508.63 feet; thence South 63°57'33" West still along said Northerly Right-of-Way line a distance of 640.58 feet to the point of curve of a curve concave to the Northwest having a radius of 2250.58 feet and a central angle of 06°34'26"; thence Southwesterly along the arc of said curve, still being said Northerly Right-of-Way line, a distance of 54.39 feet to the POINT OF BEGINNING, thence continue Southwesterly along the arc of said curve, still being said Northerly Right-of-Way line, a distance of 203.84 feet, thence North 00°00'20" East a distance of 304.57 feet, thence due East a distance of 170.69 feet, thence South 54°29'02" East a distance of 55.85 feet, thence due South a distance of 138.00 feet, thence due West a distance of 27.34 feet; thence due South a distance of 57.59 feet to the POINT OF BEGINNING. Containing 1.25 acres (54,520 square feet), more or less.

Said tract of land contains 1.25 acres, more or less, and is more particularly shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Lake City Commons Retail, LLC", prepared by Donald F. Lee and Associates, Inc., bearing the seal and certification of Timothy A. Delbene, P.L.S., Florida Registered Land Surveyor No. 5594, dated June 21, 2007.

AND LESS AND EXCEPT THE FOLLOWING:

Outparcel 3 Legal Description

COMMENCE at the Northeast corner of the Southeast ¼ of the Southeast ¼ of Section 36, Township 3 South, Range 16 East, Columbia County, Florida and run Southerly along the East line of said Southeast ¼ of the Southeast ¼ of Section 36 a distance of 21 10 feet to a point on the Northerly Right-of-Way line of U.S. Highway 90, said point being a point on a curve concave to the Northwest having a radius of 4533.66 feet and a central angle of 02°28'29"; thence Southwesterly along the arc of said curve, being also the Northerly Right-of-Way line of U.S. Highway 90, a distance of 195.82 feet; thence South 64°00'20" West along said Northerly Right-of-Way line a distance of 508.63 feet; thence South 63°57'33" West still along said Northerly Right-of-Way line a distance of 369.34 feet to the POINT OF BEGINNING; thence continue South 63°57'33" West still along said Northerly Right-of-Way line a distance of 129 52 feet to a point on a curve concave to the Northeast having a radius of 90 00 feet and a central angle of 90°16'58"; thence Northwesterly along the arc of said curve a distance of 141.82 feet to the point of tangency of said curve; thence North a distance of 40 02 feet to the point of curve of a curve concave to the Southeast having a radius of 50.00 feet and a central angle of 28°35'19"; thence Northeasterly along the arc of said curve a distance of 24.95 feet to the point of compound curve of a curve concave to the South having a radius of 10 00 feet and a central angle of 62°32'05"; thence Easterly along the arc of said curve a distance of 10.91 feet; thence North 63°58'08" East a distance of 52 98 feet; thence North a distance of 106 42 feet; thence East a distance of 153 82 feet; thence South 02°23'24" West a distance of 232 17 feet to the POINT OF BEGINNING
Containing 1 11 acres, more or less.

[END OF EXHIBIT B]

9861078 -
DIS 23,599 -

Return to:
Chicago Title Insurance Co.
495 State Road 436
Casselberry, Florida 32707

SPECIAL WARRANTY DEED

This instrument prepared by and
after recording return to:

153103948 of

Spielman & Hicks, LLC
6400 Powers Ferry Road, Suite 300
Atlanta, Georgia 30339
Attention: W. Daniel Hicks, Jr., Esq.

Inst:201012011562 Date:7/21/2010 Time:1:30 PM
Doc Stamp-Deed:73899.00
DC,P.DeWitt Casen,Columbia County Page 1 of 9 B:1198 P:345

Total Consideration Paid: \$10,556,966.00
Documentary Stamp Tax Paid: \$73,899.00

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), dated as of the 15 day of July, 2010, is given by LAKE CITY COMMONS RETAIL, LLC, a Georgia limited liability company, with an address at 300 Galleria Parkway, 12th Floor, Atlanta, Georgia, 30339 ("Grantor"), to and for the benefit of INLAND DIVERSIFIED LAKE CITY COMMONS, L.L.C., a Delaware limited liability company, with an address at 2901 Butterfield Road, Oak Brook, IL 60523 ("Grantee").

Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee the land situate, lying and being in Columbia County, Florida, more particularly described on the attached Exhibit "A" (the "Property"). The Property Appraiser's Parcel Identification (Folio) Number for the Property is 36-3S-16-02611-024.

TOGETHER WITH (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

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

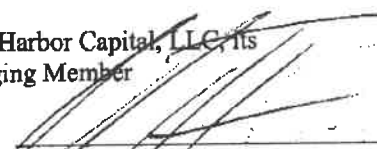
SUBJECT TO the matters set forth on the attached Exhibit "B".


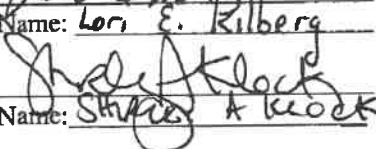
AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor, but not otherwise and subject in all respects to the matters set forth in Exhibit "B" attached hereto.

Grantor has executed this Deed as of the date indicated above.

LAKE CITY COMMONS RETAIL, LLC,
a Georgia limited liability company

By: South Harbor Capital, LLC, its
Managing Member

By: 
Name: William P. Sullivan
Title: Sole Member

Sign: 
Print Name: Lori E. Kilberg
Sign: 
Print Name: Shirley A. Klock

STATE OF GEORGIA)
)
COUNTY OF FULTON)

SS:

The foregoing instrument was acknowledged before me this 15 day of July, 2010, by William P. Sullivan, as Sole Member of South Harbor Capital, LLC, a [Georgia] limited liability company, the Managing Member of LAKE CITY COMMONS RETAIL, LLC, a Georgia limited liability company. He/She is personally known to me or has produced a drivers' license as identification.

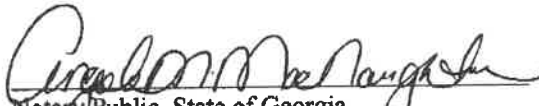

Notary Public, State of Georgia
Print Name: Angela M. MacNaughton
My Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A (O.R.B. 1124, PG. 451)

COMMENCE at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 South, Range 16 East, Columbia County, Florida and run Southerly along the East line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36 a distance of 21.10 feet to a point on the Northerly Right-of-Way line of U.S. Highway 90, said point being a point on a curve concave to the Northwest having a radius of 4533.66 feet and a central angle of $02^{\circ}28'29''$; thence Southwesterly along the arc of said curve, being also the Northerly Right-of-Way line of U.S. Highway 90, a distance of 195.82 feet; thence South $64^{\circ}00'20''$ West along said Northerly Right-of-Way line a distance of 508.63 feet; thence South $63^{\circ}57'33''$ West still along said Northerly Right-of-Way line a distance of 589.92 feet to the POINT OF BEGINNING; thence continue South $63^{\circ}57'33''$ West still along said Northerly Right-of-Way line a distance of 50.66 feet to the point of curve of a curve concave to the Northwest having a radius of 2250.58 feet and a central angle of $01^{\circ}23'05''$; thence Southwesterly along the arc of said curve, still being said Northerly Right-of-Way line, a distance of 54.39 feet; thence due North a distance of 57.59 feet; thence due East a distance of 27.34 feet; thence due North a distance of 138.00 feet; thence North $54^{\circ}29'02''$ West a distance of 55.85 feet; thence due West a distance of 170.69 feet; thence South $00^{\circ}00'20''$ West a distance of 304.57 feet to a point on a curve concave to the Northwest having a radius of 2250.58 feet and a central angle of $07^{\circ}50'04''$; thence Southwesterly along the arc of said curve, still being said Northerly Right-of-Way line, a distance of 307.74 feet; thence North $10^{\circ}07'01''$ West a distance of 54.27 feet; thence due North a distance of 52.49 feet; thence North $15^{\circ}26'27''$ East a distance of 37.79 feet; thence North $38^{\circ}29'34''$ East a distance of 86.71 feet; thence North $55^{\circ}39'57''$ East a distance of 114.32 feet; thence North $00^{\circ}30'29''$ West a distance of 82.32 feet; thence South $87^{\circ}30'00''$ West a distance of 95.93 feet; thence North $18^{\circ}42'38''$ East a distance of 19.79 feet; thence North $30^{\circ}58'19''$ East a distance of 85.06 feet; thence North $31^{\circ}25'48''$ West a distance of 98.14 feet; thence North $23^{\circ}25'54''$ East a distance of 51.34 feet; thence North $25^{\circ}22'48''$ East a distance of 72.46 feet; thence North $21^{\circ}41'58''$ East a distance of 43.92 feet; thence North $36^{\circ}12'32''$ East a distance of 151.75 feet; thence North $72^{\circ}09'25''$ West a distance of 97.08 feet; thence North $34^{\circ}19'09''$ East a distance of 61.62 feet; thence North $27^{\circ}37'57''$ East a distance of 65.98 feet; thence North $00^{\circ}52'36''$ West a distance of 26.98 feet; thence North $88^{\circ}36'44''$ East a distance of 38.93 feet; thence North $02^{\circ}11'57''$ East a distance of 169.89 feet; thence North $65^{\circ}44'48''$ East a distance of 287.74 feet; thence South $53^{\circ}39'33''$ East a distance of 396.24 feet; thence South $02^{\circ}23'24''$ West a distance of 523.34 feet; thence South $63^{\circ}58'08''$ West a distance of 219.84 feet; thence South $02^{\circ}34'13''$ West a distance of 200.58 feet to the POINT OF BEGINNING.

AND ALSO

PARCEL B (O.R.B. 1139, PG. 1342)

COMMENCE at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 South, Range 16 East, Columbia County, Florida and run Southerly along the East line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36 a distance of 21.10 feet to a point on the Northerly Right-of-Way line of U.S. Highway 90, said point being a point on a curve concave to the Northwest having a radius of 4533.66 feet and a central angle of $02^{\circ}28'29''$; thence Southwesterly along the arc of said curve, being also the Northerly Right-of-Way line of U.S. Highway 90, a distance of 195.82 feet; thence South $64^{\circ}00'20''$ West along said Northerly Right-of-Way line a distance of 508.63 feet; thence South $63^{\circ}57'33''$ West still along said Northerly Right-of-Way line a distance of 369.34 feet to the POINT OF BEGINNING; thence continue South $63^{\circ}57'33''$ West still along said Northerly Right-of-Way line a distance of 220.57 feet; thence North $02^{\circ}34'13''$ East a distance of 200.58 feet; thence North $63^{\circ}58'08''$

East a distance of 219.84 feet; thence South 02°23'24" West a distance of 200.20 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

PARCEL C (O.R.B. 1156, PG. 489)

COMMENCE at the Northeast corner of the Southeast ¼ of the Southeast ¼ of Section 36, Township 3 South, Range 16 East, Columbia County, Florida and run Southerly along the East line of said Southeast ¼ of the Southeast ¼ of Section 36 a distance of 21.10 feet to a point on the Northerly Right-of-Way line of U.S. Highway 90, said point being a point on a curve concave to the Northwest having a radius of 4533.66 feet and a central angle of 02°28'29"; thence Southwesterly along the arc of said curve, being also the Northerly Right-of-Way line of U.S. Highway 90, a distance of 195.82 feet; thence South 64°00'20" West along said Northerly Right-of-Way line a distance of 508.63 feet; thence South 63°57'33" West still along said Northerly Right-of-Way line a distance of 369.34 feet to the POINT OF BEGINNING; thence continue South 63°57'33" West still along said Northerly Right-of-Way line a distance of 129.52 feet to a point on a curve concave to the Northeast having a radius of 90.00 feet and a central angle of 90°16'58"; thence Northwesterly along the arc of said curve a distance of 141.82 feet to the point of tangency of said curve; thence North a distance of 40.02 feet to the point of curve of a curve concave to the Southeast having a radius of 50.00 feet and a central angle of 28°35'19"; thence Northeasterly along the arc of said curve a distance of 24.95 feet to the point of compound curve of a curve concave to the South having a radius of 10.00 feet and a central angle of 62°32'05"; thence Easterly along the arc of said curve a distance of 10.91 feet; thence North 63°58'08" East a distance of 52.98 feet; thence North a distance of 106.42 feet; thence East a distance of 153.82 feet; thence South 02°23'24" West a distance of 232.17 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

PARCEL D (O.R.B. 1141, PG. 959)

COMMENCE at the Northeast corner of the Southeast ¼ of the Southeast ¼ of Section 36, Township 3 South, Range 16 East, Columbia County, Florida and run Southerly along the East line of said Southeast ¼ of the Southeast ¼ of Section 36 a distance of 21.10 feet to a point on the Northerly Right-of-Way line of U.S. Highway 90, said point being a point on a curve concave to the Northwest having a radius of 4533.66 feet and a central angle of 02°28'29"; thence Southwesterly along the arc of said curve, being also the Northerly Right-of-Way line of U.S. Highway 90, a distance of 195.82 feet; thence South 64°00'20" West along said Northerly Right-of-Way line a distance of 508.63 feet; thence South 63°57'33" West still along said Northerly Right-of-Way line a distance of 640.58 feet to the point of curve of a curve concave to the Northwest having a radius of 2250.58 feet and a central angle of 12°54'30"; thence Southwesterly along the arc of said curve, being still said Northerly Right-of-Way line, a distance of 258.23 feet to the POINT OF BEGINNING; thence continue Southwesterly along the arc of said curve, being still said Northerly Right-of-Way line, a distance of 248.82 feet; thence North 16°38'20" West a distance of 152.78 feet; thence North 38°29'34" East a distance of 65.39 feet; thence North 55°39'57" East a distance of 114.32 feet; thence South 89°59'40" East a distance of 147.36 feet; thence South 00°00'20" West a distance of 192.23 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

PARCEL E

COMMENCE at the Northeast corner of the Southeast ¼ of the Southeast ¼ of Section 36, Township 3 South, Range 16 East, Columbia County, Florida and run Southerly along the East line of said Southeast

¼ of the Southeast ¼ of Section 36 a distance of 21.10 feet to a point on the Northerly Right-of-Way line of U.S. Highway 90, said point being a point on a curve concave to the Northwest having a radius of 4533.66 feet and a central angle of 02°28'29"; thence Southwesterly along the arc of said curve, being also the Northerly Right-of-Way line of U.S. Highway 90, a distance of 195.82 feet; thence South 64°00'20" West along said Northerly Right-of-Way line a distance of 508.63 feet; thence South 63°57'33" West still along said Northerly Right-of-Way line a distance of 369.34 feet; thence North 02°23'24" East a distance of 232.17 feet to the POINT OF BEGINNING; thence due West a distance of 153.82 feet; thence due North a distance of 220.64 feet; thence North 40°54'42" West a distance of 19.80 feet; thence North 00°35'48" East a distance of 261.29 feet; thence due East a distance of 139.16 feet; thence South 82°33'01" East a distance of 45.78 feet; thence South 02°23'24" West a distance of 491.37 feet to the POINT OF BEGINNING.

Containing 10.17 acres, more or less.

SUBJECT TO:

PARCEL II:

Together with those appurtenant easements created in (i) that certain Restrictive Covenants and Easement Agreement recorded July 5, 2007, in Official Records Book 1124, Page 476, as Amended and Restated in Official Records Book 1141, page 929, re-recorded in Official Records Book 1142, page 2253, as affected by Subordination Agreement recorded in Official Records Book 1193, Page 1306, (ii) that certain Construction Easement Agreement recorded July 5, 2007, in Official Records Book 1124, Page 495, and (iii) that certain Declaration of Supplemental Restrictive Covenants and Easements recorded in Official Records Book ~~1193~~ 1198, Page ~~306~~ 307, Public Records of Columbia County, Florida.

PARCEL III:

Together with those appurtenant easements created in that certain Slope and Construction Easement Agreement recorded July 5, 2007, in Official Records Book 1124, Page 502, Public Records of Columbia County, Florida.

EXHIBIT "B"

Permitted Title Exceptions

1. Taxes and assessments for the year 2010 and subsequent years, which are not yet due and payable.
2. Terms, covenants, conditions and other matters contained in those unrecorded leases as set forth on the rent roll attached hereto as Exhibit "B-1" and having no right of first refusal or option to purchase and all rights thereunder of the lessees and of any person claiming by, through or under the lessees.
3. Easement recorded in Official Records Book 18, page 377 of the Public Records of Columbia County, Florida.
4. Restrictions recorded in Official Records Book 246, page 28 of the Public Records of Columbia County, Florida, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
5. Easement for Underground Water Utility Line recorded in Official Records Book 976, page 2212, Public Records of Columbia County, Florida. (As to Parcel II)
6. Terms and conditions contained in Ordinance No. 2007-1106 recorded in Official Records Book 1116, page 2031, Public Records of Columbia County, Florida. —
7. Terms, conditions and easements set forth in Restrictive Covenants and Easement Agreement recorded in Official Records Book 1124, Page 476, as Amended and Restated recorded in Official Records Book 1141, page 929 and re-recorded in Official Records Book 1142, page 2253 and as affected by the Subordination Agreement recorded in Official Records Book 1193, page 1306, Public Records of Columbia County, Florida.
8. Terms, conditions and easements set forth in Construction Easement Agreement recorded in Official Records Book 1124, Page 495, Public Records of Columbia County, Florida.
9. Terms, conditions and easements set forth in Slope and Construction Easement Agreement recorded in Official Records Book 1124, Page 502, Public Records of Columbia County, Florida.
10. Terms, conditions, provisions and restrictions, including a right of first refusal, set forth in that certain Lease dated June 12, 2007 between Lake City Commons Retail, LLC (Lessor) and Publix Super Markets, Inc. (Lessee) as evidenced by the Memorandum of Lease recorded in Official Records Book 1122, page 2668, together with First Amendment thereto recorded in Official Records Book 1142, page 393, Public Records of Columbia County, Florida. Note: The right of first refusal has been waived as to this transaction with the Purchaser.
11. Bellsouth Telecommunications, Inc. d/b/a AT&T Florida recorded in Official Records Book 1142, page 318, Public Records of Columbia County, Florida.

12. Lease between Lake City Commons Retail, LLC (Lessor) and SSAPB Enterprises, Inc. (Lessee) as evidenced by the Collateral Assignment of Lease recorded May 20, 2008 in Official Records Book 1150, page 2185, Public Records of Columbia County, Florida.
13. Notice of No Liability under Section 713.10 of the Florida Statutes recorded in Official Records Book 1152, page 1935, Public Records of Columbia County, Florida.
14. Perpetual Easement in favor of the State of Florida Department of Transportation recorded in Official Records Book 1156, page 465, Public Records of Columbia County, Florida.
15. Terms, conditions, reservations and easement(s) contained in that Special Warranty Deed recorded in Official Records Book 1156, page 489, Public Records of Columbia County, Florida.
16. Restrictive Covenants (Use Restrictions) contained in instrument recorded in Official Records Book 1139, page 1342, Public Records of Columbia County, Florida.
17. Any rights, interests or claims arising from the following matters shown on survey prepared by Donald F. Lee and Associates, Inc., dated May 11, 2010, last revised July 13, 2010 under File No. B-27-8:
 - a) Encroachment of pedestrian signal button, traffic signal controls, traffic control box with concrete slab and bench are depicted over and across the south property line.
 - b) Electric transformers, electric boxes, wiring pull boxes and pump stations are depicted throughout the property without the benefit of an apparent easement or agreement of record.
 - c) Possible encroachment of a retention pond over and across the southwesterly portion of the property.
18. Remedial Action Plan Former Conoco Service Station No. 09021 Lake City, Florida dated March 28, 2007 prepared by URS Corporation.
20. Real Property License Agreement for Property Access dated 2007 between ConocoPhillips Company and Lake City Commons Retail, LLC.
21. Amendment to Real Property License Agreement for Property Access dated September 5, 2007 between ConocoPhillips Company and Lake City Commons Retail, LLC.
22. Remediation And Indemnification Agreement by and among Sunoco, Inc. R&M, Conoco Phillips Company and Lake City Commons Retail, LLC dated September 14, 2007.
23. Terms, conditions and easements set forth in that certain Declaration of Supplemental Restrictive Covenants and Easements dated July 15, 2010.

EXHIBIT "B-1"
RENT ROLL

- 1) **Prosperity Bank.** Lease dated on or about May 15, 2008 ("Lease"), between Lake City Commons Retail, LLC, as "Landlord", and Prosperity Bank, as "Tenant", for leased premises known as 295 NW Commons Loop, Suite 101 (the "Premises") in Lake City Commons Shopping Center (the "Property"). **Prosperity Bank Security Deposit None.**
- 2) **SunCellular.** Lease dated February 26, 2008, as amended by the First Amendment to Shopping Center Lease dated March 5, 2008 (collectively the "Lease"), between Lake City Commons Retail, LLC, as "Landlord", and Wil Miller D/B/A SunCellular, as "Tenant", for leased premises known as 295 NW Commons Loop, Suite 103 (the "Premises") in Lake City Commons Shopping Center (the "Property"). **Wil Miller Security Deposit \$4,400.00**
- 3) **Eyeglass Express.** Lease dated February 23, 2008 ("Lease"), between Lake City Commons Retail, LLC, as "Landlord", and Lake City Optical Co., as "Tenant", guaranteed by Tom Flater ("Guarantor"), for leased premises known as 295 NW Commons Loop, Suite 105 (the "Premises") in Lake City Commons Shopping Center (the "Property"). **Security Deposit None.**
- 4) **Cuts By Us.** Lease dated February 20, 2008 ("Lease"), between Lake City Commons Retail, LLC, as "Landlord", and Cuts By Us, Inc. as "Tenant," guaranteed by Jeffrey Kleinman ("Guarantor") for leased premises known as 295 NW Commons Loop, Suite 107 (the "Premises") in Lake City Commons Shopping Center (the "Property"). **Security Deposit None.**
- 5) **Fan Lung Ou d/b/a Yum's Chinese Restaurant.** Lease dated June 14, 2008 ("Lease"), as amended and assigned between Lake City Commons Retail, LLC, as "Landlord", and Fan Lung Ou d/b/a Yum's Chinese Restaurant, as "Tenant" for leased premises known as 295 NW Commons Loop, Suite 109 (the "Premises") in Lake City Commons Shopping Center (the "Property"). **Security Deposit \$4,000.00**
- 6) **T.J.'s Liquors.** Lease dated as of June 2, 2008 ("Lease"), between Lake City Commons Retail, LLC, as "Landlord", and Nit Nil, Inc. d/b/a T.J.'s Liquors, as "Tenant", guaranteed by Julinkumar Patel and Falguni Patel ("Guarantors") for leased premises known as 295 NW Commons Loop, Suite 111 (the "Premises") in Lake City Commons Shopping Center (the "Property"). **Security Deposit \$3,000.00**
- 7) **UPS.** Lease dated April 24, 2008 ("Lease"), between Lake City Commons Retail, LLC, as "Landlord", and George Morse d/b/a The UPS Store, as "Tenant", for leased premises known as 295 NW Commons Loop, Suite 115 (the "Premises") in Lake City Commons Shopping Center (the "Property"). **Security Deposit \$2,894.00**
- 8) **Rose Nails.** Lease dated August 31, 2007 ("Lease"), between Lake City Commons Retail, LLC, as "Landlord", and originally Rose Nails & E.W. Productions, Inc. ("Rose") as tenant and Thom Pham, as Guarantor,, for leased premises known as 295 NW Commons Loop, Suite 117 (the "Premises") in Lake City Commons Shopping Center (the "Property"). The Lease was subsequently assigned from Rose to Prong Tran ("Tenant") pursuant to that certain Assignment and Assumption of Lease Agreement dated October 23, 2009 by and between Rose and Tenant (the "Assignment"). **Security Deposit \$2,500.00**
- 9) **McAlister's Deli.** Lease dated May 28, 2008 ("Lease"), between Lake City Commons Retail, LLC, as "Landlord", and Horned Frog Deli, Inc. d/b/a McAlister's Deli, as "Tenant", guaranteed by Bruce Swisshelm ("Guarantor"), for leased premises known as 313 NW Commons Loop, Suite 119 (the

"Premises") in Lake City Commons Shopping Center (the "Property"). **Security Deposit \$8,855.80**

10) **Wasabi.** Lease dated July 10, 2008, as amended ("Lease"), between Lake City Commons Retail, LLC, as "Landlord", and DE-QING CHEN AND TIAN XING ZHENG d/b/a Wasabi, as "Tenant", for leased premises known as 313 NW Commons Loop, Suite 121 (the "Premises") in Lake City Commons Shopping Center (the "Property"). **Security Deposit \$3,500.00**

11) **Kazbor's Grill.** Lease dated May 15, 2008 ("Lease"), between Lake City Commons Retail, LLC, as "Landlord", and SSAPB Enterprises, Inc. d/b/a Kazbor's Grill, as "Tenant", guaranteed by Steven S. Baker and Amy T. Baker ("Guarantor") for leased premises known as 313 NW Commons Loop, Suite 127 (the "Premises") in Lake City Commons Shopping Center (the "Property"). **Security Deposit \$14,335.33.**

12) **Publix.** Lease Agreement between Lake City Commons Retail, LLC, as "Landlord", and Publix Super Markets, Inc., a Florida corporation, as "Tenant", dated June 12 2007, as amended by that certain First Amendment to Lease dated January 23, 2008 and that certain Second Amendment to Lease dated March 13, 2009 (collectively the "Publix Lease"), for leased premises known as 255 NW Commons Loop (the "Premises") in Lake City Commons Shopping Center (the "Property"). **Security Deposit None.**



GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, KRG LAKE CITY COMMONS, LLC* (owner name), owner of property parcel
formerly known as INLAND DIVERSIFIED LAKE CITY COMMONS, L.L.C.
number 36-3S-16-02611-024 (parcel number), do certify that
the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or,
is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the
said person(s) is/are authorized to sign, speak and represent me as the owner in all matters
relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Publix Super Markets, Inc.	1.
Stearns Weaver Miller Weissler	2. <i>David M. Fink</i>
2. Alhadeff & Sitterson, P.A.	3. <i>Nicole A. Nuegelbauer</i>
3.	4.
4.	5.
5.	

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

KRG LAKE CITY COMMONS, LLC*

[Signature]
Owner Signature (Notarized)

Date

1.19.23

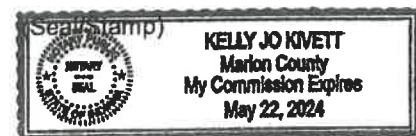
*formerly known as INLAND DIVERSIFIED LAKE CITY COMMONS, L.L.C.

NOTARY INFORMATION:

STATE OF: INDIANA COUNTY OF: MARION

The above person, whose name is Mark Jenkins,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 19th day of January, 20 23.

[Signature]
NOTARY'S SIGNATURE



DIVISION OF CORPORATIONS



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Detail by Entity Name

Foreign Limited Liability Company
KRG LAKE CITY COMMONS, LLC

Filing Information

Document Number	M10000002784
FEI/EIN Number	27-2883400
Date Filed	06/22/2010
State	DE
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	08/26/2014
Event Effective Date	NONE

Principal Address

2021 Spring Road, Suite 200
Oak Brook, IL 60523

Changed: 04/29/2022

Mailing Address

2021 Spring Road, Suite 200
Oak Brook, IL 60523

Changed: 04/29/2022

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 12/14/2021

Address Changed: 12/14/2021

Authorized Person(s) Detail

Name & Address

Title Member

Kite Realty Group, L.P.
2021 Spring Road, Suite 200
Oak Brook, IL 60523

Annual Reports

Report Year	Filed Date
2020	01/21/2020

2021 04/19/2021
 2022 04/29/2022

Document Images

04/29/2022 -- ANNUAL REPORT	View image in PDF format
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04/19/2021 -- ANNUAL REPORT	View image in PDF format
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01/24/2019 -- ANNUAL REPORT	View image in PDF format
04/16/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
03/24/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
08/26/2014 -- CORLCBACHG	View image in PDF format
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04/15/2012 -- ANNUAL REPORT	View image in PDF format
04/22/2011 -- ANNUAL REPORT	View image in PDF format
06/22/2010 -- Foreign Limited	View image in PDF format



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Detail by Entity Name

Foreign Limited Partnership
KITE REALTY GROUP, L.P.

Filing Information

Document Number B04000000350
FEI/EIN Number 20-1453863
Date Filed 08/12/2004
State DE
Status ACTIVE

Principal Address

2021 Spring Road, Suite 200,
Oak Brook,, IL 60523

Changed: 04/29/2022

Mailing Address

2021 Spring Road, Suite 200,
Oak Brook,, IL 60523

Changed: 04/29/2022

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 12/14/2021

Address Changed: 12/14/2021

General Partner Detail

Name & Address

Document Number D04000000043

KITE REALTY GROUP TRUST
2021 Spring Road, Suite 200,
Oak Brook,, IL 60523

Annual Reports

Report Year	Filed Date
2020	01/20/2020
2021	04/21/2021
2022	04/29/2022

Document Images

04/29/2022 – ANNUAL REPORT	View image in PDF format
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04/21/2021 – ANNUAL REPORT	View image in PDF format
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01/23/2019 – ANNUAL REPORT	View image in PDF format
01/25/2018 – ANNUAL REPORT	View image in PDF format
04/12/2017 – ANNUAL REPORT	View image in PDF format
03/25/2016 – ANNUAL REPORT	View image in PDF format
04/24/2015 – ANNUAL REPORT	View image in PDF format
04/28/2014 – ANNUAL REPORT	View image in PDF format
04/15/2013 – ANNUAL REPORT	View image in PDF format
02/13/2012 – ANNUAL REPORT	View image in PDF format
02/22/2011 – ANNUAL REPORT	View image in PDF format
02/16/2010 – ANNUAL REPORT	View image in PDF format
03/10/2009 – ANNUAL REPORT	View image in PDF format
04/07/2008 – ANNUAL REPORT	View image in PDF format
04/18/2007 – ANNUAL REPORT	View image in PDF format
03/16/2006 – ANNUAL REPORT	View image in PDF format
04/29/2005 – ANNUAL REPORT	View image in PDF format
08/12/2004 – Foreign LP	View image in PDF format



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Detail by Entity Name

Declaration of Trust

KITE REALTY GROUP TRUST

Filing Information

Document Number	D04000000043
FEI/EIN Number	NONE
Date Filed	08/12/2004
State	MD
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/27/2018
Event Effective Date	NONE

Principal Address

30 SOUTH MERIDIAN STREET
SUITE 1100
INDIANAPOLIS, IN 46204

Mailing Address

30 SOUTH MERIDIAN STREET
SUITE 1100
INDIANAPOLIS, IN 46204

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 12/14/2021

Address Changed: 12/14/2021

Officer/Director Detail

Name & Address

Title CEO

KITE, JOHN A
30 SOUTH MERIDIAN STREET
1100
INDIANAPOLIS, IN 46204

Title COO

MCGOWAN, THOMAS K
30 SOUTH MERIDIAN STREET
SUITE 1100
INDIANAPOLIS, IN 46204

Title EVP

MURRAY, SCOTT E
30 SOUTH MERIDIAN STREET
SUITE 1100
INDIANAPOLIS, IN 46204

Title SVP

JENKINS, MARK S
30 SOUTH MERIDIAN STREET
SUITE 1100
INDIANAPOLIS, IN 46204

Title SVP - CONSTRUCTION

LALLY, RICK S
30 SOUTH MERIDIAN STREET
SUITE 1100
INDIANAPOLIS, IN 46204

Title DIRECTOR - CONSTRUCTION

BURKE, RANDY
30 SOUTH MERIDIAN STREET
SUITE 1100
INDIANAPOLIS, IN 46204

Annual Reports**No Annual Reports Filed****Document Images**

12/14/2021 – Reg. Agent Change	View image in PDF format
08/27/2018 – Amendment	View image in PDF format
02/24/2016 – Amendment	View image in PDF format
05/16/2005 – Reg. Agent Change	View image in PDF format
08/12/2004 – Declaration of Trust	View image in PDF format

ML100000002784

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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08/26/14--01025--001 **1280.00

FILED
14 AUG 26 PM 3:59
SECRETARY OF STATE
TALLAHASSEE FLORIDA

AUG 26 2014
T. HAMPTON

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Inland Diversified Lake City Commons, L.L.C.
Name of Foreign Limited Liability Company

Dear Sir or Madam:

The enclosed application, certificate and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Darlene Rowland

Name of Person

Kite Realty Group

Firm/Company

30 South Meridian St., Suite 1100

Address

Indpls, IN 46204

City/State and Zip Code

drowland@kiterealty.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Darlene Rowland

Name of Person

at (317) 713-2753

Area Code & Daytime Telephone Number

STREET/COURIER ADDRESS:

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

MAILING ADDRESS:

Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

Enclosed is a check for the following amount:

☐ \$25 Filing Fee

☐ \$30 Filing Fee &
Certificate of Status

☒ \$55 Filing Fee &
Certified Copy

☐ \$60 Filing Fee,
Certificate of Status &
Certified Copy

CR2E055 (12/13)

30 S. MERIDIAN STREET
SUITE 1100
INDIANAPOLIS, IN 46204
317-577-5600 FAX 317-577-5605
www.kiterealty.com

August 25, 2014



Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

**Re: Amendments to Certificate of Authority to Transact Business in Florida and
Change of Registered Office and Agent**

To Whom It May Concern:

Please file all of the enclosed Amendments to Certificate of Authority to Transact Business in Florida **FIRST**, file Change of Registered Office or Registered Agent **SECOND**. Please return all certified copies to my attention in the enclosed UPS envelope.

Thank you for your prompt assistance regarding this request. Should you have any questions, please feel free to contact me at 317-713-2753 or at drowland@kiterealty.com

Sincerely,

KITE REALTY GROUP

A handwritten signature in dark ink, appearing to read "Darlene Rowland", written over the printed name.

Darlene Rowland
Real Estate Paralegal

dr:/enclosures

**APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY TO FILE
AMENDMENT TO CERTIFICATE OF AUTHORITY TO TRANSACT
BUSINESS IN FLORIDA**

SECTION I (1-3 must be completed)

1. Name of limited liability Company as it appears on the records of the Florida Department of State: Inland Diversified Lake City Commons, L.L.C.
2. Jurisdiction of its organization: Delaware
3. Date authorized to do business in Florida: 06/22/2010

SECTION II (4-7 complete only the applicable changes)

4. New name of the limited liability company: KRG Lake City Commons, LLC
(must contain "Limited Liability Company," "L.L.C.," or "LLC.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida and attach a copy of the written consent of the managers or managing members adopting the alternate name. The alternate name must contain "Limited Liability Company," "L.L.C." or "LLC.")

5. If the amendment changes the jurisdiction of organization, indicate new jurisdiction:

6. If the amendment changes person, title or capacity in accordance with 605.0902 (1)(e), indicate that change: Kite Realty Group, L.P., a Delaware limited partnership

30 S. Meridian Street, Suite 1100, Indpls, IN 46204

7. Attached is an original certificate, if required: no more than 90 days old, evidencing the aforementioned amendment(s), duly authenticated by the official having custody of records in the jurisdiction under the law of which this entity is organized.



Signature of the authorized representative

Daniel R. Sink, Executive VP & CFO

Typed or printed name of signee

Filing Fee: \$25.00

FILED
14 AUG 26 PM 3:59
SECRETARY OF STATE
TALLAHASSEE FLORIDA

Delaware

PAGE 1

The First State


I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "INLAND DIVERSIFIED LAKE CITY COMMONS, L.L.C.", CHANGING ITS NAME FROM "INLAND DIVERSIFIED LAKE CITY COMMONS, L.L.C." TO "KRG LAKE CITY COMMONS, LLC", FILED IN THIS OFFICE ON THE EIGHTEENTH DAY OF JULY, A.D. 2014, AT 1:15 O'CLOCK P.M.



4837867 8100

140972423

You may verify this certificate online
at corp.delaware.gov/authver.shtml


Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 1549701

DATE: 07-18-14

Last Update: 1/23/2023 5:51:37 PM EST

[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		
R02611-024		REAL ESTATE	2022		
Mailing Address		Property Address			
INLAND DIVERSIFIED LAKE CITY		295 COMMONS LAKE CITY			
COMMONS LLC					
30 SOUTH MERIDIAN ST STE 1100		GEO Number			
INDIANAPOLIS IN 46204		363S16-02611-024			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code	Escrow Code		
NO EXEMPTIONS		001			
Legal Description (click for full description)					
36-3S-16 1500/150010.17 Acres COMM AT NE COR OF SE1/4 OF SE 1/4 OF SEC, RUN S 21.10 FT TO N R/W US HWY 90 (SAID PT BEING ON A CRV), RUN SW ALONG R/W, 195.82 FT, CONT S 64 DG W 508.63 FT, S 63 DG W 498.86 FT FOR POB, CONT S 63 DG W 141.71 FT TO PT ON A CRV, RUN SW'RLY See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	6,190,895	0	\$6,190,895	\$30,335.39
BOARD OF COUNTY COMMISSIONERS	7.8150	6,190,895	0	\$6,190,895	\$48,381.84
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	6,190,895	0	\$6,190,895	\$4,630.79
LOCAL	3.2990	6,190,895	0	\$6,190,895	\$20,423.76
CAPITAL OUTLAY	1.5000	6,190,895	0	\$6,190,895	\$9,286.34
SUWANNEE RIVER WATER MGT DIST	0.3368	6,190,895	0	\$6,190,895	\$2,085.09
LAKE SHORE HOSPITAL AUTHORITY	0.0001	6,190,895	0	\$6,190,895	\$0.62
Total Millage		18.5989	Total Taxes		\$115,143.83
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$11,157.35			
Total Assessments					\$11,157.35
Taxes & Assessments					\$126,301.18
If Paid By					Amount Due
					\$0.00
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/30/2022	PAYMENT	1501777.0001	2022	\$121,249.13	

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Project Summary

Project Name: Publix Liquor Store Special Exception

Project Number: SE23-01

Parcel Number: 02611-024

Project Notes

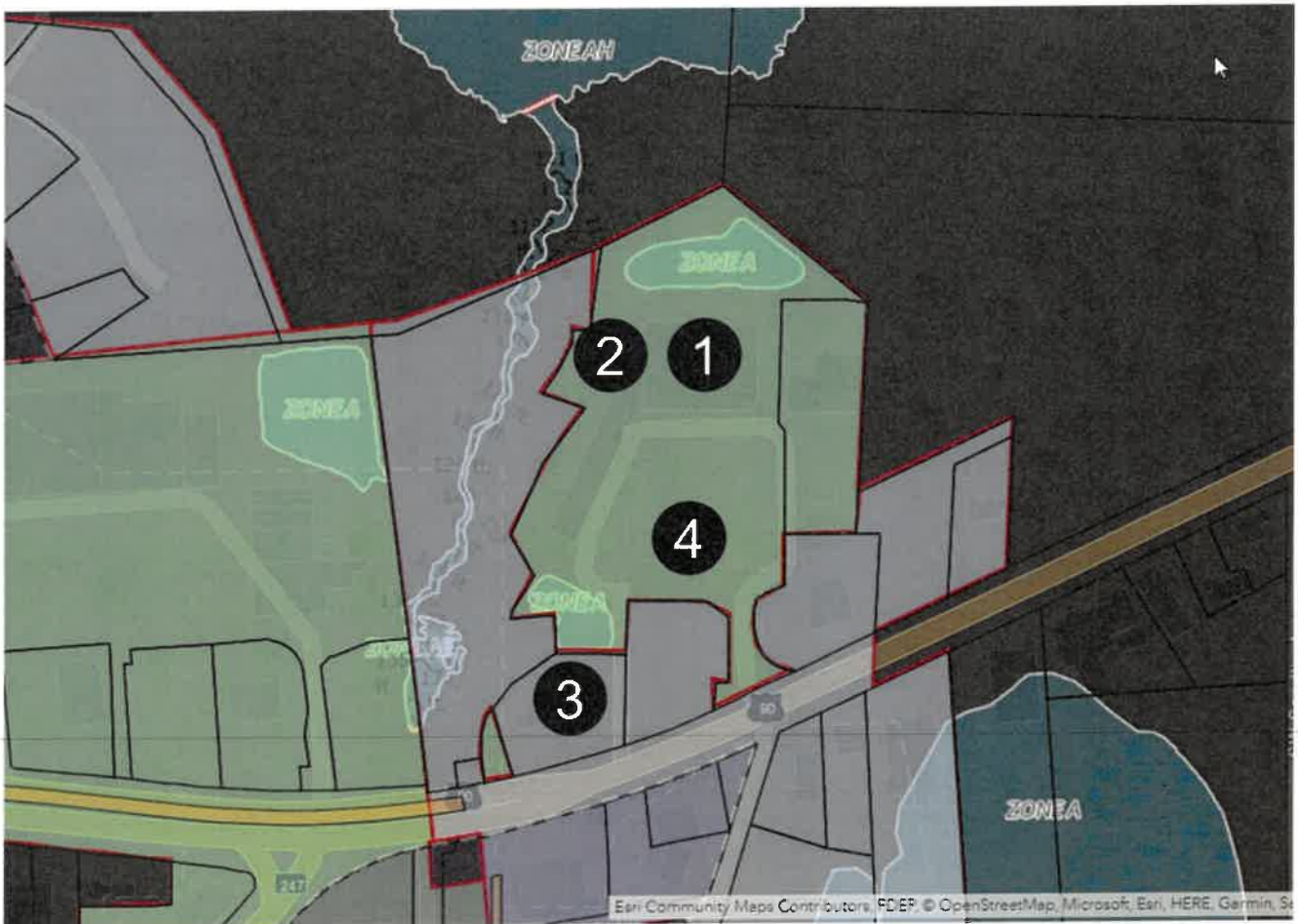
- Project type: Special Exception
- Future land use is: Commercial
- Zoning designation is: Commercial Intensive
- Proposed use of the property: Package Store for sale of alcoholic beverages
- Land is conducive for use: Only with a Special Exception 4.13.5.2
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project SE23-01 is for a special exception and has been reviewed by city staff and North Central Florida Regional Planning Council. 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.

Publix Liquor Store

Special Exception



1 Current Publix Super Market

2 Proposed Publix Liquor Store-
Suite to the west of the current
Publix

3 Future Land Use- Commercial
County
Zoning District- Commercial
Intensive County

4 Future Land Use- Commercial
Zoning District- Commercial
Intensive



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

Item ii.

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: 2/9/23

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

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

Project Number: SE-00

Project Name: Publix Liquor Store Special Exception

Project Address: 295 NW Commons Loop, Lake City, FL 32055

Project Parcel Number: 36-3S-16-02611-024

Owner Name: Inland Diversified Lake City Commons LLC

Owner Address: 30 S Meridian St, Suite 100, Indianapolis, IN 46204

Owner Contact Information: telephone number _____ e-mail _____

Owner Agent Name: David Smith

Owner Agent Address: PO Box 3299 Tampa, FL 33601

Owner Agent Contact Information: telephone 813-223-4800 e-mail dsmith@stearnsweaver.com

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: Robert Angelo

Comments: Land is conducive with approved special exception per land development regulation

Land is conducive with approved special exception per land development regulation
section 4.13.5.2.

Business License: Approve ☒ Disapprove ☐ Reviewed by: Marshall Sova
Marshall Sova (Feb 14, 2023 08:08 EST)

Comments: Will need to apply for a business license

Code Enforcement: Approve ☒ Disapprove ☐ Reviewed by: Marshall Sova
Marshall Sova (Feb 14, 2023 08:08 EST)

Comments: No code violations at this location

Permitting: Approve ☒ Disapprove ☐ Reviewed by: Ami Jane

Comments: Permitting will be under County web portal for over \$4000 projects, for this build out.

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

Water Department: Approved ☒ Disapproved ☐ Reviewed by Michael L. Osborn Jr.
Michael L. Osborn Jr. (Feb 14, 2023 11:41 EST)

Comments: Make sure proper backflow device is installed and inspected before final.

Sewer Department: Approved ☒ Disapproved ☐ Reviewed by Cody Pridgeon
Cody Pridgeon (Feb 14, 2023 08:10 EST)

Comments: None

Gas Department: Approved ☒ Disapproved ☐ Reviewed by Steve Brown
Steve Brown (Mar 10, 2023 07:33 EST)

Comments: _____

Water Distribution/Collection: Approved ☒ Disapproved ☐ Reviewed by Brian Scott
Brian Scott (Feb 15, 2023 07:22 EST)

Comments: _____

Customer Service: Approved ☒ Disapproved ☐ Reviewed by Shasta Pelham
Shasta Pelham (Mar 13, 2023 13:00 EDT)

Comments: We will need a Demo Plumbing Plan and a New Plumbing Plan in order to
accurately reassess the impact fees.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Approved ☒ Disapproved ☐ Reviewed by Steve Brown
Steve Brown (Mar 10, 2023 07:33 EST)

Comments: _____

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

Comments: No Concerns at this time

Police Department: Approve ☐ Disapprove ☐ Reviewed by _____

Comments: _____

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.



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

FOR PLANNING USE ONLY

Item iii.

Application # _____
Application Fee \$200.00
Receipt No. _____
Filing Date _____
Completeness Date _____

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: FLORIDA GATEWAY DRIVE RV PARK
2. Address of Subject Property: LAKE CITY, FL
3. Parcel ID Number(s): 02-4S-16-02714-000
4. Future Land Use Map Designation: COMMERCIAL
5. Zoning Designation: CHI
6. Acreage: 8.5
7. Existing Use of Property: VACANT
8. Proposed use of Property: RV PARK
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): 4.15.5 PART 2 "Travel trailer parks or campgrounds"

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): DANIEL CRAPPS
Mailing Address: 2806 W US HWY 90 STE 101
City: LAKE CITY State: FL Zip: 32055
Telephone: (386) 397-3002 Fax: () Email: DCRAPPS@DCRAPPS.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: DANIEL CRAPPS, RICHARD COLE, & FOUR BROTHERS 2020
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. CPA
 Rezoning Amendment: ☐ Yes _____ ☒ No _____
 Rezoning 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. Z21-08
 Variance: ☐ Yes _____ ☐ No _____
 Variance Application No. _____
 Special Exception: ☐ Yes _____ ☐ No _____
 Special Exception Application No. SE

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):
 - a. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
3. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
4. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
5. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. 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).
8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
9. Proof of Ownership (i.e. deed).
10. Agent Authorization Form (signed and notarized).
11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) 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 Board of Adjustment.

A total of ten (10) copies of proposed Special Exception Application and support material, and a PDF copy on a CD, are required at the time of submittal. See Columbia County submittal requirements for more detail.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 3 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be properly posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Dalton Kurtz

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

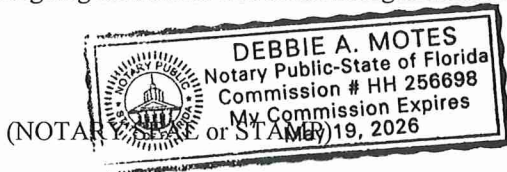
1-3-2022

Date

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 3rd day of Jan, 2023 by (name of person acknowledging).



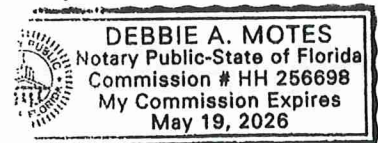
Debbie A. Motes

Signature of Notary

Debbie A. Motes

Printed Name of Notary

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced





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

Florida Gateway Drive RV Park – Lake City

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

The proposed use is in conformance with the City's Comprehensive Plan and the surrounding area has similar uses. The parcel was rezoned from CI to CHI via Ordinance No. 2022-2215.

- b. Whether the proposed use is compatible with the established land use pattern.

The proposed use is compatible with the established land use pattern.

- c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.

Being a transient RV park, the proposed use would not alter the population density patterns or overtax the public facilities.

- d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.

The proposed use is compatible with the current use conditions, and it would be advantageous to the community. It should also be noted the site next to it is an existing RV dealer & service center.

- e. 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 surrounding area has similar uses.

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

The proposed use traffic pattern allows for movement within the proposed site and will be located off of an underutilized roadway.

- g. Whether the proposed use will create a drainage problem.

The proposed use will not create a drainage problem.

- h. Whether the proposed use will seriously reduce light and air to adjacent areas.

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

- i. Whether the proposed use will adversely affect property values in the adjacent area.

The proposed use will not adversely affect property values in the adjacent area.

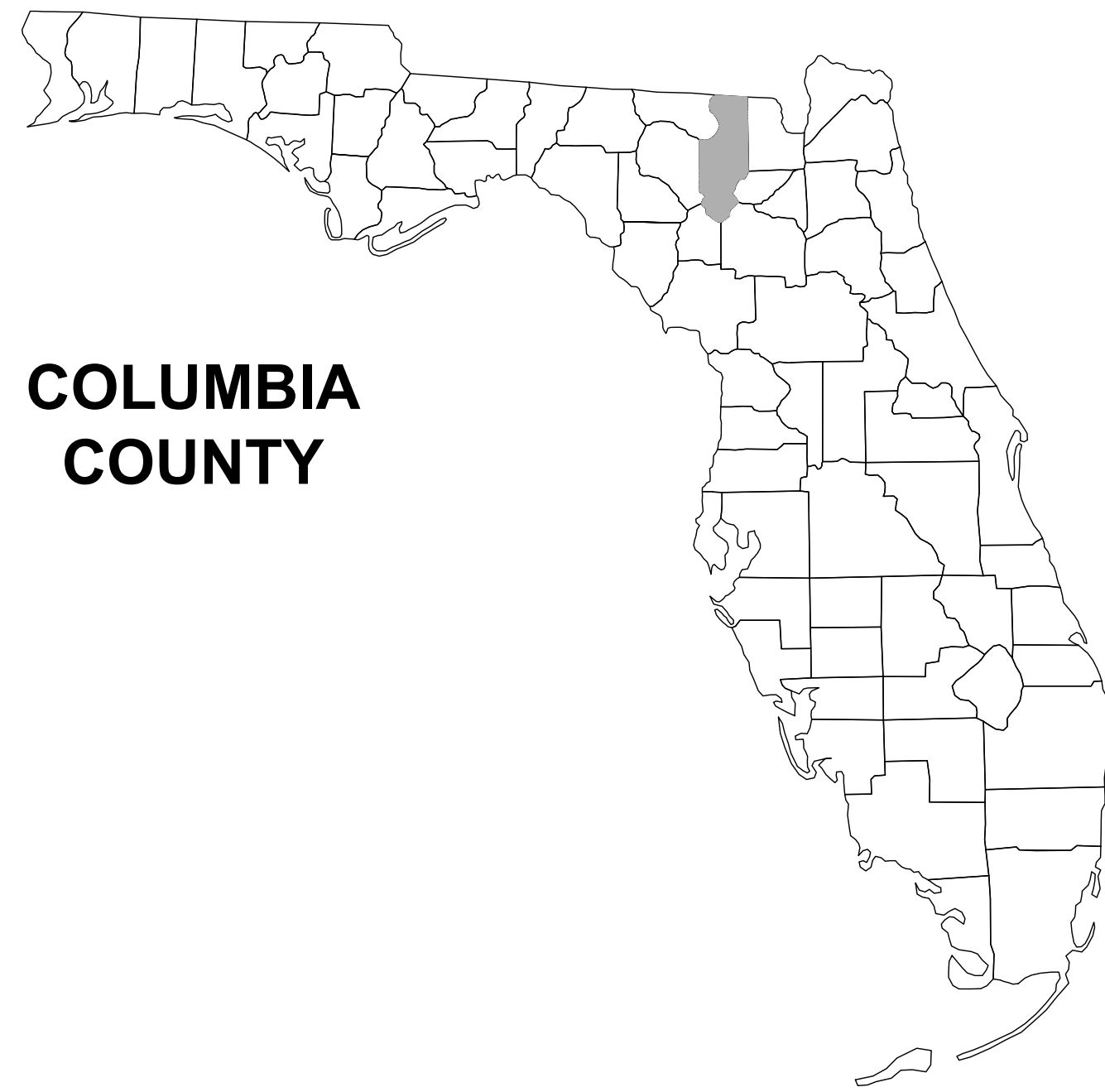
Item iii.

- j. 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.

- k. 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.



COLUMBIA
COUNTY

FLORIDA GATEWAY DRIVE RV PARK LAKE CITY, FL

PROJECT LOCATION



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PLANS PREPARED FOR:

4 BROTHERS 2020
7717 SW COUNTY RD 796
LAKE BUTLER, FL 32054
386-365-7483

ATTACHMENTS

SURVEY

S-1

REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	COVER SHEET	SHEET NO.
DATE	DESCRIPTION						C-1



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Item iii.

Fire Department Access and Water Supply Plan **02-4S-16-02714-014**

The Fire Department will have access to the property through SW Florida Gateway Dr. The site is a looped 12' wide one way paved access road. There will be 2 fire hydrants placed on the site and supplied via 8" main. See the site plan for details on the water supply network.

**CONCURRENCY
WORKSHEET**

RV Park
09/08/2011
Item iii.

Trip Generation Analysis per Lot

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Campsites	Total ADT	Total PM Peak
416	Campground/RV Park	9.00	0.98	43.00	387.00	42.14

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)
Transient RV Park Overnight W/ Water & Sewer	75.00	2.00	150.00	43.00	6450.00

*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.

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)
Transient RV Park Overnight W/ Water & Sewer	75.00	2.00	150.00	43.00	6450.00

*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

Solid Waste Analysis

Use	Pounds Per Person Per unit Per day	Estimated Population	Units	Total Development (Lbs Per Day)
Transient RV Park	5.50	86.00	43.00	473.00



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Comprehensive Plan Consistency Analysis Florida Gateway Drive RV Park

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 8.5 acres and is located along SW Florida Gateway Dr in Columbia County. The proposed development is zoned as commercial, highway interchange.

(Tax Parcel 02-4S-16-02714-014)

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 Concurrence 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 RV park is consistent with both the land use and zoning for the area. The location provides an excellent spot as it is located near a freeway exchange, RV dealer & service center and facilitates manageable growth around it.

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 subject property is located within an area zoned CI and feeds directly onto US 90 and is directly North of I-75. The neighboring developments (hotels & service center) all have similar 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 subject property is not residential.

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 subject property is located at the end of Florida Gateway Drive and is surrounded by similar transient based establishments.

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 commercial 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 buildings.

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 property will require 350+ ft of water main and 600+ ft of sewer main extension, all of which is being covered by the developer and will benefit the City for future growth.

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 property will require 350+ ft of water main and 600+ ft of sewer main extension, all of which is being covered by the developer and will benefit the City for future growth.

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 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 transient RV's 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, Shimer 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 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. Wetland report has been submitted with application as well.

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. There will not be a sewage discharge area onsite. Each lot has its own sewer hookup.

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

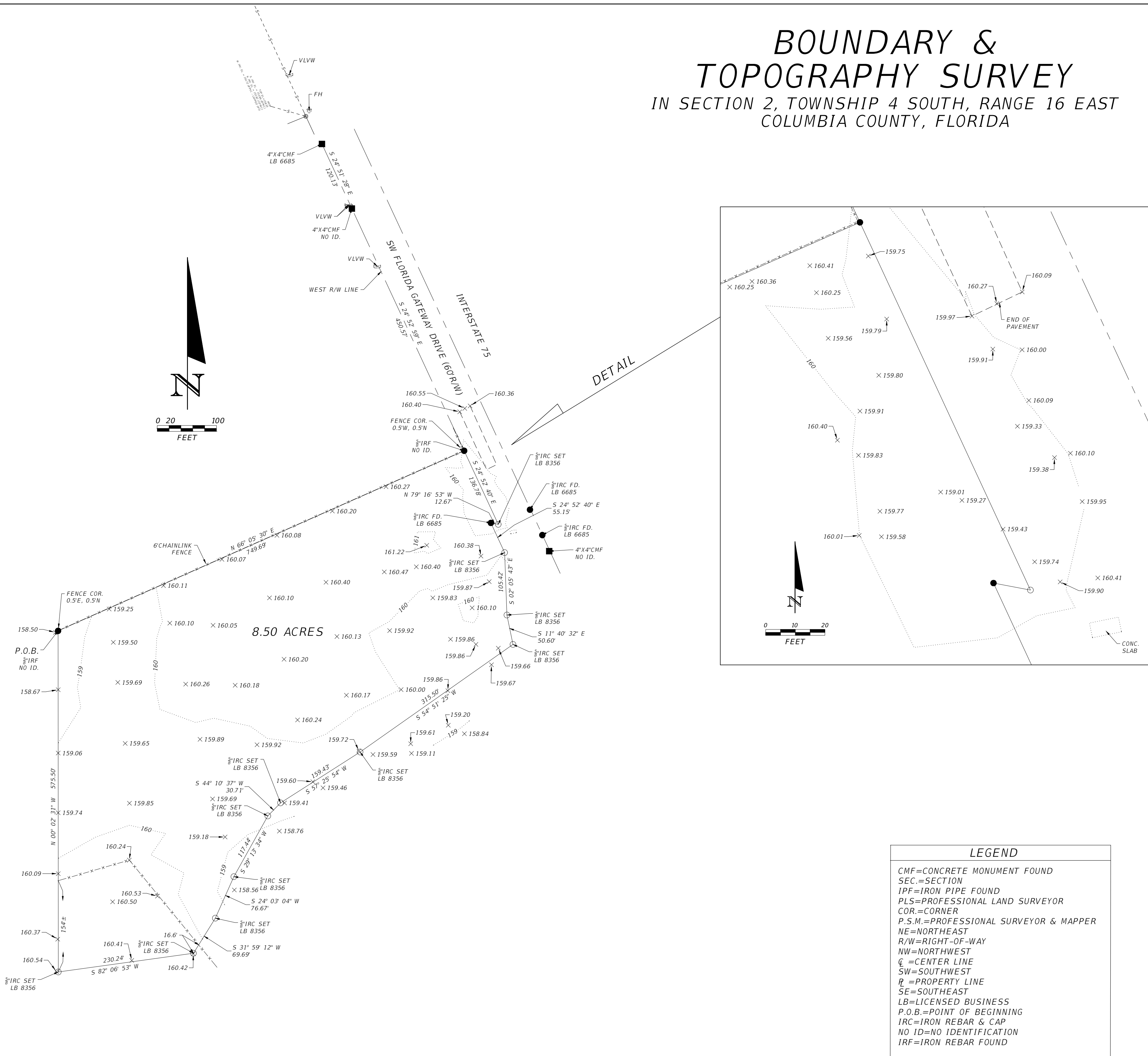
OBJECTIVE I.12 The City shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine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

BOUNDARY &
TOPOGRAPHY SURVEY
IN SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA




DESCRIPTION:
COMMENCE at the Southwest corner of Lot 11, FLORIDA GATEWAY CENTER SOUTH, UNIT 1, a subdivision recorded in Plat Book 7, Pages 3 and 4, of the Public Records of Columbia County, Florida; thence South 00°04'49" East, a distance of 120.08 feet; thence South 21°07'01" East, a distance of 267.04 feet; thence South 26°36'28" East, a distance of 233.93 feet to the POINT OF BEGINNING; thence North 66°05'30" East, a distance of 749.69 feet to a point on the Westerly right-of-way line of SW Florida Gateway Drive; thence South 24°52'40" East, along said Westerly right-of-way line of SW Florida Gateway Drive, a distance of 136.78 feet; thence North 79°16'53" West, a distance of 12.67 feet; thence South 24°52'40" East, a distance of 55.15 feet; thence South 02°05'43" East, a distance of 105.42 feet; thence South 11°40'32" East, a distance of 50.60 feet; thence South 54°51'25" West, a distance of 315.50 feet; thence South 57°25'54" West, a distance of 159.43 feet; thence South 44°10'37" West, a distance of 30.71 feet; thence South 29°13'34" West, a distance of 117.44 feet; thence South 24°03'04" West, a distance of 76.67 feet; thence South 31°59'12" West, a distance of 69.69 feet; thence South 82°06'53" West, a distance of 230.24 feet; thence North 00°02'31" West, a distance of 575.50 feet to the POINT OF BEGINNING. Containing 8.50 acres, more or less.

- NOTES:**
- 1.) Monumentation is as shown and designated on the face of the plat.
 - 2.) Boundary based on monumentation found in place, instruction by client, and prior adjacent survey and subdivision by Bailey, Bishop & Lane.
 - 3.) Bearings based on State Plane Coordinates.
 - 4.) Interior improvements shown were located by field ties.
 - 5.) Underground encroachments, if present, were not located with this survey.
 - 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
 - 7.) Date of field survey completion: August 10, 2021
 - 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain (ref: Map No. 12023C0291D).
 - 9.) Elevations based on NAVD88 datum.

LEGEND
CMF=CONCRETE MONUMENT FOUND
SEC=SECTION
IPF=IRON PIPE FOUND
PLS=PROFESSIONAL LAND SURVEYOR
COR=CORNER
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
NE=NORTHEAST
R/W=RIGHT-OF-WAY
NW=NORTHWEST
C=CENTER LINE
SW=SOUTHWEST
R=PROPERTY LINE
SE=SOUTHEAST
LB=LICENSED BUSINESS
P.O.B.=POINT OF BEGINNING
IRC=IRON REBAR & CAP
NO ID=NO IDENTIFICATION
IRF=IRON REBAR FOUND

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF A
FLORIDA REGISTERED PROFESSIONAL
SURVEYOR AND MAPPER

N.S. Combass, P.S.M.
Florida Reg. No. 4093
DATE: ____/____/2021

REVISIONS				 NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	JOB NO. L210421CRA CA# 29011	SHEET NO. 1
DATE	DESCRIPTION	DATE	DESCRIPTION			

DESCRIPTION:

COMMENCE at the Southwest corner of Lot 11, FLORIDA GATEWAY CENTER SOUTH, UNIT 1, a subdivision recorded in Plat Book 7, Pages 3 and 4, of the Public Records of Columbia County, Florida; thence South 00°04'49" East, a distance of 120.08 feet; thence South 21°07'01" East, a distance of 267.04 feet; thence South 26°36'28" East, a distance of 233.93 feet to the POINT OF BEGINNING; thence North 66°05'30" East, a distance of 749.69 feet to a point on the Westerly right-of-way line of SW Florida Gateway Drive; thence South 24°52'40" East, along said Westerly right-of-way line of SW Florida Gateway Drive, a distance of 136.78 feet; thence North 79°16'53" West, a distance of 12.67 feet; thence South 24°52'40" East, a distance of 55.15 feet; thence South 02°05'43" East, a distance of 105.42 feet; thence South 11°40'32" East, a distance of 50.60 feet; thence South 54°51'25" West, a distance of 315.50 feet; thence South 57°25'54" West, a distance of 159.43 feet; thence South 44°10'37" West, a distance of 30.71 feet; thence South 29°13'34" West, a distance of 117.44 feet; thence South 24°03'04" West, a distance of 76.67 feet; thence South 31°59'12" West, a distance of 69.69 feet; thence South 82°06'53" West, a distance of 230.24 feet; thence North 00°02'31" West, a distance of 575.50 feet to the POINT OF BEGINNING. Containing 8.50 acres, more or less.

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

Inst: 202112025294 Date: 12/14/2021 Time: 3:45PM
Page 1 of 3 B: 1454 P: 2083, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 5950.00

4-10623

Warranty Deed

Trust to LLC

THIS WARRANTY DEED made this 10 day of December, 2021, by Daniel Crapps and Richard C. Cole, Individually and as Trustees under that certain land trust agreement dated September 11, 1986, hereinafter called the grantor, to 4 Brothers 2020 LLC, a Florida Limited Liability Company whose address is: 508 N. Florence St., Burbank, CA 91505 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.

The above described property is not, nor has it ever been the Homestead of the Grantors.

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:

Jennifer Powers
Witness:
Jennifer Powers
Printed Name:

Lisa Hicks
Witness:
Lisa Hicks
Printed Name:

Daniel Crapps
Daniel Crapps, Individually and as Trustee
under that certain land trust agreement dated
September 11, 1986

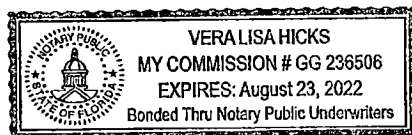
Richard C. Cole
Richard C. Cole, Individually and as Trustee
under that certain land trust agreement dated
September 11, 1986

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of December, 2021 by Daniel Crapps and Richard C. Cole, Individually and as Trustees under that certain land trust agreement dated September 11, 1986, who is personally known to me or who has produced _____ as identification.

(Notary Seal)

Vera Lisa Hicks
Notary Public



ATT 4-10623

Exhibit "A"

COMMENCE at the Southwest corner of Lot 11, FLORIDA GATEWAY CENTER SOUTH, UNIT 1, a subdivision recorded in Plat Book 7, Pages 3 and 4, of the Public Records of Columbia County, Florida; thence South 00°04'49" East, a distance of 120.08 feet; thence South 21°07'01" East, a distance of 267.04 feet; thence South 26°36'28" East, a distance of 233.93 feet to the POINT OF BEGINNING; thence North 66°05'30" East, a distance of 749.69 feet to a point on the Westerly right-of-way line of SW Florida Gateway Drive; thence South 24°52'40" East, along said Westerly right-of-way line of SW Florida Gateway Drive, a distance of 136.78 feet; thence North 79°16'53" West, a distance of 12.67 feet; thence South 24°52'40" East, a distance of 55.15 feet; thence South 02°05'43" East, a distance of 105.42 feet; thence South 11°40'32" East, a distance of 50.60 feet; thence South 54°51'25" West, a distance of 315.50 feet; thence South 57°25'54" West, a distance of 159.43 feet; thence South 44°10'37" West, a distance of 30.71 feet; thence South 29°13'34" West, a distance of 117.44 feet; thence South 24°03'04" West, a distance of 76.67 feet; thence South 31°05'12" West, a distance of 69.69 feet; thence South 82°06'53" West, a distance of 230.24 feet; thence North 00°02'31" West, a distance of 575.50 feet to the POINT OF BEGINNING.

The above described property is not, nor has it ever been the Homestead of the Grantors.

I, Stephen Sharrah

(owner name), owner of property parcel

Item iii.

number 02-4S-16-02714-014

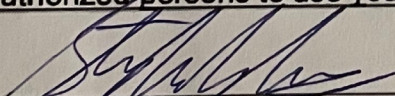
(parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Dalton Kurtz (NFPS)	1. <i>Dalton Kurtz</i>
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.


Owner Signature (Notarized)

12-01-2022
Date

NOTARY INFORMATION:

STATE OF: California COUNTY OF: Los Angeles

The above person, whose name is Stephen Sharrah,
personally appeared before me and is known by me or has produced identification
(type of I.D.) CA Driver's License on this 1 day of December, 20 22.


NOTARY'S SIGNATURE

(Seal/Stamp)

Columbia County Tax Collector

Item iii.

generated on 12/1/2022 10:01:42 AM EST

Tax Record

Last Update: 12/1/2022 10:01:15 AM EST

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.

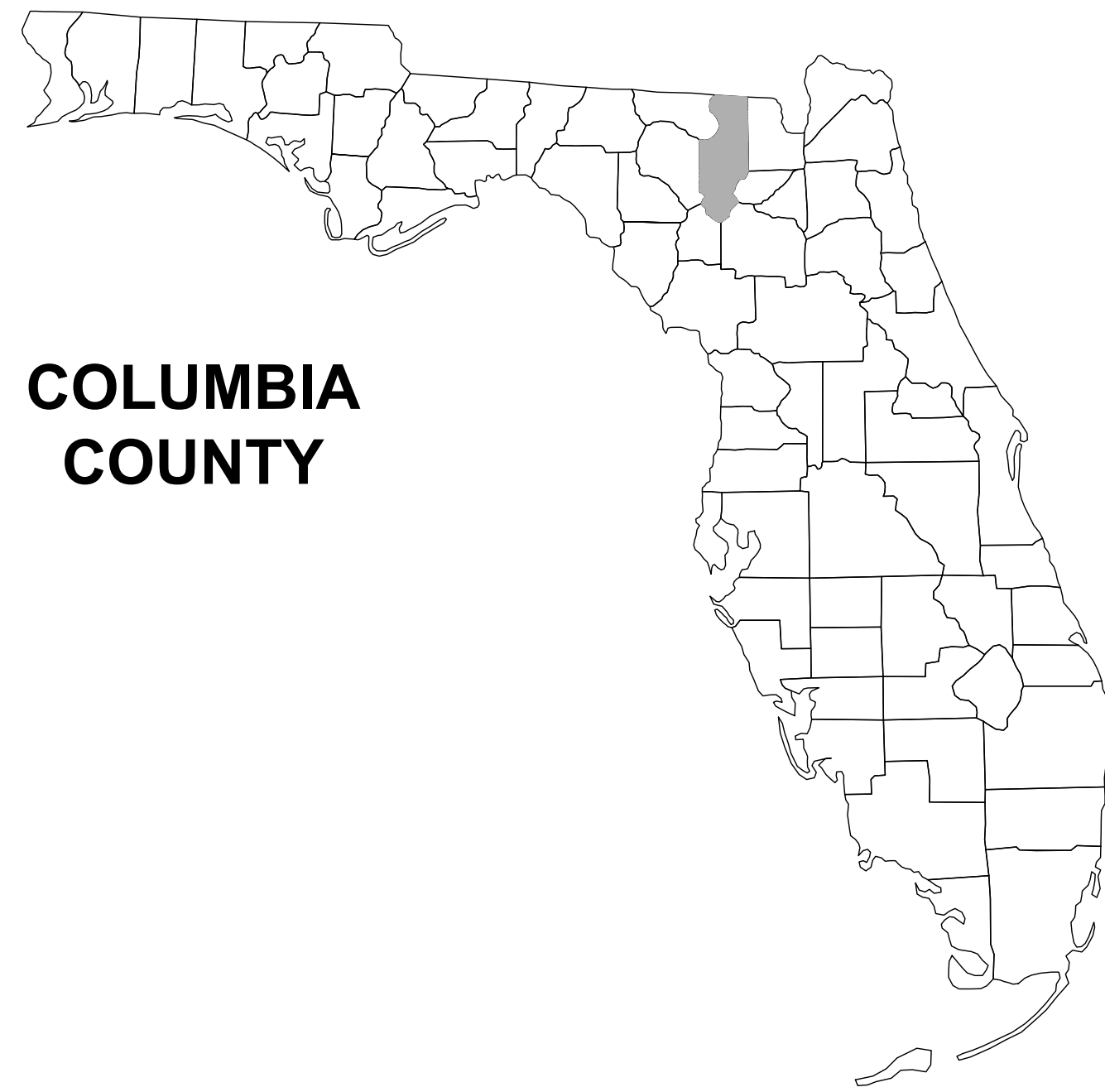
Account Number		Tax Type		Tax Year	
R02714-014		REAL ESTATE		2022	
Mailing Address		Property Address			
4 BROTHERS 2020 LLC 508 N FLORENCE ST BURBANK CA 91505		GEO Number 024S16-02714-014			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		002			
<u>Legal Description (click for full description)</u>					
02-4S-16 0000/00008.64 Acres COMM SW COR OF LOT 11 FLORIDA GATEWAY CENTER SOUTH UNIT 1, S 120.08 FT, S 21 DEG E 267.04 FT, S 26 DEG E 233.93 FT FOR POB, N 66 DEG E 749.69 FT TO W R/W OF SW FLORIDA GATEWAY DR, S 24 DEG E ALONG R/W 136.78 FT, N 79 DEG W 12.67 FT, S 24 DEG E See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	864,000	0	\$864,000	\$6,752.16
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	864,000	0	\$864,000	\$646.27
LOCAL	3.2990	864,000	0	\$864,000	\$2,850.34
CAPITAL OUTLAY	1.5000	864,000	0	\$864,000	\$1,296.00
SUWANNEE RIVER WATER MGT DIST	0.3368	864,000	0	\$864,000	\$291.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	864,000	0	\$864,000	\$0.09
Total Millage		13.6989	Total Taxes	\$11,835.86	
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$3.01			
Total Assessments				\$3.01	
Taxes & Assessments				\$11,838.87	
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2022	PAYMENT	9921391.0001	2022	\$11,365.32

Item iii.

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES



COLUMBIA
COUNTY

FLORIDA GATEWAY DRIVE RV PARK LAKE CITY, FL

PROJECT LOCATION



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PLANS PREPARED FOR:

4 BROTHERS 2020
7717 SW COUNTY RD 796
LAKE BUTLER, FL 32054
386-365-7483

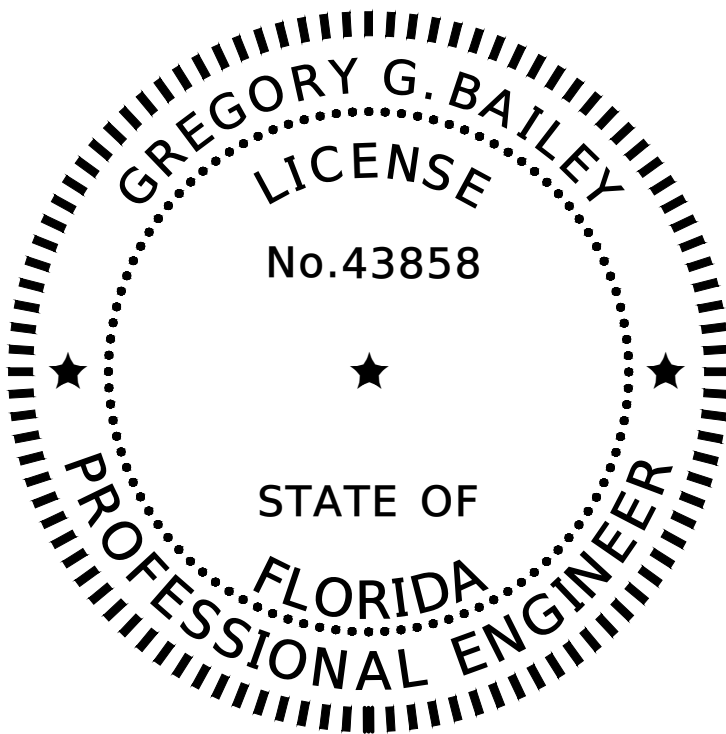
ATTACHMENTS

SURVEY

S-1

REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	COVER SHEET	SHEET NO.
DATE	DESCRIPTION						C-1

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



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY G. BAILEY ON THE DATE ADJACENT TO THE SEAL.


PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NORTH FLORIDA PROFESSIONAL SERVICES INC.
P.O. BOX 3823
LAKE CITY, FL 32056
CERTIFICATE OF AUTHORIZATION: 29011
GREGORY G. BAILEY, P.E. NO. 43858

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

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REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356 2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	SIGNATURE SHEET FLORIDA GATEWAY DRIVE RV PARK LAKE CITY, FL	SHEET NO.
DATE	DESCRIPTION					
						C-2



GENERAL NOTES		BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT FEES.	
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE TO ENSURE THAT ALL NEW WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY OF LAKE CITY, FLORIDA (DEPARTMENT OF GROWTH MANAGEMENT) OF SUCH DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.		19. ALL UTILITY AND/OR DRAINAGE STRUCTURES SHALL BE PRECAST UNLESS APPROVED BY THE ENGINEER. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO PROCUREMENT.	
2. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE IN A SECURE MANNER. ALL OPEN TRENCHES AND EXCAVATED AREAS SHALL BE PROTECTED FROM ACCESS BY THE GENERAL PUBLIC.			
3. TOPOGRAPHIC INFORMATION SHOWN, WAS OBTAINED FROM A TOPOGRAPHIC SURVEY PREPARED BY NORTH FLORIDA PROFESSIONAL SERVICES, INC., FLORIDA CERTIFICATE NO. LB8356.			
4. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER.			
5. THE SITE IS LOCATED IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.			
6. THE CONTRACTOR SHALL IMPLEMENT ALL COMPONENTS OF THEIR EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO ANY EARTH DISTURBING ACTIVITIES. ALL COMPONENTS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL VEGETATION IS ESTABLISHED, THE ENTIRE PROJECT AREA IS STABILIZED AND THE OWNER HAS ACCEPTED OPERATION AND MAINTENANCE.			
7. THE STORMWATER BASIN AND SWMF IS DESIGNED IN ACCORDANCE WITH SRWMD APPLICANT HANDBOOK VOLUME II AND 62-330 F.A.C.			
8. ALL SLOPES OF THE STORMWATER BASIN SHALL BE GRASSED. ALL SLOPES STEEPER THAN 3:1 SHALL BE STAPLED SOD.			
9. ALL DISTURBED AREAS NOT SODDED SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND QUICK GROWING SHORT-TERM VEGETATION FOR THE FOLLOWING CONDITIONS. FOR THE MONTHS FROM SEPTEMBER THROUGH MARCH, THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF WINTER RYE. FOR THE MONTHS OF APRIL THROUGH AUGUST, THE MIX SHALL CONSIST OF 70 PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF MILLET.			
10. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES WITHIN THE PROJECT AREAS.			
11. ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS.			
12. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS WITHIN PROJECT AREA.			
13. CONTRACTOR SHALL PROVIDE ACTUAL INVERT ELEVATIONS ON ALL DRAINAGE STRUCTURES, INCLUDING CULVERTS, PRIOR TO PLACING ANY BASE MATERIAL. DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE ENGINEER BEFORE CONTINUING WORK.			
14. IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING GRADING, CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL TO A DEPTH OF 24" BELOW FINISHED GRADE WITHIN THE CONSTRUCTION LIMITS.			
15. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.			
16. THE CONTRACTOR SHALL SUBMIT A NOTICE OF CONSTRUCTION COMMENCEMENT TO THE WATER MANAGEMENT DISTRICT AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.			
17. NO WORK SHALL BE PERFORMED ON SATURDAY OR SUNDAY WITHOUT WRITTEN NOTIFICATION TO THE CITY AND CITY ENGINEER.			
18. THE CONTRACTOR SHALL SUBMIT A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM NOTICE OF INTENT ALONG WITH SUPPORTING DOCUMENTATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AT LEAST 48 HOURS PRIOR TO			
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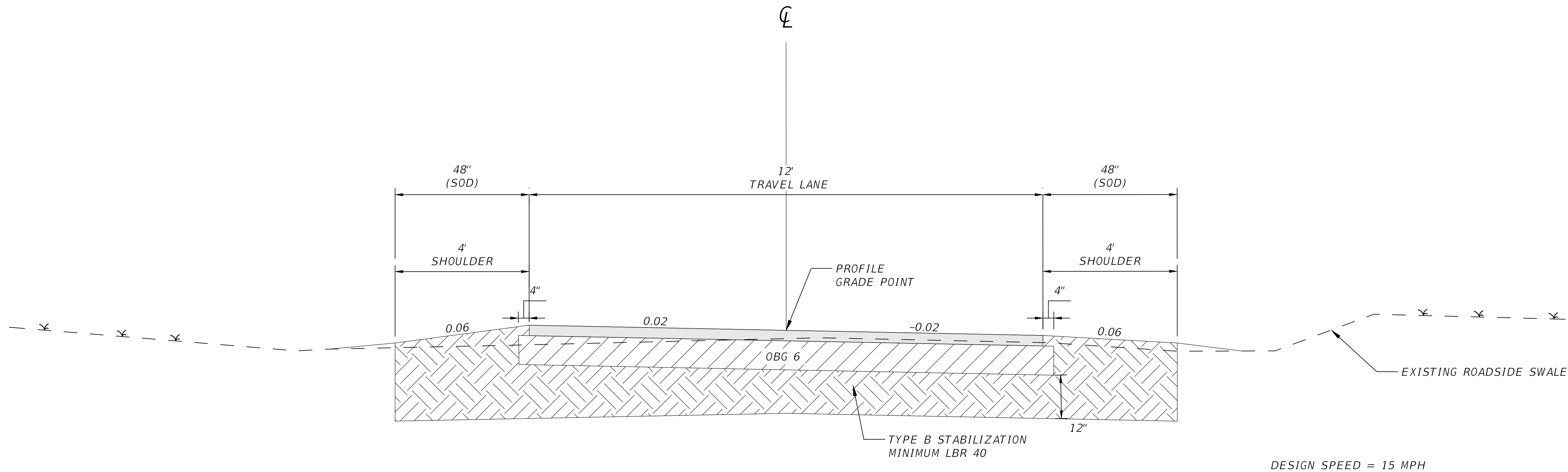
WATER AND SEWER NOTES

1. ALL UTILITY CONSTRUCTION SHALL MEET THE CITY OF LAKE CITY WATER AND WASTEWATER UTILITY STANDARDS.
2. THE CONTRACTOR SHALL MAINTAIN EXISTING WATER MAINS IN SERVICE DURING CONSTRUCTION. IN THE EVENT INTERRUPTIONS TO SERVICE ARE REQUIRED DURING CONSTRUCTION, SUCH INSTANCES SHALL BE MINIMIZED.
3. ALL NEW OR RELOCATED WATER MAINS THAT SERVE FIRE HYDRANTS AND ALL FIRE HYDRANT LEADS SHALL BE NO SMALLER THAN SIX INCHES IN DIAMETER. AUXILIARY VALVES SHALL BE PROVIDED ON ALL HYDRANT LEADS.
4. SUFFICIENT VALVES SHALL BE PROVIDED IN NEW AND RELOCATED WATER MAINS SO THAT INCONVENIENCE AND SANITARY HAZARDS WILL BE MINIMIZED DURING REPAIRS. (VALVES SHALL BE PLACED IN NO MORE THAN 500-FOOT INTERVALS IN COMMERCIAL DISTRICTS AND AT NO MORE THAN ONE-BLOCK OR 800-FOOT INTERVALS IN OTHER DISTRICTS.)
5. IF THERE ARE ANY NEW OR RELOCATED WATER MAINS THAT CROSS UNDER ANY SURFACE WATER, A MINIMUM COVER OF TWO FEET SHALL BE PROVIDED OVER THE WATER MAIN PIPE AT EACH SURFACE WATER CROSSING, AND IF THE SURFACE WATER IS GREATER THAN 15 FEET IN WIDTH, THE FOLLOWING FEATURES SHALL BE PROVIDED: (A) FLEXIBLE WATER TIGHT JOINTS FOR THE WATER MAIN PIPE AT THE CROSSING, (B) EASILY ACCESSIBLE VALVES LOCATED IN A MANHOLE, AND (C) PERMANENT TAPS ON EACH SIDE OF THE VALVE WITHIN THE MANHOLE TO ALLOW FOR SAMPLING AND INSERTION OF A SMALL METER TO DETERMINE LEAKAGE.
6. PROPER BACKFLOW-PREVENTION ASSEMBLIES/DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH RULE 62-555.360, F.A.C., AND THE AWWA'S MANUAL M14, RECOMMENDED PRACTICE FOR BACKFLOW PREVENTION AND CROSS-CONNECTION CONTROL.
7. THIS PROJECT SHALL NOT INCLUDE ANY INTERCONNECTION BETWEEN PREVIOUSLY SEPARATE PUBLIC WATER SYSTEMS THAT HAVE SEPARATE WATER SUPPLY SOURCES. (A SPECIFIC CONSTRUCTION PERMIT IS REQUIRED FOR SUCH AN INTERCONNECTION.)
8. ALL NEW RELOCATED WATER LATERALS THAT CROSS ANY SANITARY SEWERS, STORM SEWERS, FORCE MAINS, OR RECLAIMED WATER LINES SHALL CROSS ABOVE SUCH PIPELINES.
9. COPPER TRACER WIRE SHALL BE PLACED ON ALL POTABLE WATER LINES AND WATER LATERALS. TRACER WIRE SHALL BE CONTINUOUS WITH NO INTERRUPTIONS.
10. LOCATOR BALLS SHALL BE PROVIDED AT END OF ALL WATER AND SANITARY SEWER LATERALS. THE LOCATOR BALLS SHALL BE SECURED TO THE LATERALS WITH A PLASTIC TIE STRAP.
11. WATER AND SANITARY SEWER LATERALS SHALL BE LEFT UNCOVERED UNTIL INSPECTED BY THE ENGINEER OR THE ENGINEER'S INSPECTOR.
12. CONTRACTOR SHALL PROVIDE TEMPORARY STAKES (2" BY 2" WOODEN STAKES) AT THE END OF EACH LATERAL. EACH STAKE SHALL INDICATE EITHER WATER OR SANITARY SEWER LATERAL. CONTRACTOR SHALL MAINTAIN THE STAKES UNTIL AN AS-BUILT SURVEY OF WATER AND SANITARY SEWER MAINS AND LATERALS ARE COMPLETE AND APPROVED BY THE ENGINEER.
13. MEGALUG MECHANICAL JOINT RESTRAINTS OR SERIES 1390 UNI-FLANGE BLOCK BUSTER RESTRAINT DEVICES SHALL BE USED WITH MANUFACTURER'S RECOMMENDATIONS. ALL RESTRAINED JOINTING MUST BE LEFT OPEN UNTIL VIEWED BY THE CITY INSPECTOR.
14. FOR SANITARY SEWER PERFORM HYDROSTATIC TEST. ALLOWABLE LEAKAGE IS A MAXIMUM OF 50 GAL. PER INCH OF NOMINAL PIPE SIZE PER MILE OF PIPE, DURING A 24-HOUR PERIOD. OPTION: TEST DUCTILE-IRON PIPING ACCORDING TO AWWA C600, SECTION "HYDROSTATIC TESTING". USE TEST PRESSURE OF AT LEAST 10 PSI. FOR SANITARY SEWERAGE, PERFORM AIR TEST ACCORDING TO UNI-B-6.
15. FOR SANITARY SEWERAGE ALIGNMENT: EACH SECTION OF THE COMPLETED SEWER SYSTEM SHALL BE INSPECTED FOR PROPER ALIGNMENT. INSPECTION SHALL CONSIST OF "LAMPING" FROM MANHOLE TO MANHOLE. ANY SECTION OF THE SEWER SYSTEM, WHICH DOES NOT DISPLAY TRUE, CONCENTRIC ALIGNMENT, SHALL BE INSTALLED AT NO ADDITIONAL EXPENSE TO THE OWNER.
16. CLEAN AND DISINFECT WATER DISTRIBUTION PIPING SYSTEMS AND PARTS OF EXISTING SYSTEMS THAT HAVE BEEN ALTERED, EXTENDED OR REPAIRED BEFORE USE. USE PURGING AND DISINFECTING PROCEDURE PRESCRIBED BY AUTHORITIES HAVING JURISDICTION OR USE PROCEDURE PRESCRIBED BY AUTHORITIES HAVING JURISDICTION OR USE PROCEDURE DESCRIBED IN AWWA C651.

17. PVC GRAVITY FLOW SEWER PIPE AND FITTINGS 15 INCH AND SMALLER IN DIAMETER SHALL BE SDR35 PIPE WITH BELL AND SPIGOT GASKET JOINT THAT COMPLIES WITH THE REQUIREMENTS OF ASTM D3034.
18. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
19. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.335, F.A.C., OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62- 555.320(3)(B), F.A.C.
20. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
21. ALL WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B) 3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR WILL BE COLOR-CODED OR MARKED LIKE UNDERGROUND PIPE.
22. SUFFICIENT VALVES SHALL BE PROVIDED ON NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT SO THAT INCONVENIENCE AND SANITARY HAZARDS WILL BE MINIMIZED DURING REPAIRS.
23. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL HAVE UNPLUGGED, UNDERGROUND DRAINS SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM-TYPE SANITARY SEWER; CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM-TYPE SANITARY SEWER; OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-10, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
24. NEW OR ALTERED CHAMBERS, PITS, OR MANHOLES THAT CONTAIN VALVES, BLOW-OFFS, METERS, OR OTHER SUCH WATER DISTRIBUTION SYSTEM APPURTENANCES AND THAT ARE INCLUDED IN THIS PROJECT WILL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER, AND BLOW-OFFS OR AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT SHALL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER.
25. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
26. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
27. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT SHALL BE PROVIDED WITH RESTRAINED JOINTS TO PREVENT MOVEMENT.
28. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.

29. NEW OR ALTERED WATER MAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, SHALL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.
30. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE INSTALLED IN AREAS WHERE THERE ARE KNOWN AGGRESSIVE SOIL CONDITIONS SHALL BE PROTECTED THROUGH USE OF CORROSION-RESISTANT WATER MAIN MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
31. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
32. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT SHALL HAVE A HORIZONTAL DISTANCE OF AT LEAST SIX AND TEN FEET IS PREFERED BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER, EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
33. THE HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS MAY BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST TWELVE INCHES ABOVE THE TOP OF THE SEWER
34. A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
35. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE THE OTHER PIPELINE. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE THE OTHER PIPELINE.
36. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, SEPARATION DISTANCE SHALL NOT APPLY WHERE A WATER SERVICE PIPE CROSSES A SEWER PIPE, PROVIDED THE WATER SERVICE PIPE IS SLEEVED TO AT LEAST FIVE FEET HORIZONTALLY FROM THE SEWER PIPE CENTERLINE ON BOTH SIDES OF SUCH CROSSINGS WITH PIPE MATERIAL LISTED IN FLORIDA BUILDING CODE SECTION 603.2.
37. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ABOVE SURFACE WATER SHALL BE ADEQUATELY SUPPORTED AND ANCHORED, PROTECTED FROM DAMAGE AND FREEZING, AND ACCESSIBLE FOR REPAIR OR REPLACEMENT.
38. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER COURSES GREATER THAN 15 FEET IN WIDTH SHALL HAVE FLEXIBLE OR RESTRAINED, WATERTIGHT PIPE JOINTS AND WILL INCLUDE VALVES AT BOTH ENDS OF THE WATER CROSSING SO THE UNDERWATER MAIN CAN BE ISOLATED FOR TESTING AND REPAIR; THE AFOREMENTIONED ISOLATION VALVES WILL BE EASILY ACCESSIBLE AND WILL NOT BE SUBJECT TO FLOODING; THE ISOLATION VALVE CLOSEST TO THE WATER SUPPLY SOURCE WILL BE IN A MANHOLE; AND PERMANENT TAPS WILL BE PROVIDED ON EACH SIDE OF THE ISOLATION VALVE WITHIN THE MANHOLE TO ALLOW FOR INSERTION OF A SMALL METER TO DETERMINE LEAKAGE FROM THE UNDERWATER MAIN AND TO ALLOW FOR SAMPLING OF WATER FROM THE UNDERWATER MAIN.
39. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY MEETING THE REQUIREMENTS OF CHAPTER 61G17 F.A.C. FOR THE POTABLE WATER MAIN EXTENSION AND THE SANITARY SEWER MAIN EXTENSIONS. INCLUDE HORIZONTAL AND VERTICAL DIMENSIONAL DATA SO THAT IMPROVEMENTS ARE LOCATED AND DELINEATED RELATIVE TO THE BOUNDARY. PROVIDE SUFFICIENT DETAILED DATA TO DETERMINE WHETHER THE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. A COPY OF THE AS-BUILT SURVEY (IN PAPER AND DIGITAL AUTOCAD FORMAT) MUST BE SUBMITTED TO THE CITY OF LAKE CITY, FLORIDA (DEPARTMENT OF GROWTH MANAGEMENT) AND THE ENGINEER.
40. CONTRACTOR SHALL PROVIDE POTABLE WATER TEST REPORTS IN ACCORDANCE WITH FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS AFTER DISINFECTION OF THE SYSTEM.

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DATE	DESCRIPTION							
								C-4




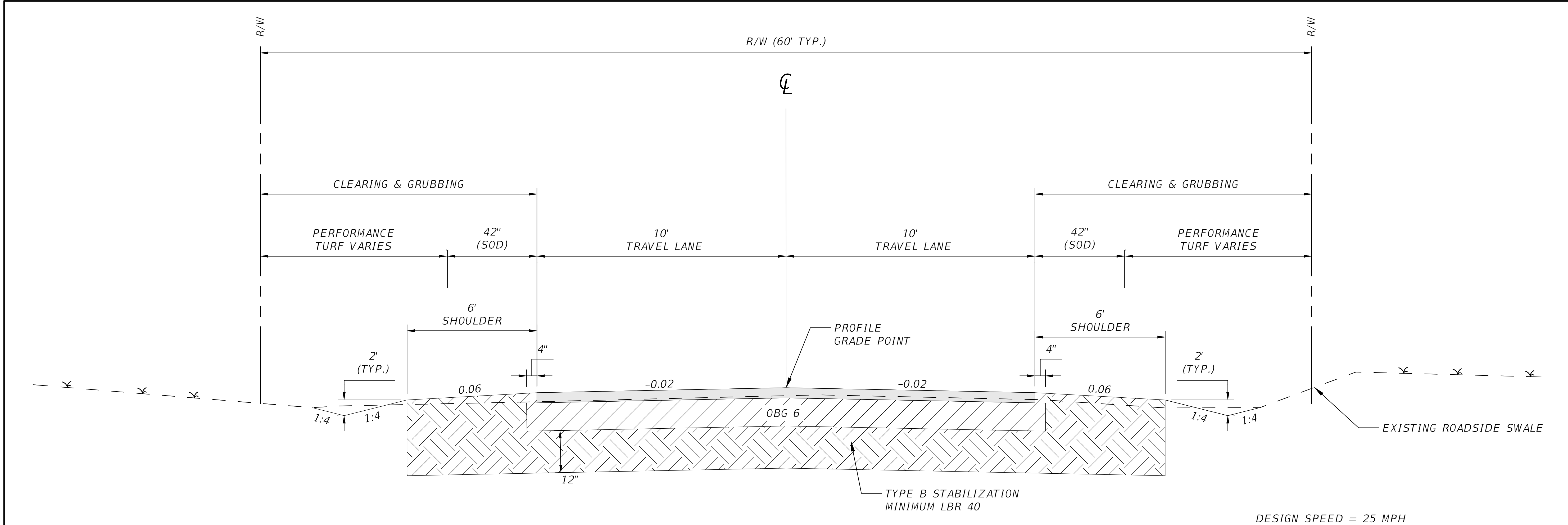
TYPICAL SECTION PERIMETER ROAD

OPTIONAL BASE GROUP 6 WITH
TYPE SP 12.5 (TL-C) (2")

NOTES:

1. FINISH THE STABILIZED SUBGRADE SURFACE ELEVATION AND CROSS SLOPE IN ACCORDANCE WITH THIS PAVEMENT DESIGN.
2. THIS ROADWAY IS CLASSIFIED AS LOW VOLUME, LOCAL ROAD.

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DATE	DESCRIPTION						
							C-5




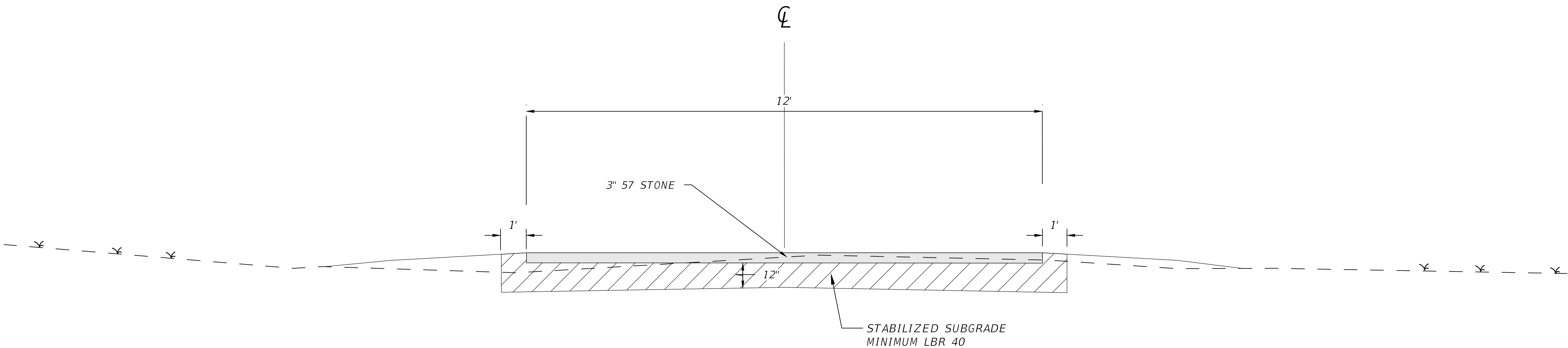
TYPICAL SECTION
FLORIDA GATEWAY DRIVE EXT.

STA. 10+45 TO 12+07
OPTIONAL BASE GROUP 6 WITH
TYPE SP 12.5 (TL-C) (2")

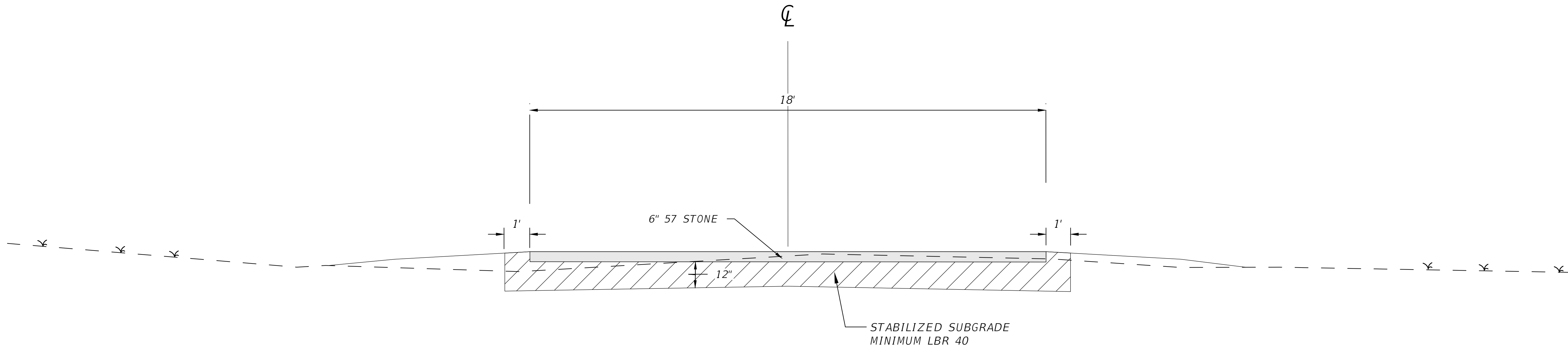
NOTES:

1. FINISH THE STABILIZED SUBGRADE SURFACE ELEVATION AND CROSS SLOPE IN ACCORDANCE WITH THIS PAVEMENT DESIGN.
2. THIS ROADWAY IS CLASSIFIED AS LOW VOLUME, LOCAL ROAD.

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DATE	DESCRIPTION						
							C-6



TYPICAL SECTION RV PADS



TYPICAL SECTION GRAVEL ROADS

REVISIONS	
DATE	DESCRIPTION



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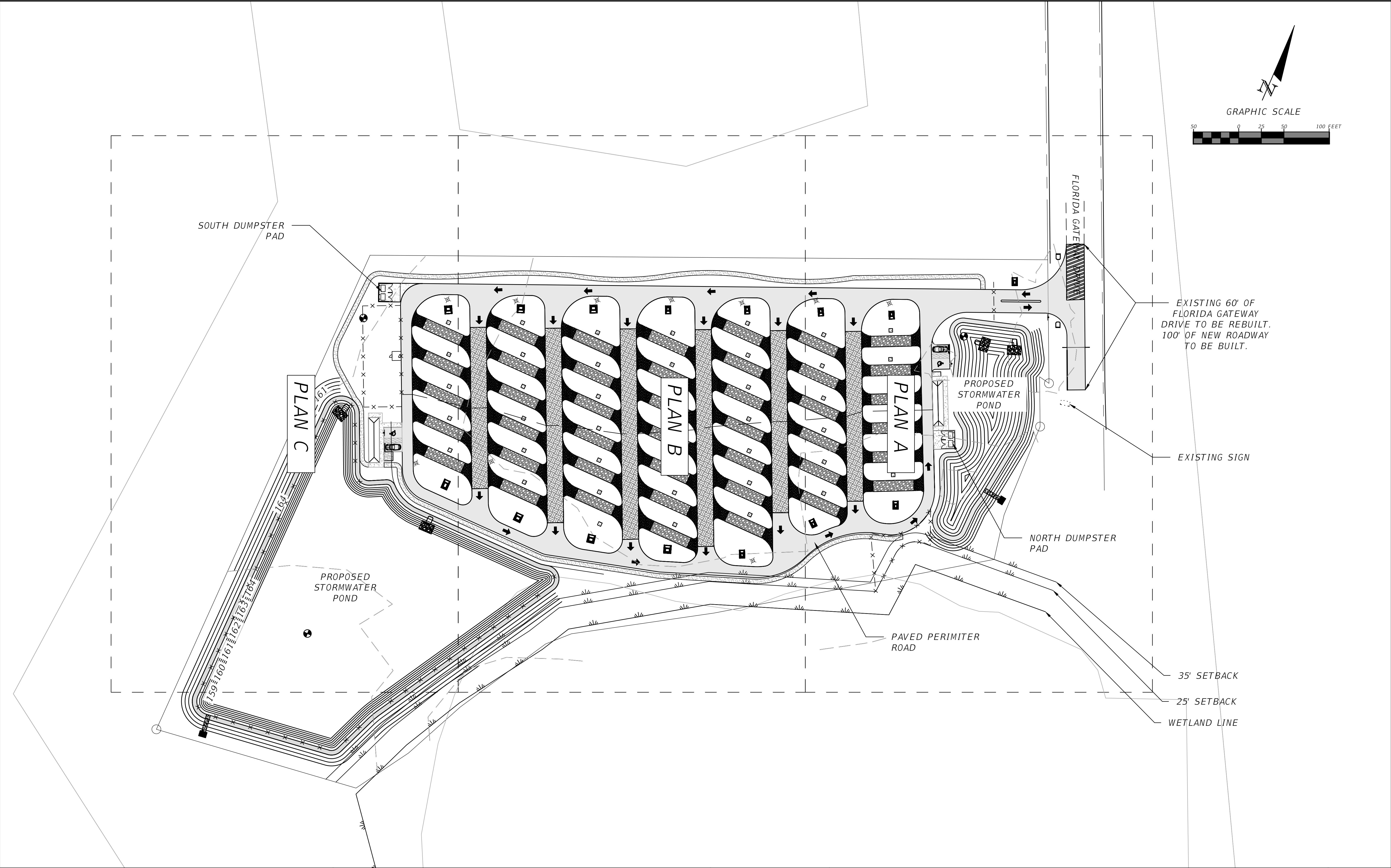
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EOR:
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P.E. NO.:
43858


TYPICAL SECTIONS
FLORIDA GATEWAY DRIVE RV PARK
LAKE CITY, FL

SHEET
NO.

C-7



REVISIONS	
DATE	DESCRIPTION



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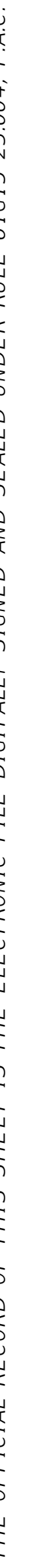
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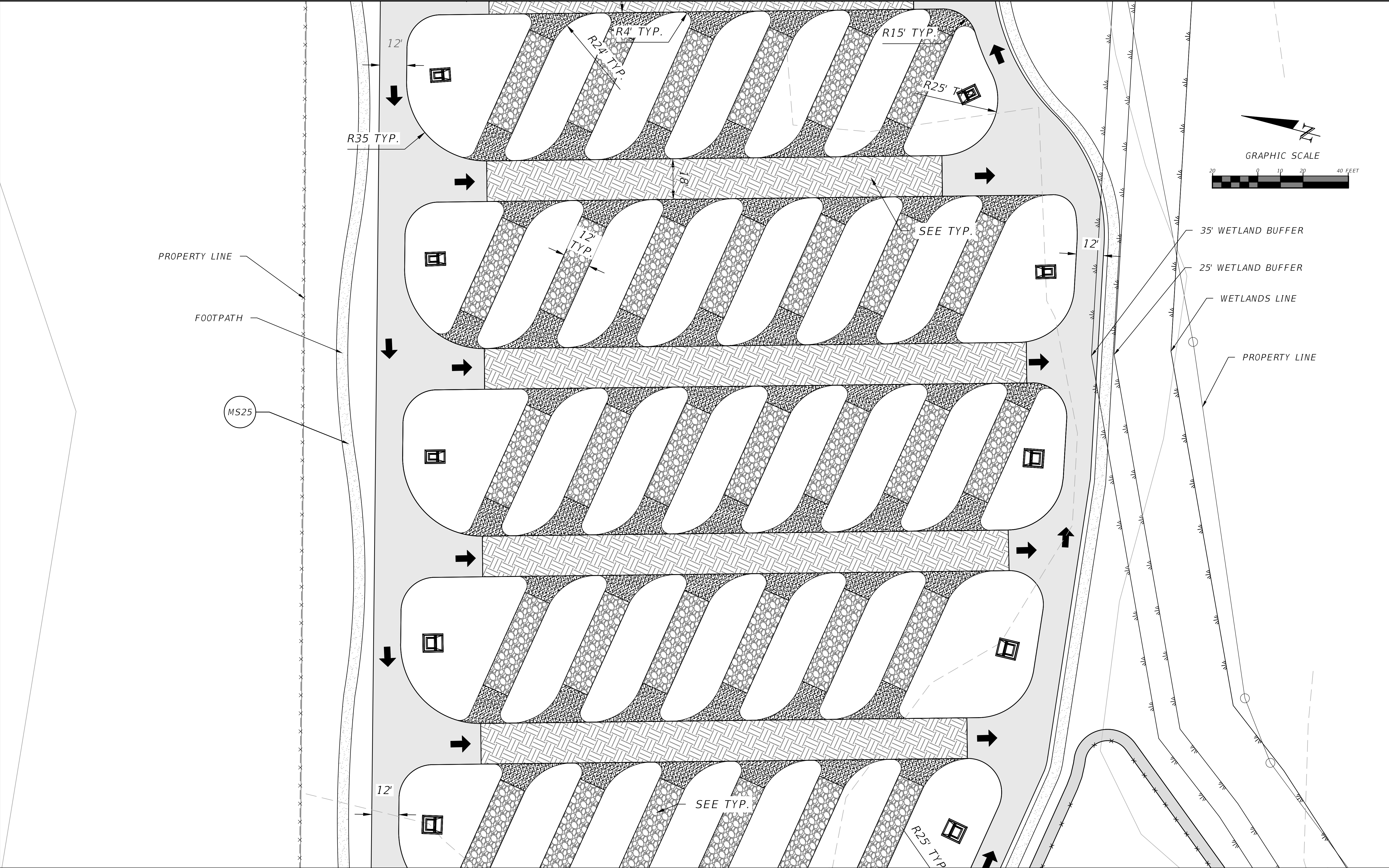
JOB NUMBER:
L210121SHA
EOR:
GREGORY G. BAILEY
P.E. NO.:
43858

OVERALL SITE PLAN
FLORIDA GATEWAY DRIVE RV PARK
COLUMBIA COUNTY, FL

SHEET NO.
C-8

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

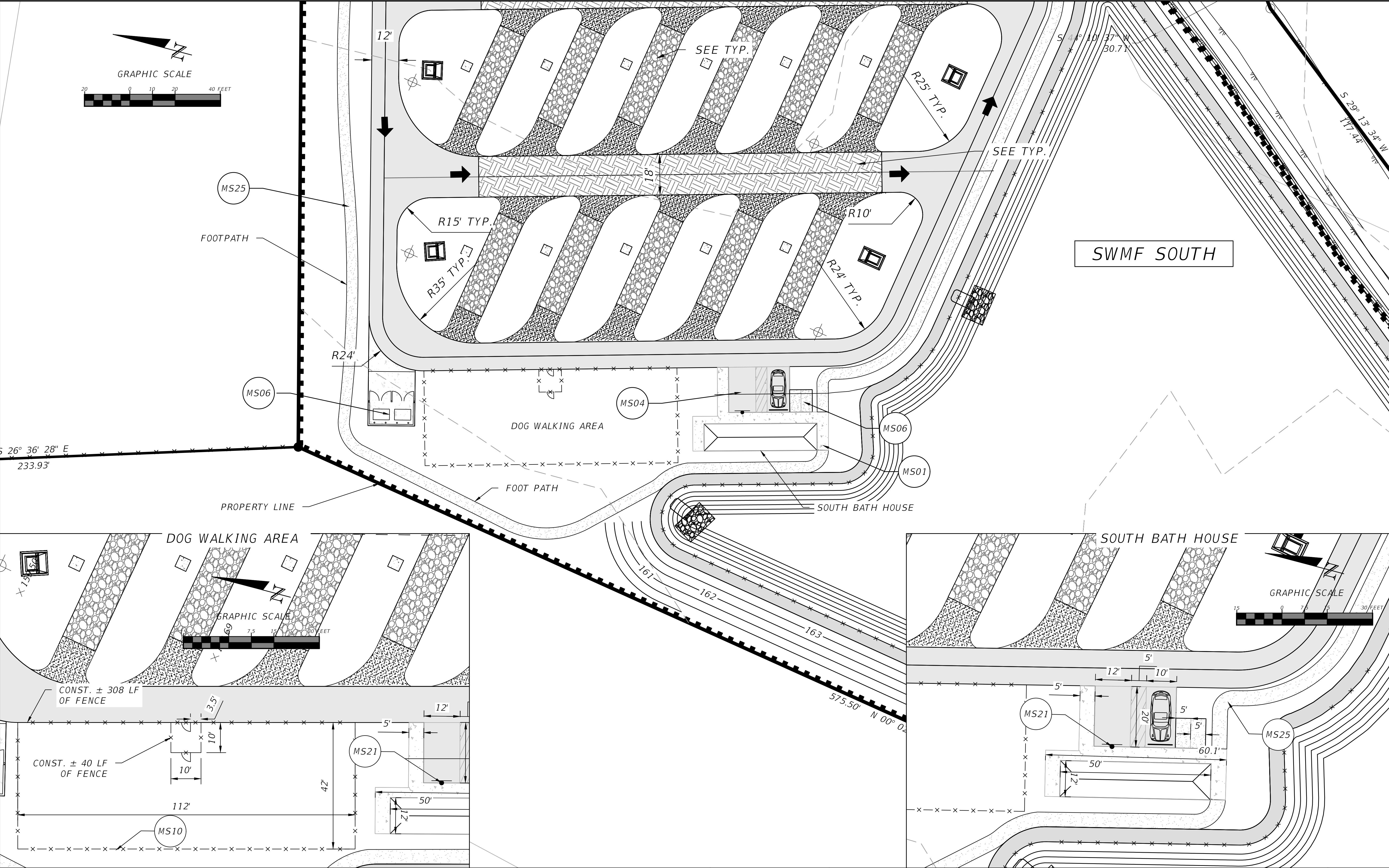




REVISIONS	
DATE	DESCRIPTION

	NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	SITE PLAN B FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FL	SHEET NO. C-10

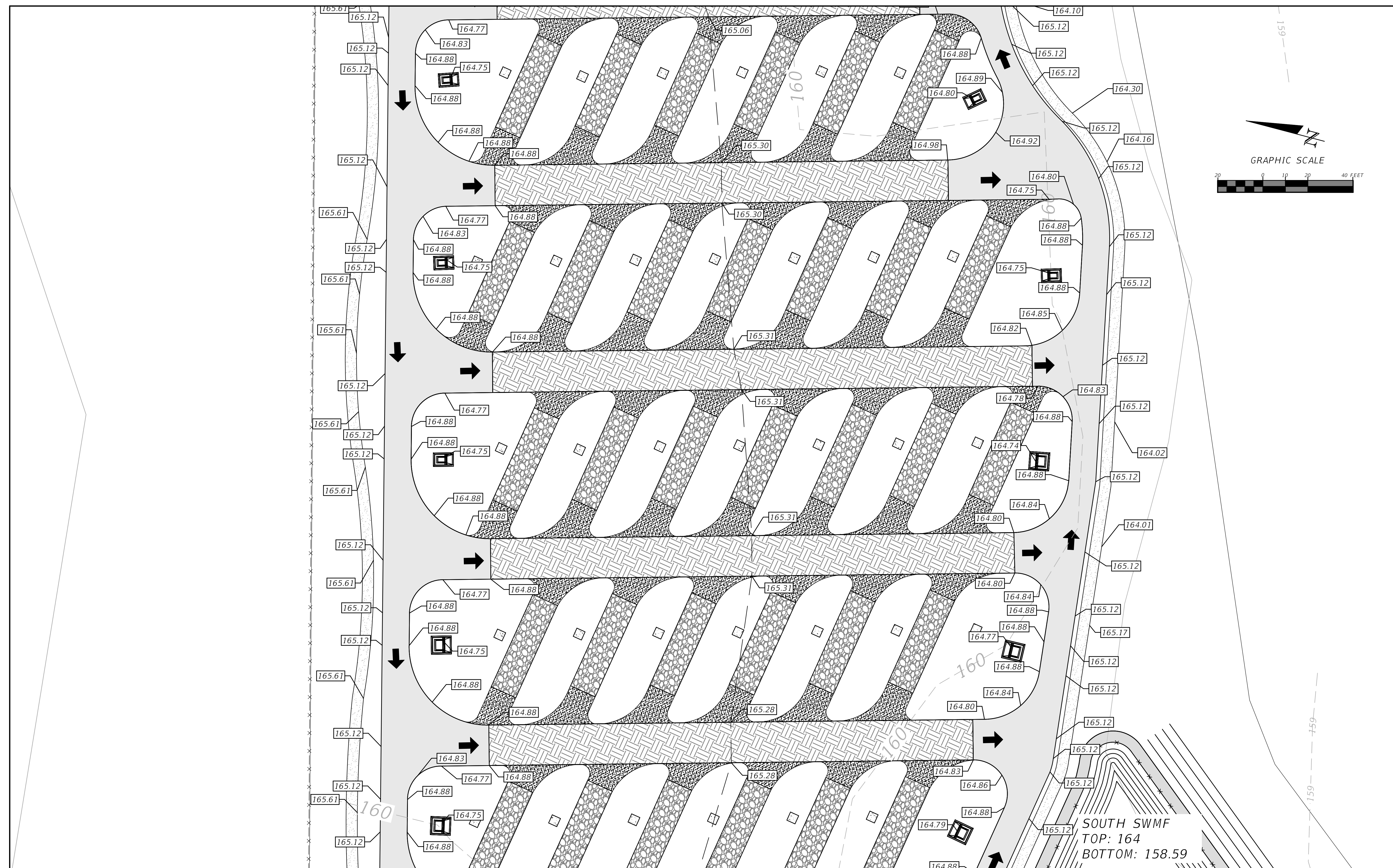
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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS		NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356 2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011			SITE PLAN C FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FL		SHEET NO. C-11	
DATE	DESCRIPTION							



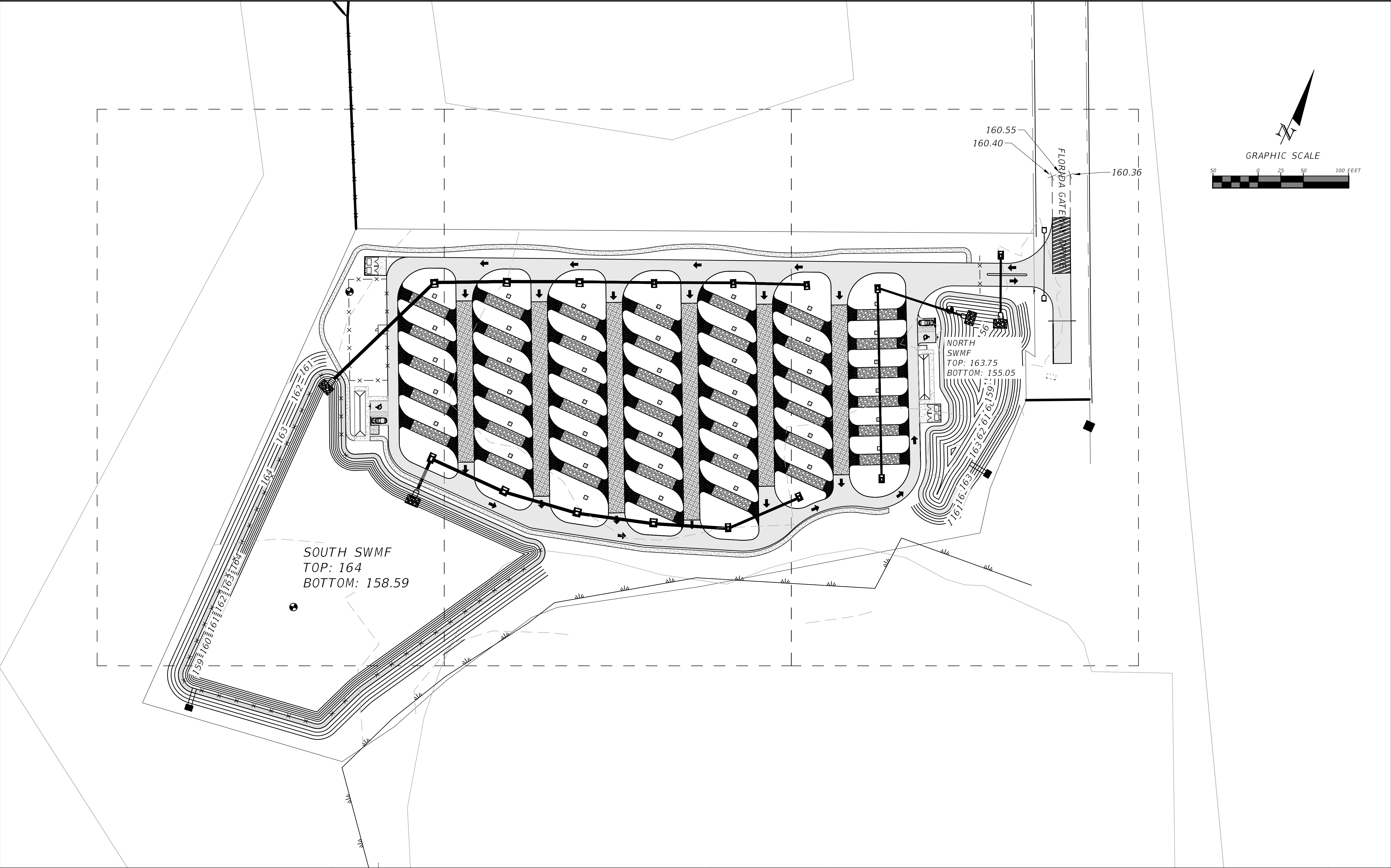


REVISIONS		 NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	GRADING PLAN B FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FL	SHEET NO.
DATE	DESCRIPTION					C-13


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REVISIONS	
DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356

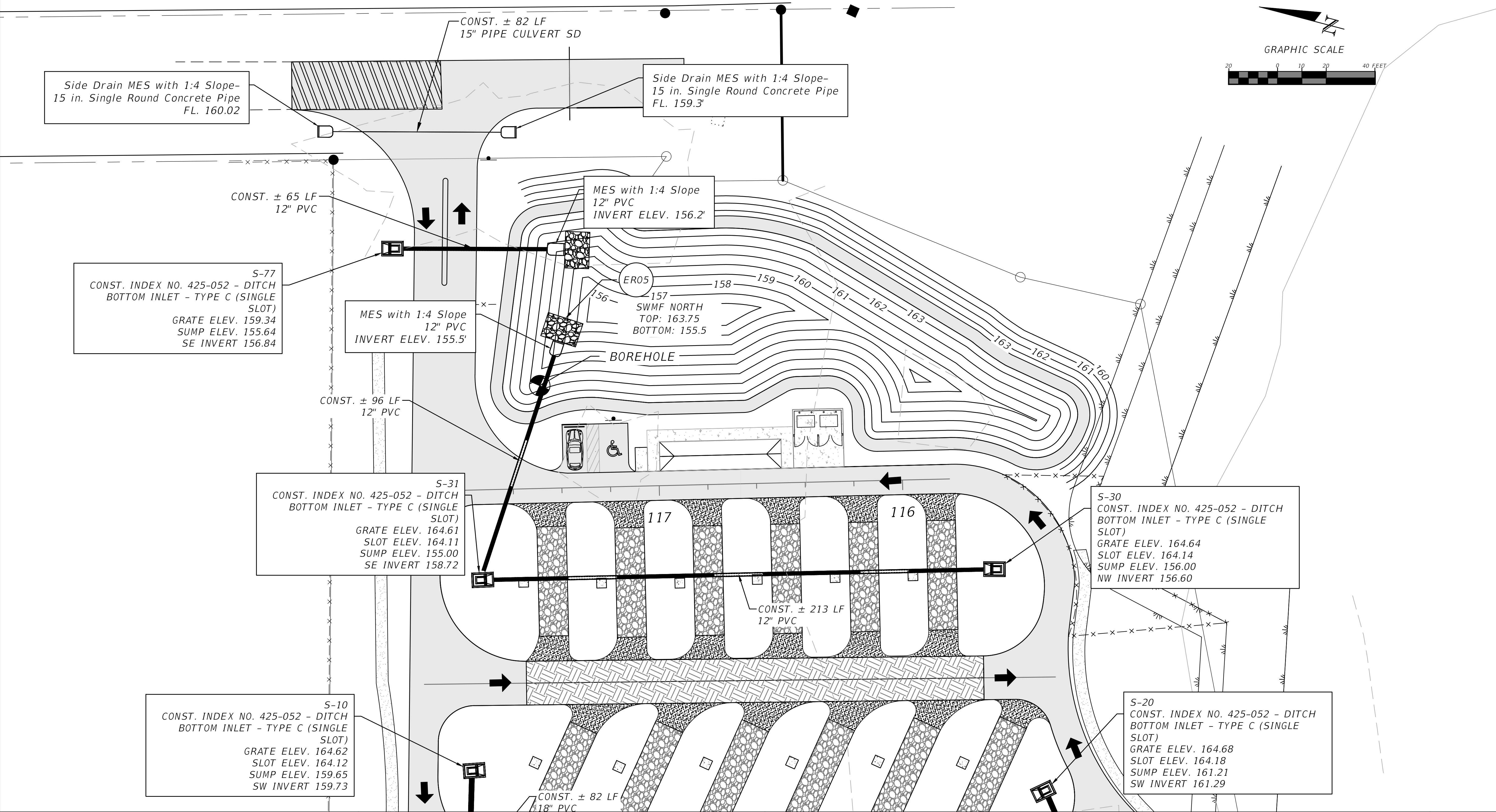
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CA# 29011


JOB NUMBER:
L210121SHA
EOR:
GREGORY G. BAILEY
P.E. NO.:
43858

OVERALL STORMWATER PLAN
FLORIDA GATEWAY DRIVE RV PARK
COLUMBIA COUNTY, FL

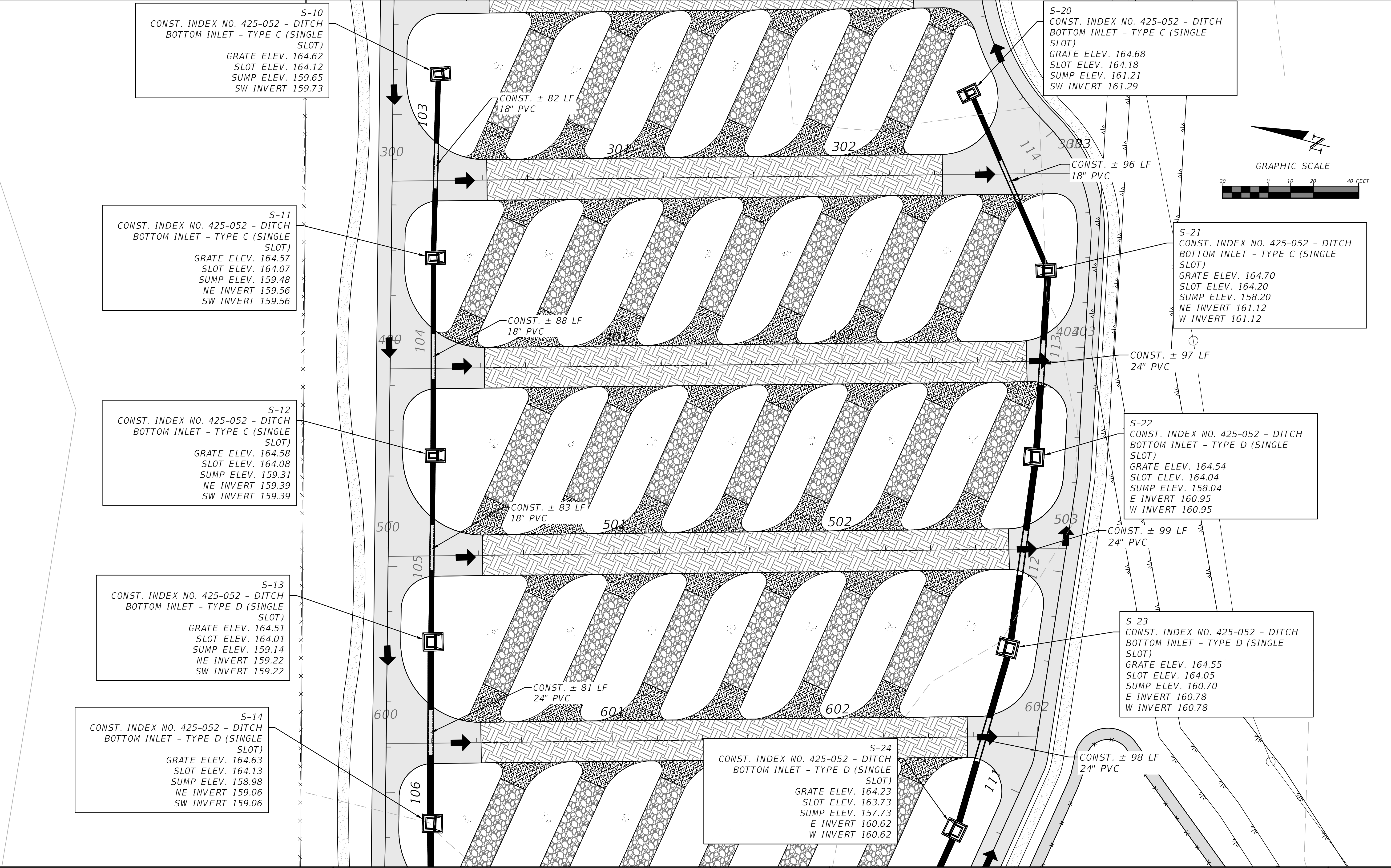
SHEET NO.
C-15

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




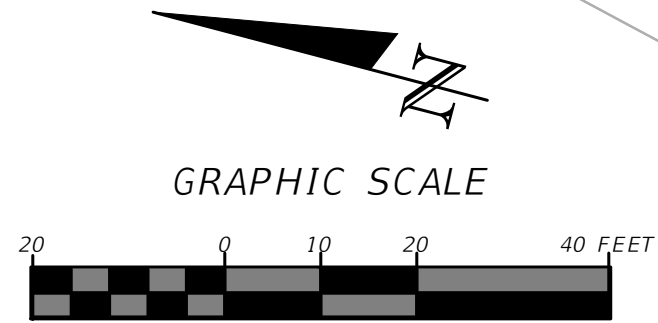
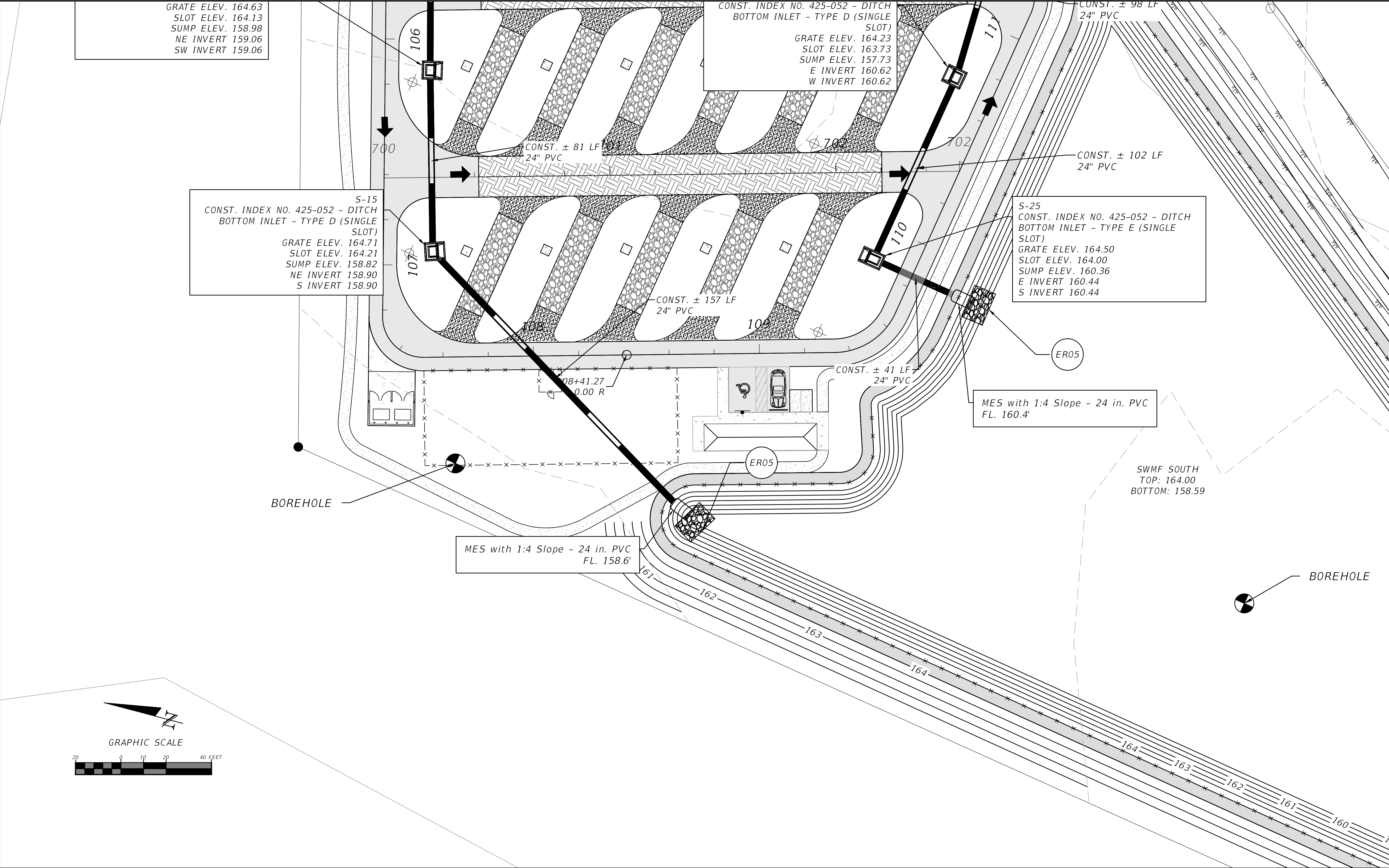
REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	STORMWATER PLAN A FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FL	SHEET NO.
DATE	DESCRIPTION						C-16

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

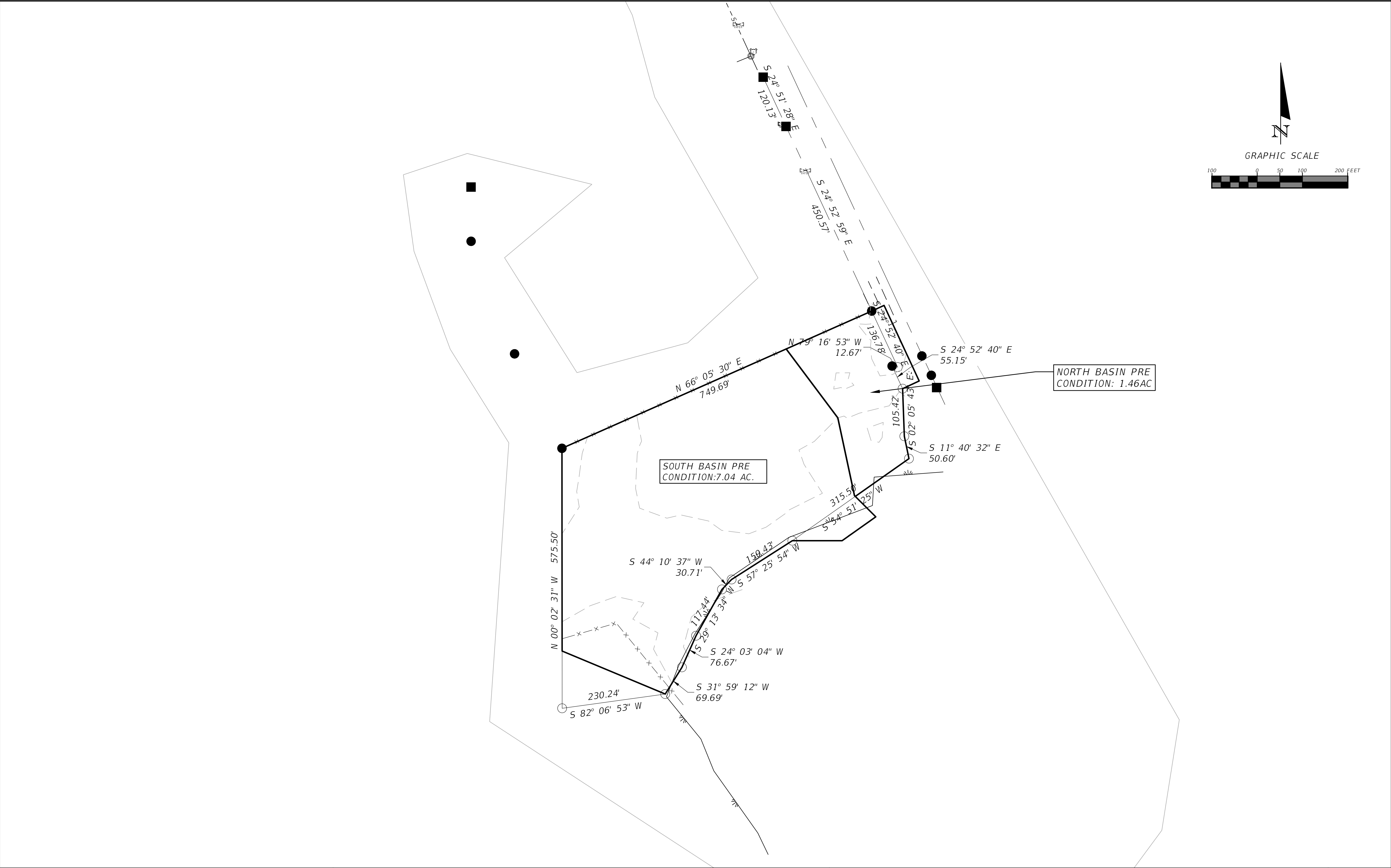


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REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC.	JOB NUMBER: L210121SHA	STORMWATER PLAN B FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FL	SHEET NO.
DATE	DESCRIPTION					
			P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011		C-17
				EOR: GREGORY G. BAILEY P.E. NO.: 43858		

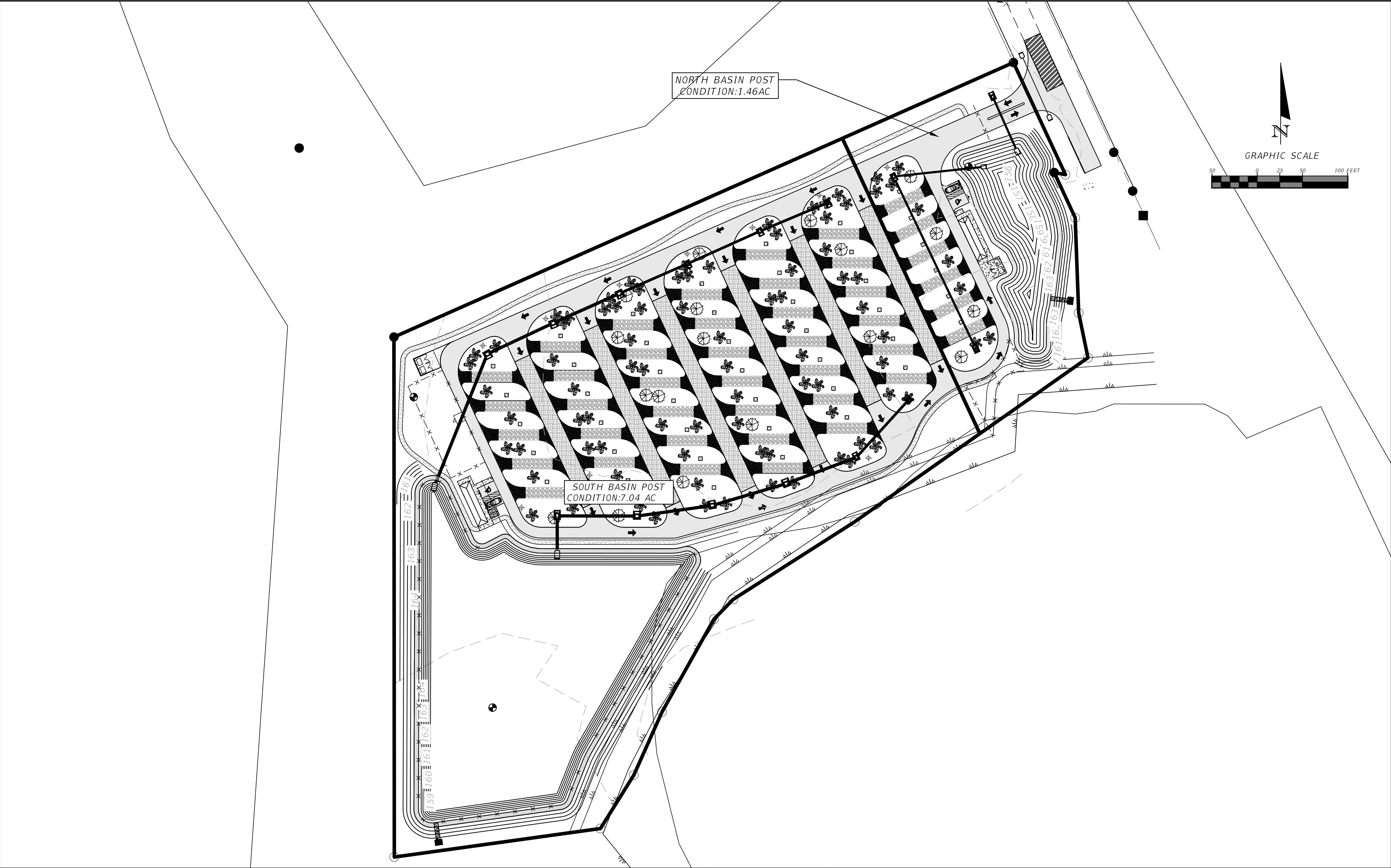



REVISIONS		NORTH FLORIDA PROFESSIONAL SERVICES, INC.			STORMWATER PLAN C FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FL		SHEET NO. C-18
DATE	DESCRIPTION						
		P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356			2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011		
		JOB NUMBER: L201008SWG EOR: GREGORY G. BAILEY P.E. NO.: 43858					



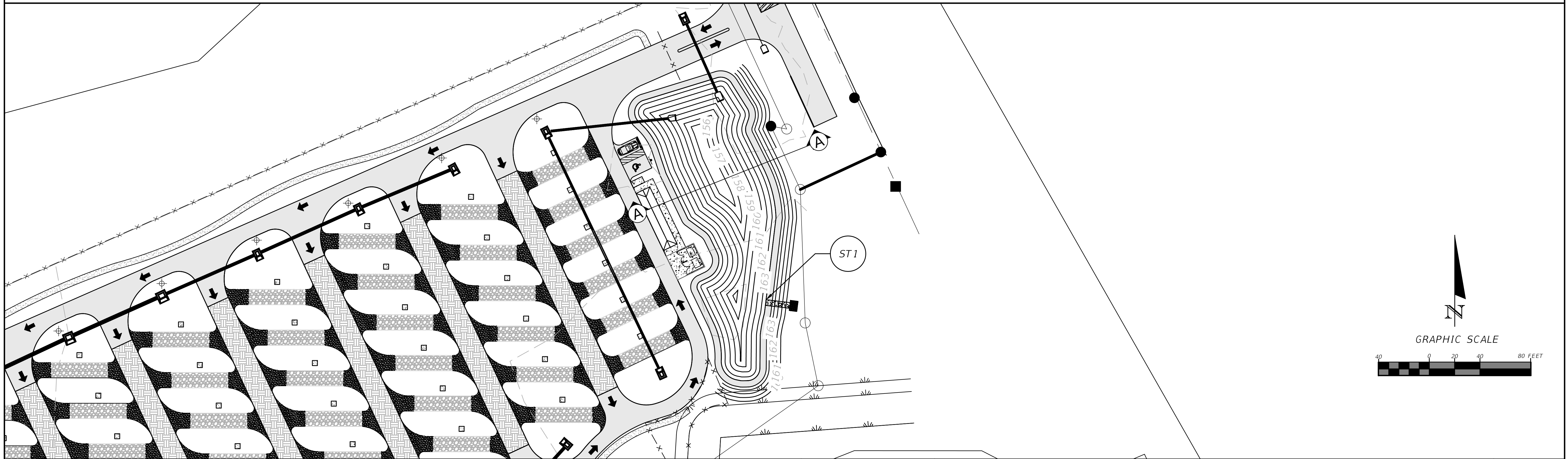
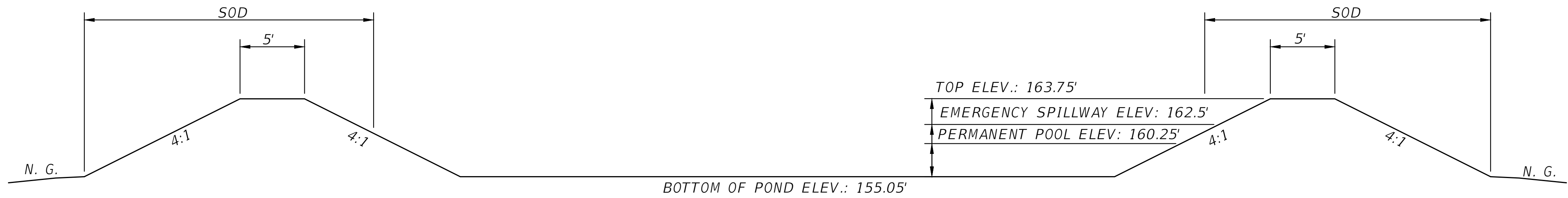
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.


REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	PRE-CONDITION DRAINAGE BASIN FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FLORIDA	SHEET NO.
DATE	DESCRIPTION						C-19

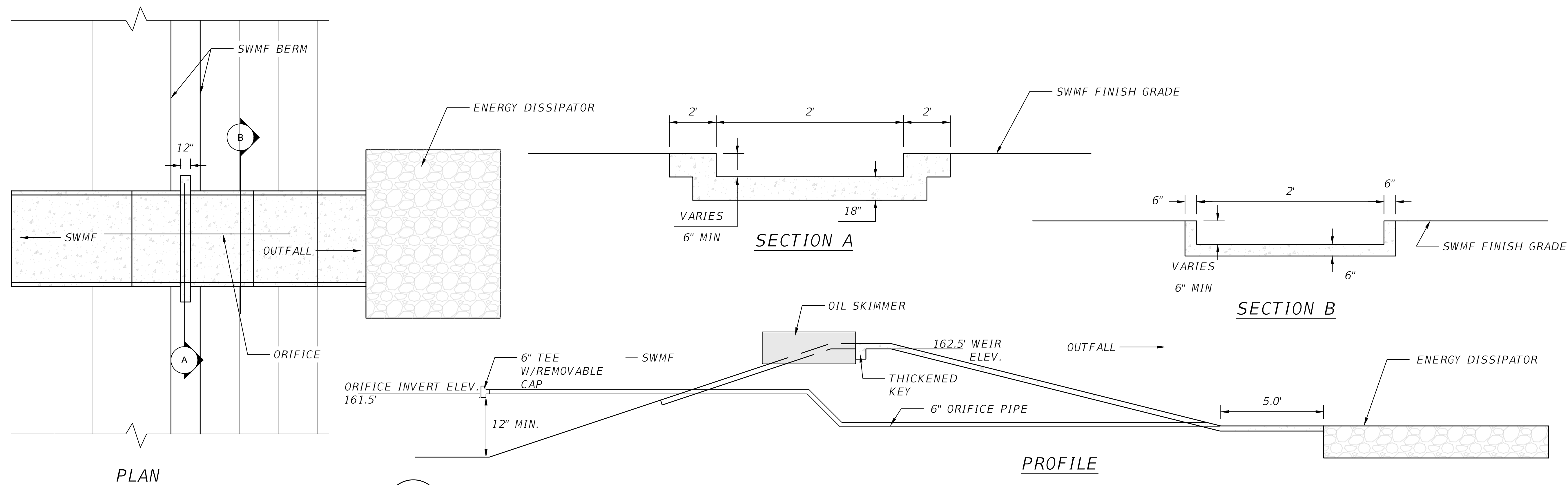


REVISIONS		DATE	DESCRIPTION		NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	POST-CONDITION DRAINAGE BASIN FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FLORIDA		SHEET NO. C-20


CRITICAL EVENT: 100 YR- 8 HR
MAX STAGE: 162.63 FT. NAVD



REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	SWMF NORTH FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FLORIDA		SHEET NO. C-21
DATE	DESCRIPTION							



ST1 SWMF CONTROL STRUCTURE DETAIL
C-21 N.T.S.

REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	SWMF NORTH DETAIL FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY,FLORIDA		SHEET NO.
DATE	DESCRIPTION							
								C-22

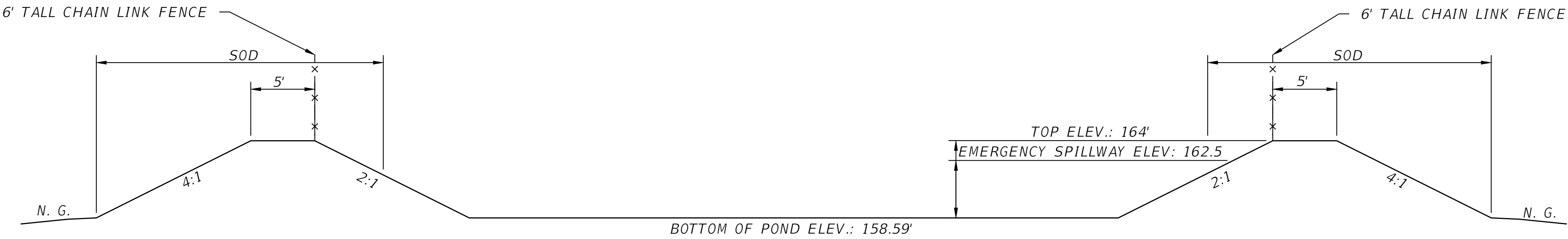
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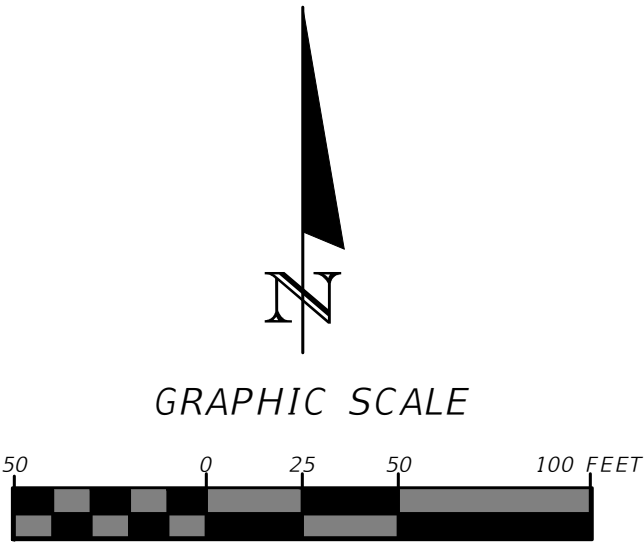
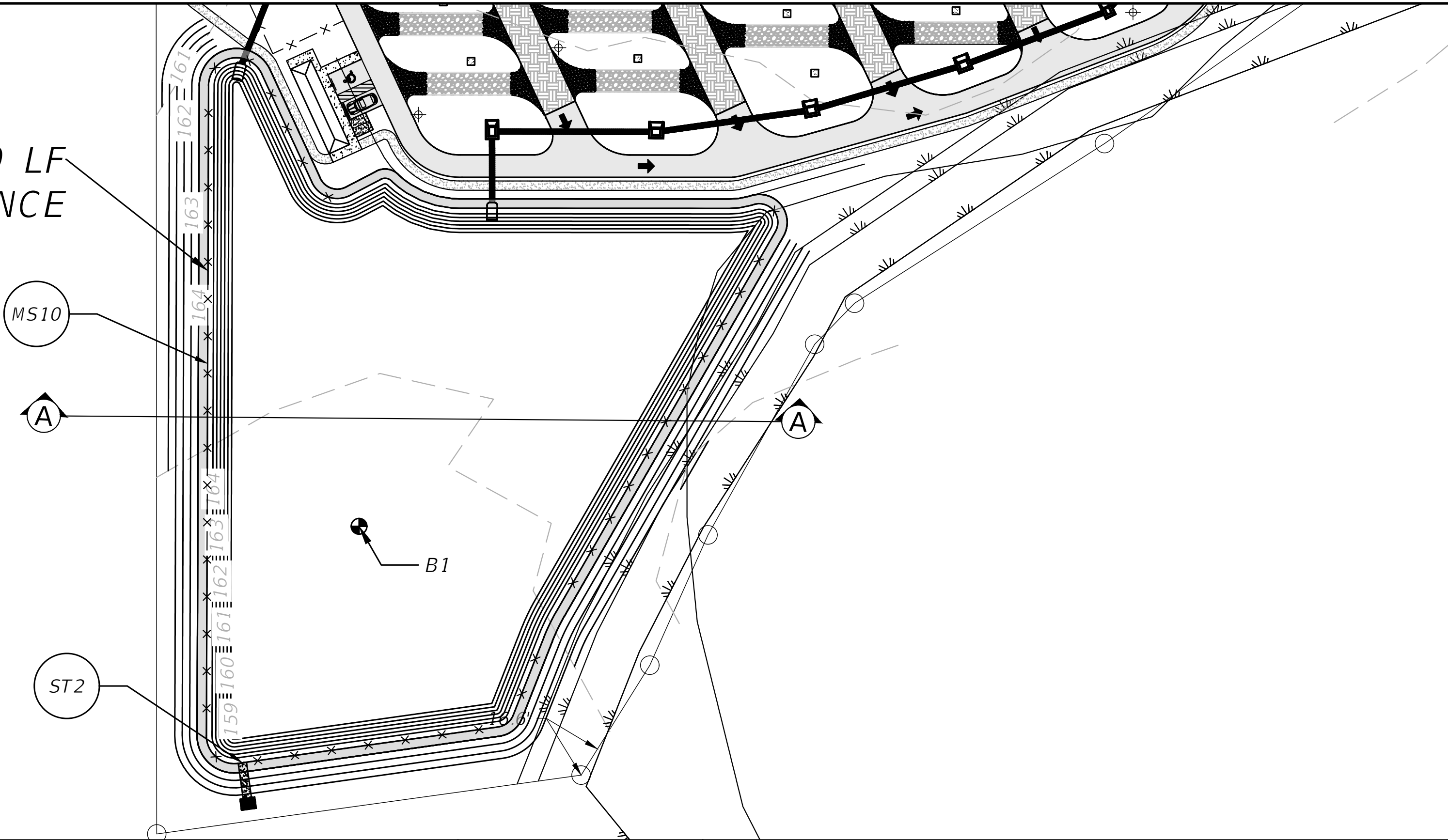
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.


CRITICAL EVENT: 100 YR - 72 HR
MAX STAGE: 162.93 NAVD

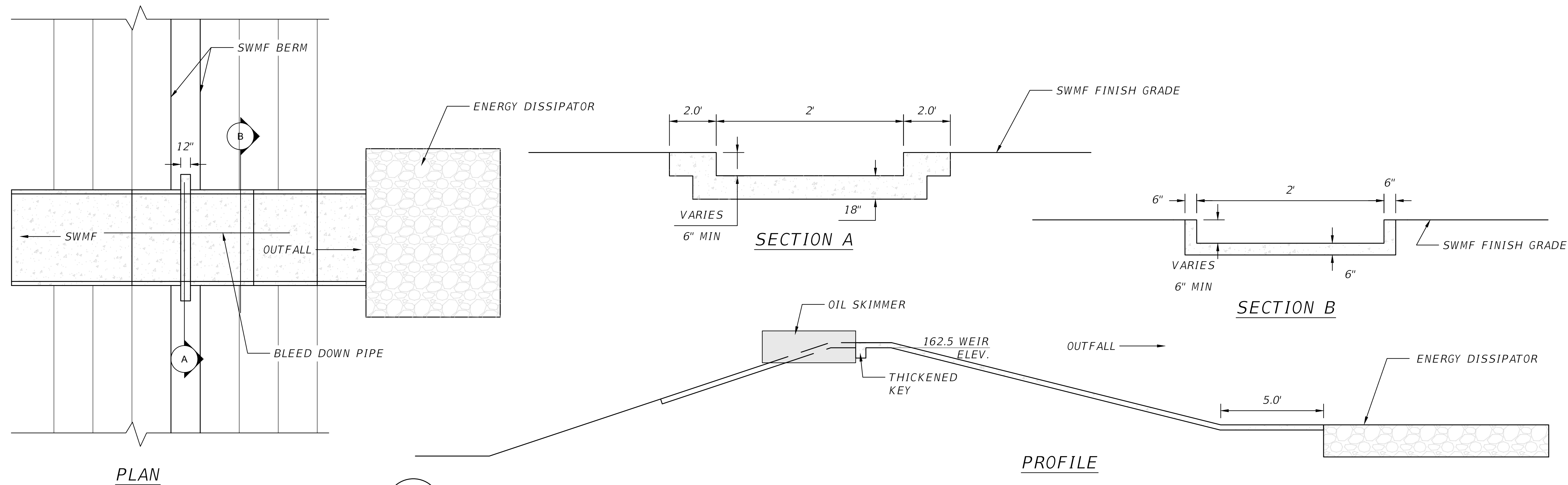


SECTION A-A SWMF DETAIL

CONST. ± 1199 LF
OF 6' CHAIN LINK FENCE



REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	SWMF SOUTH FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FLORIDA	SHEET NO. C-23
DATE	DESCRIPTION						



ST2 SWMF CONTROL STRUCTURE DETAIL
C-23 N.T.S.

REVISIONS	
DATE	DESCRIPTION



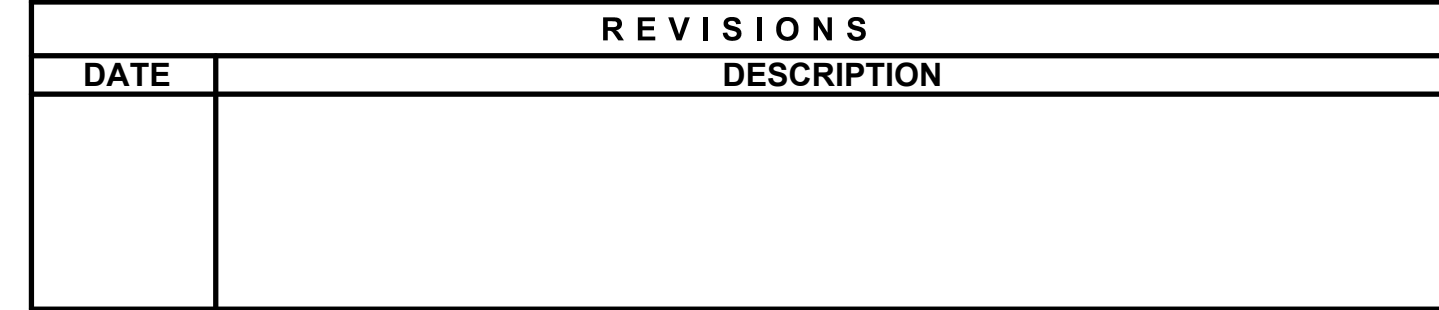
NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356

2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CA# 29011

JOB NUMBER:
L210121SHA
EOR:
GREGORY G. BAILEY
P.E. NO.:
43858

SWMF SOUTH DETAIL
FLORIDA GATEWAY DRIVE RV PARK
COLUMBIA COUNTY, FL

SHEET
NO.
C-24



DRIVEWAY CONNECTION PLAN

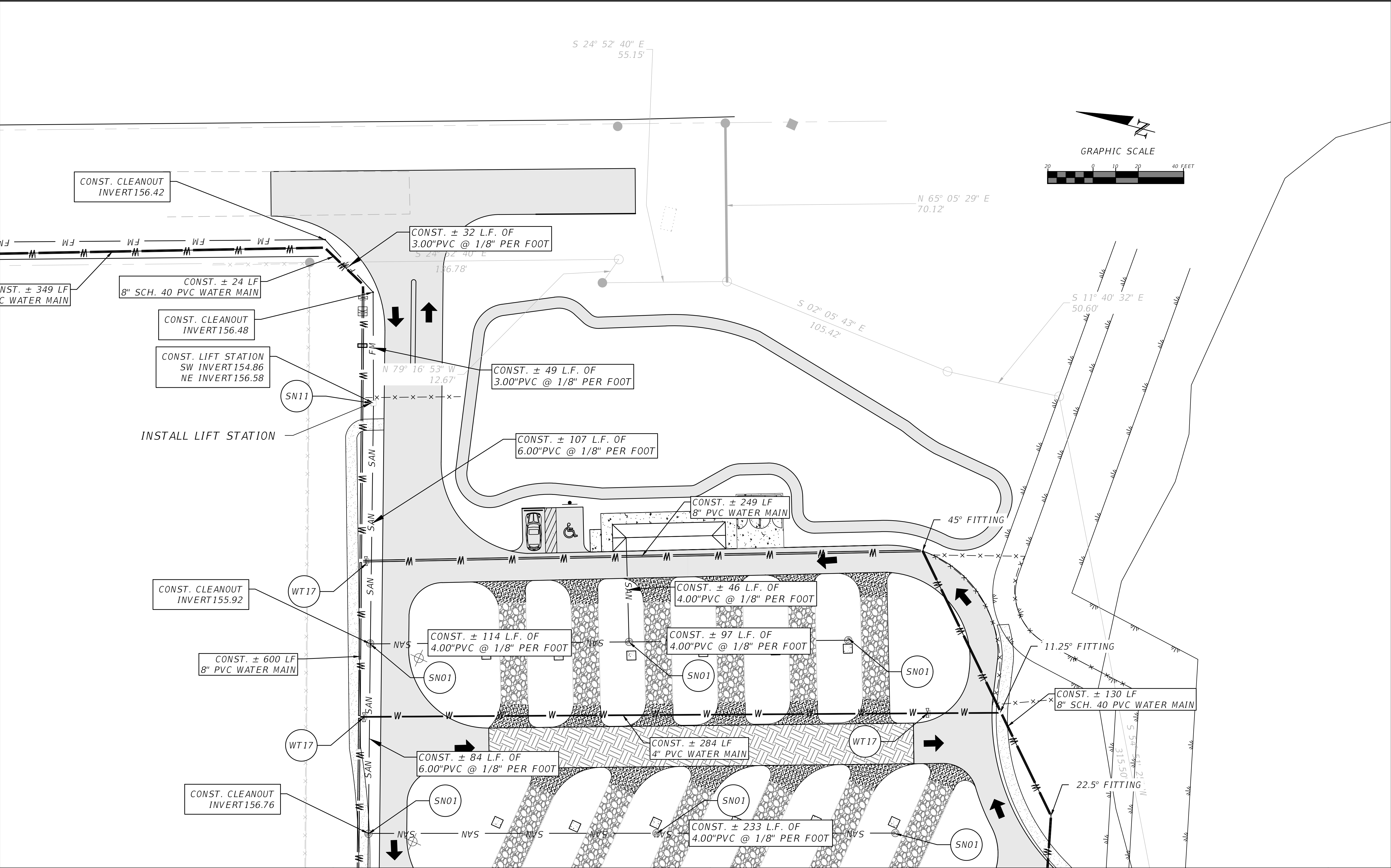
FLORIDA GATEWAY DRIVE RV PARK


LAKE CITY, FL

**SHEET
NO.**

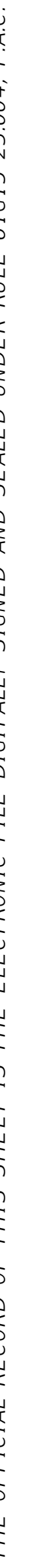
C-25

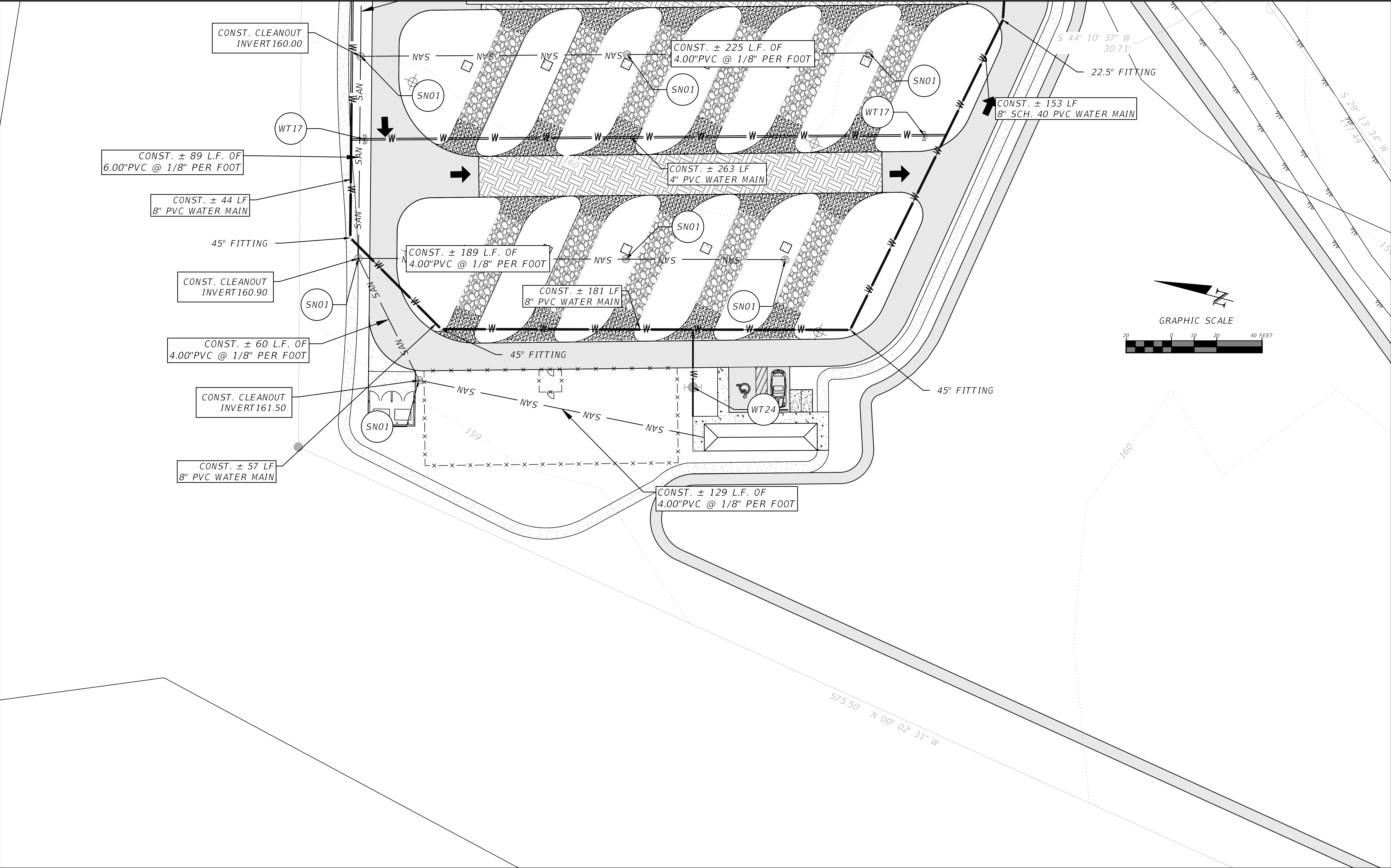





REVISIONS		NORTH FLORIDA PROFESSIONAL SERVICES, INC.			UTILITY PLAN A		SHEET NO.
DATE	DESCRIPTION						
		<div><div></div><div><p>NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356</p><p>2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011</p></div></div>			<p>FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FL</p>		C-27

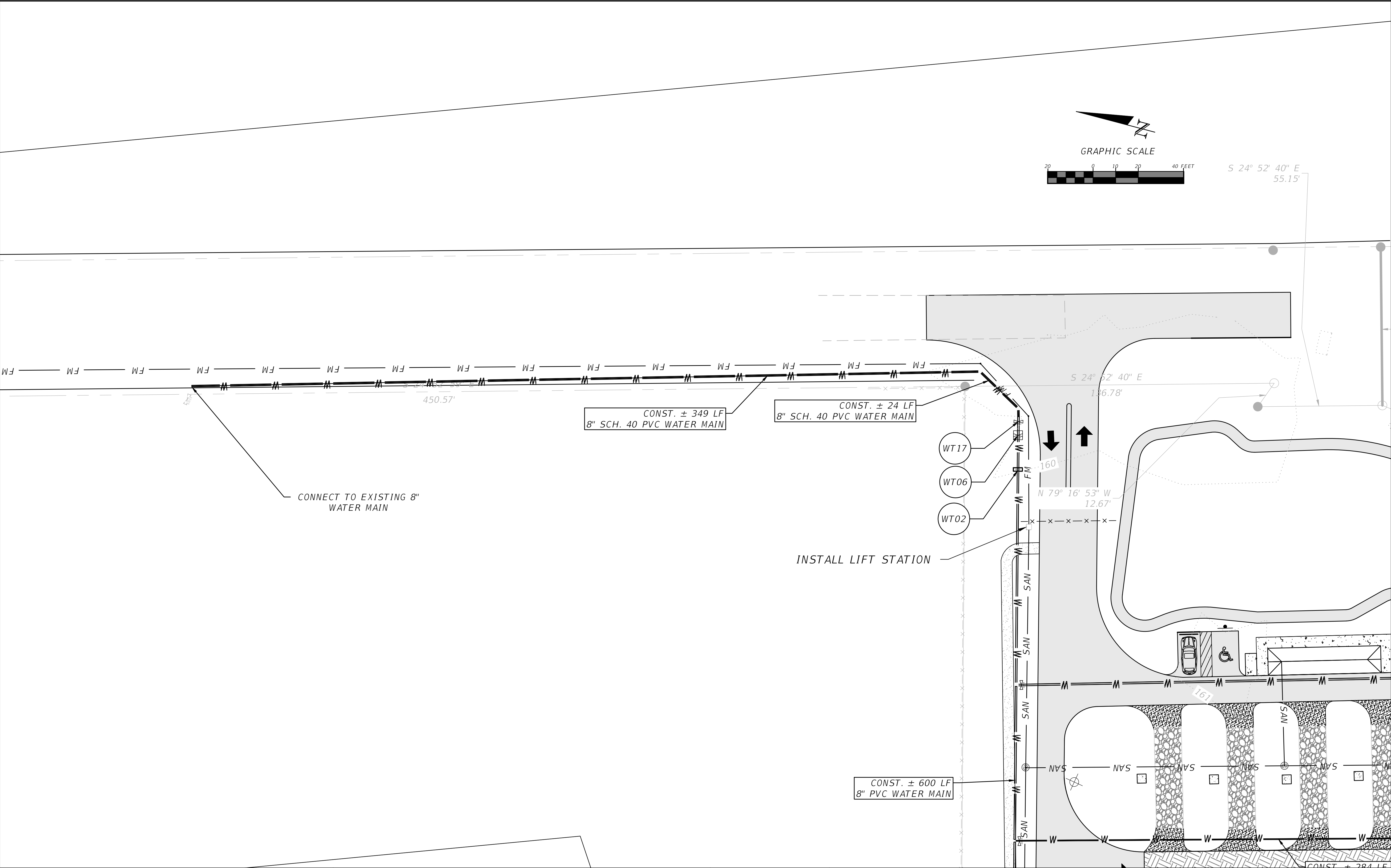
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REVISIONS		NORTH FLORIDA PROFESSIONAL SERVICES, INC.	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	UTILITY PLAN C FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FL	SHEET NO. C-29
DATE	DESCRIPTION				
		<div><div></div><div>NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356</div><div>2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011</div></div>			

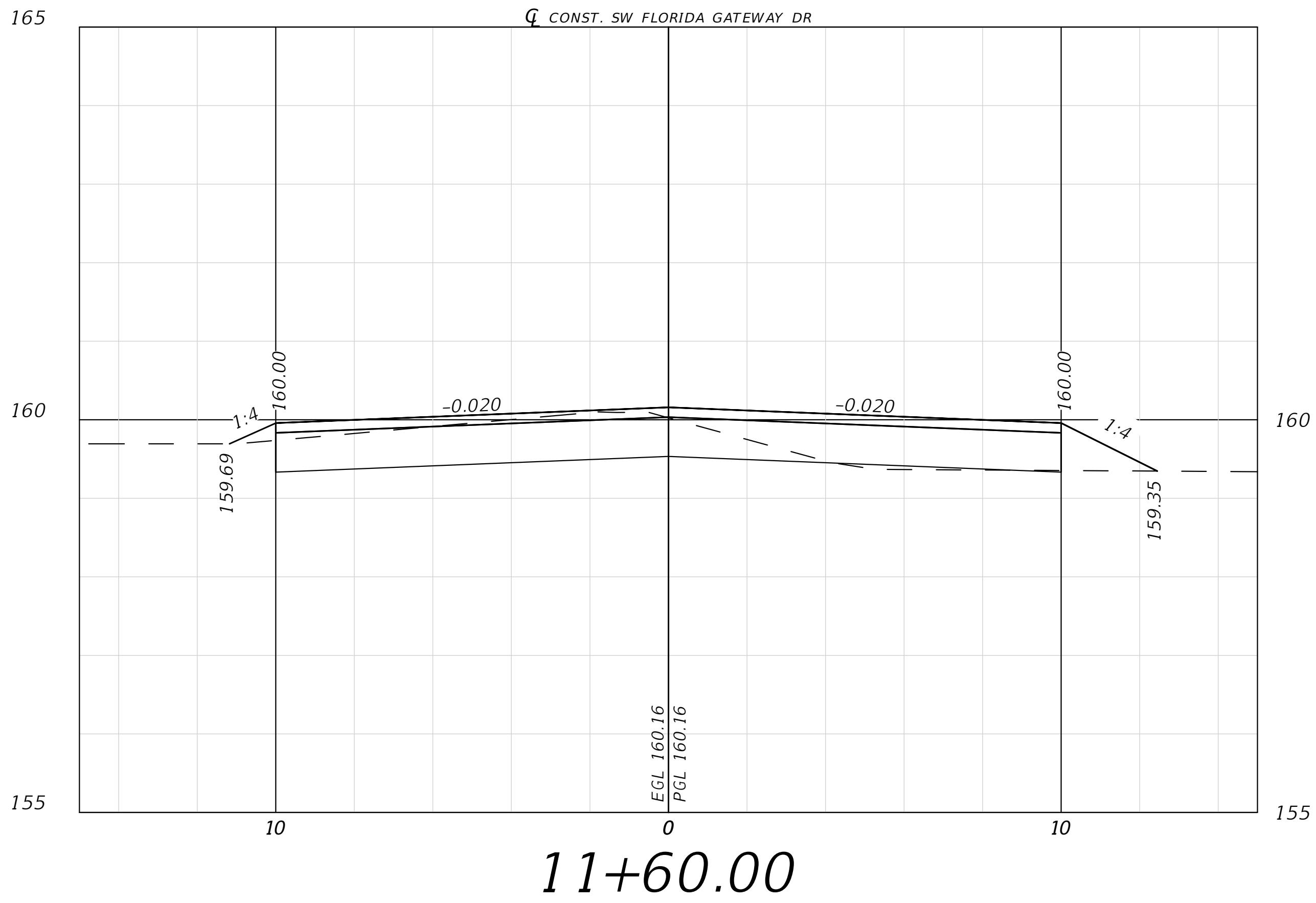
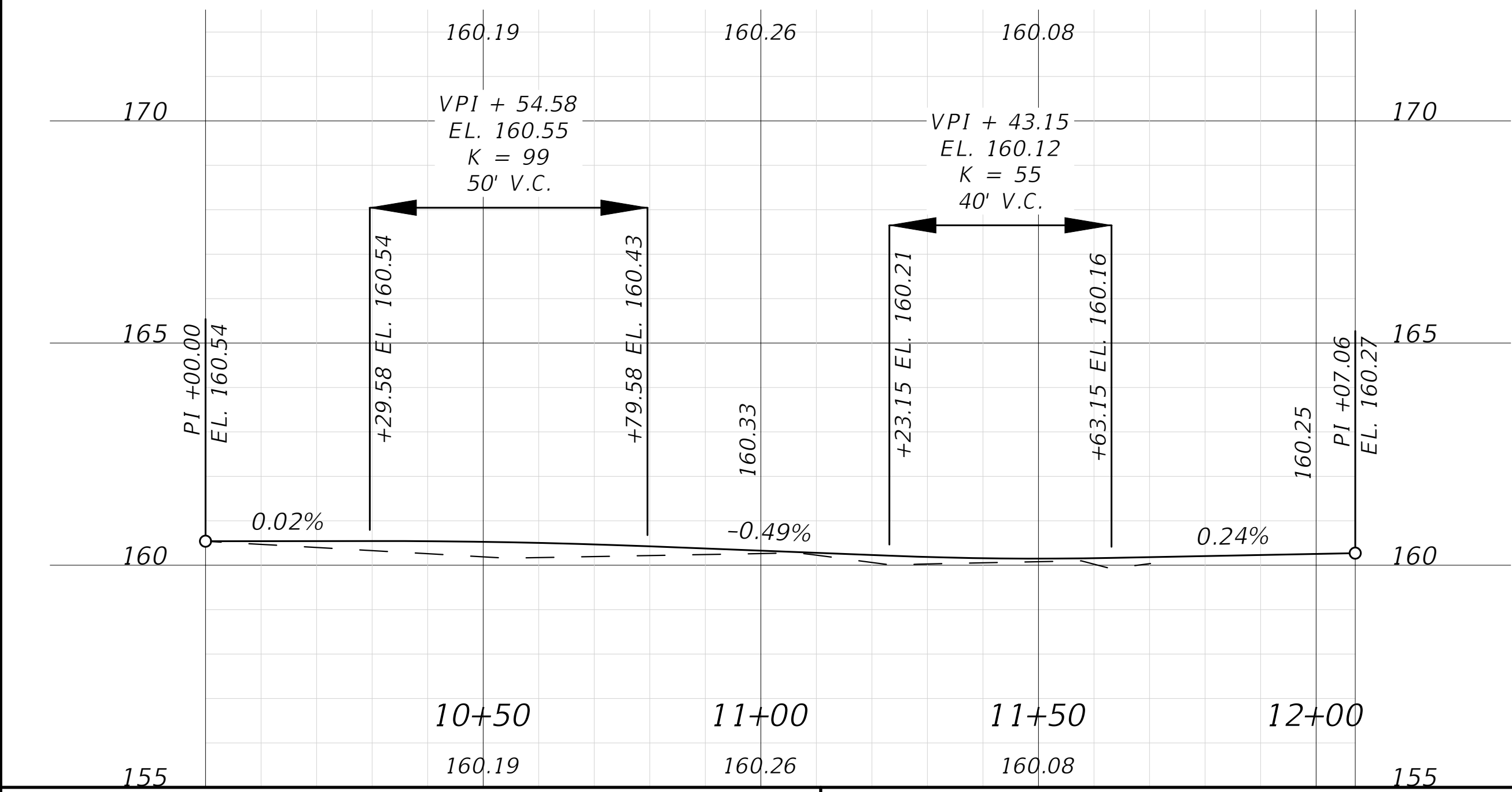
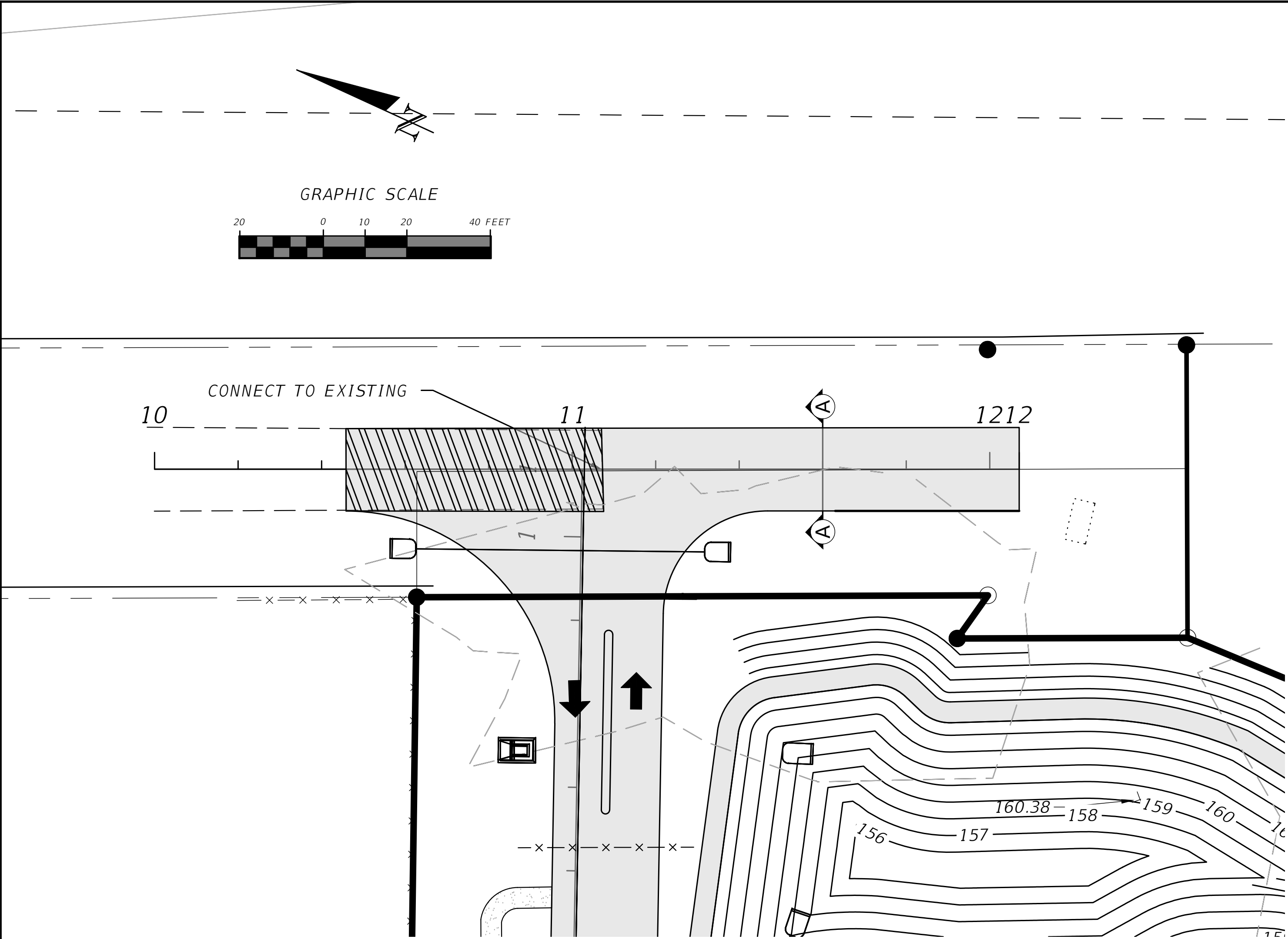


REVISIONS		 <div>NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356</div> <div>2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011</div>	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	<div>WATER CONNECTION FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FL</div>	SHEET NO.
DATE	DESCRIPTION				
					C-30



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REVISIONS	
DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356

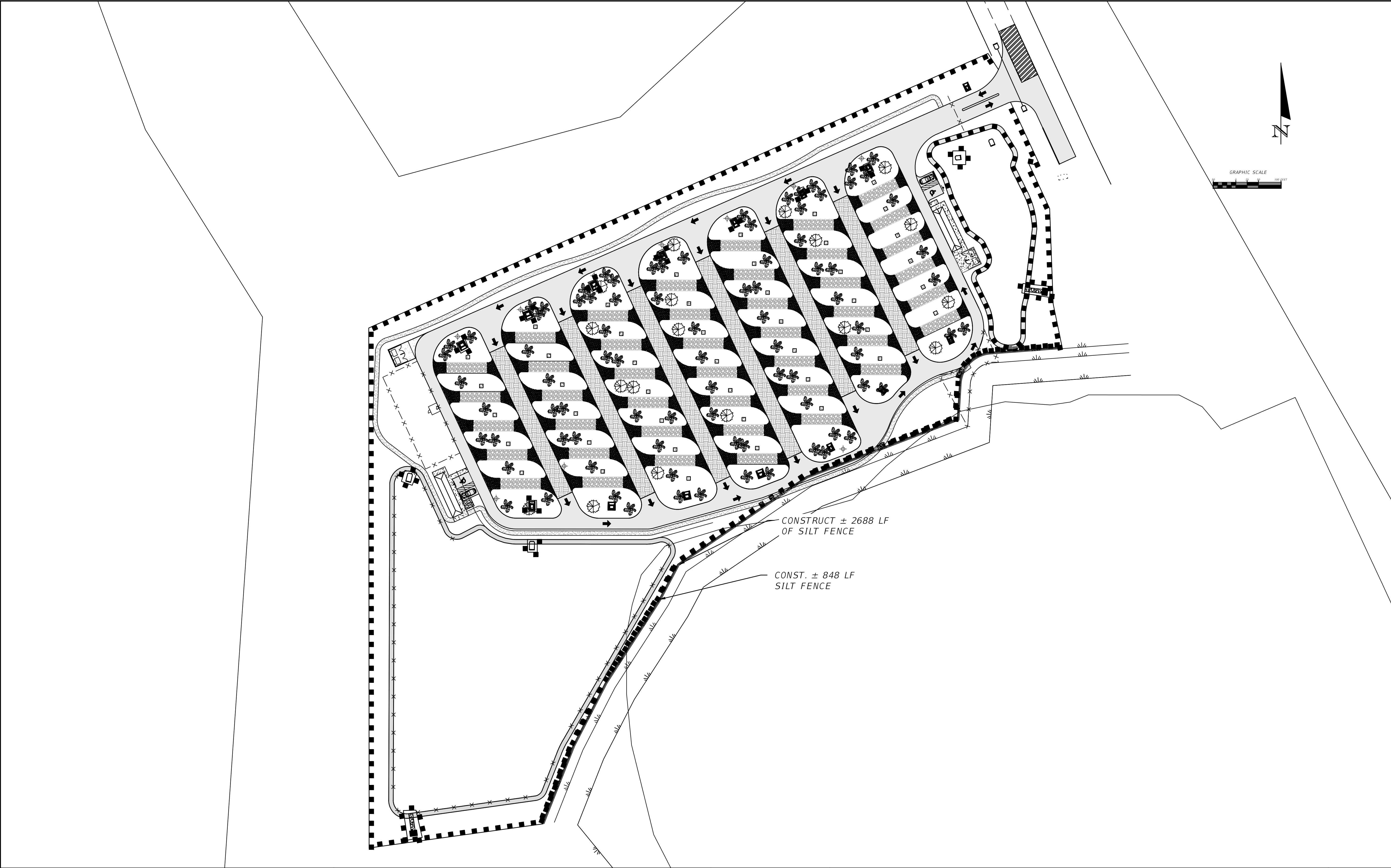
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CA# 29011

JOB NUMBER:
L210121SHA
EOR:
GREGORY G. BAILEY
P.E. NO.:
43858

SW FLORIDA GATEWAY DR PLAN, PROFILE & CROSS SECTION
FLORIDA GATEWAY DRIVE RV PARK
LAKE CITY, FL

SHEET
NO.
C-33

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DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356

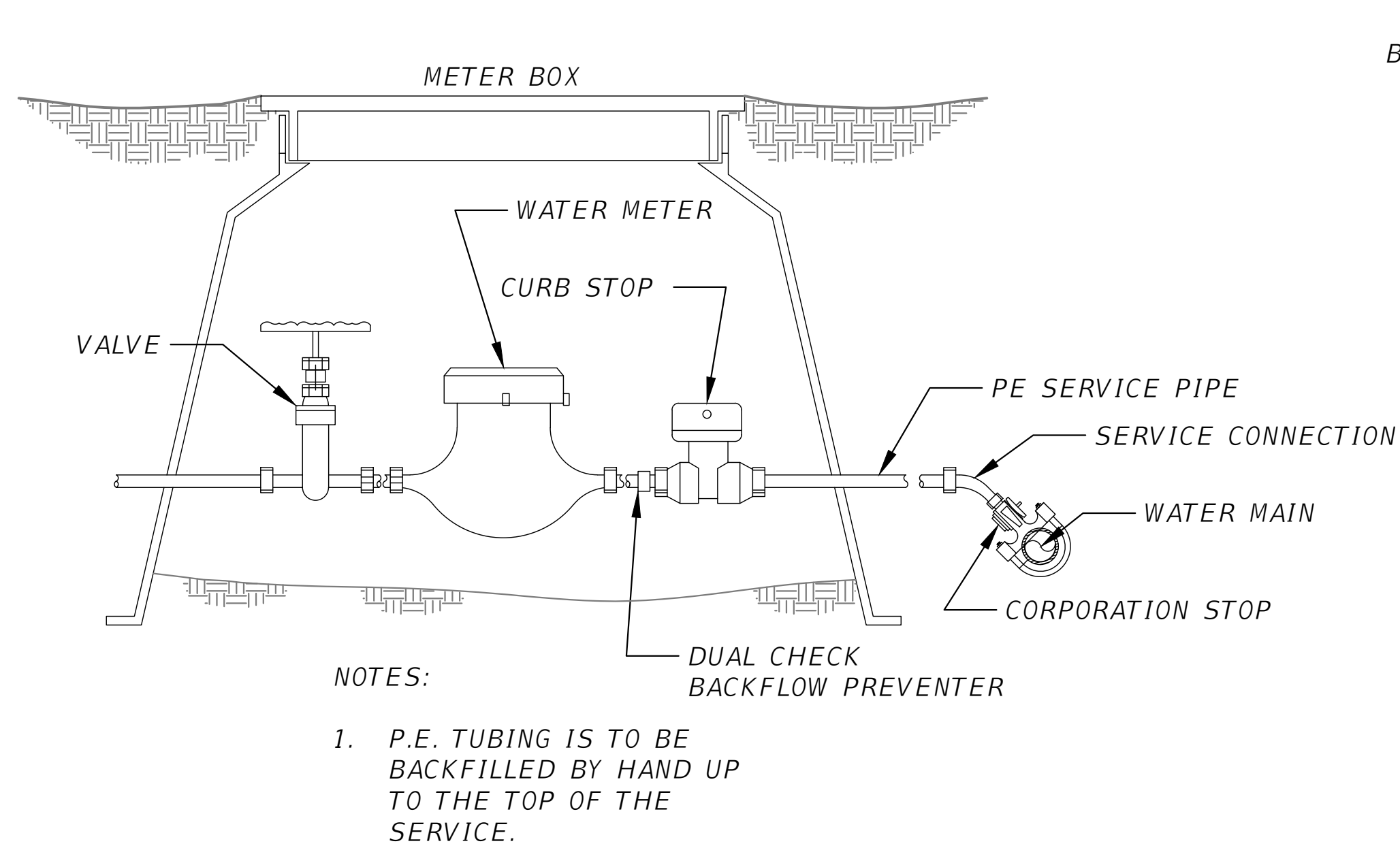
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CA# 29011

JOB NUMBER:
L210121SHA
EOR:
GREGORY G. BAILEY
P.E. NO.:
43858

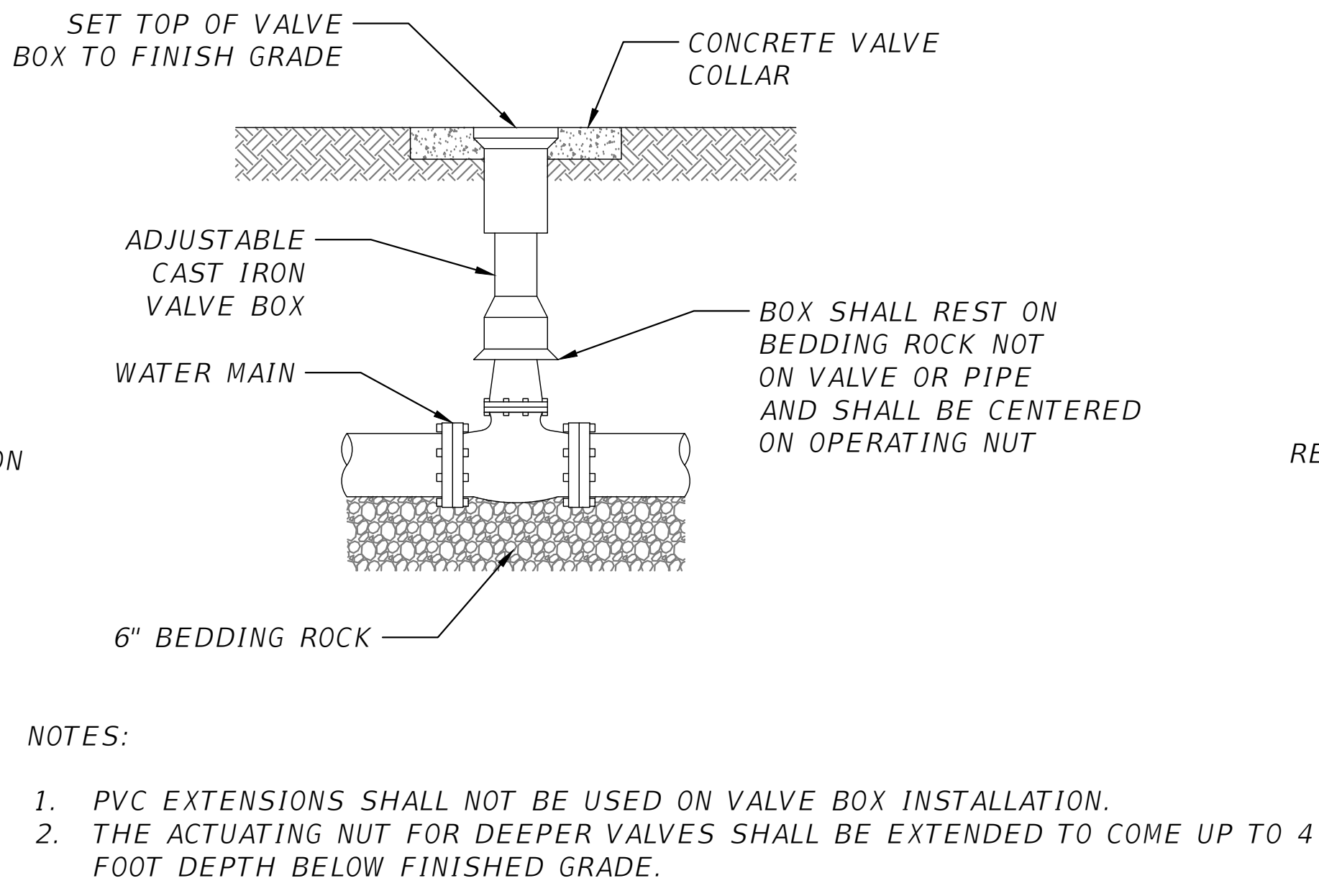
SWPPP
FLORIDA GATEWAY DRIVE RV PARK
LAKE CITY, FL

SHEET
NO.
C-34

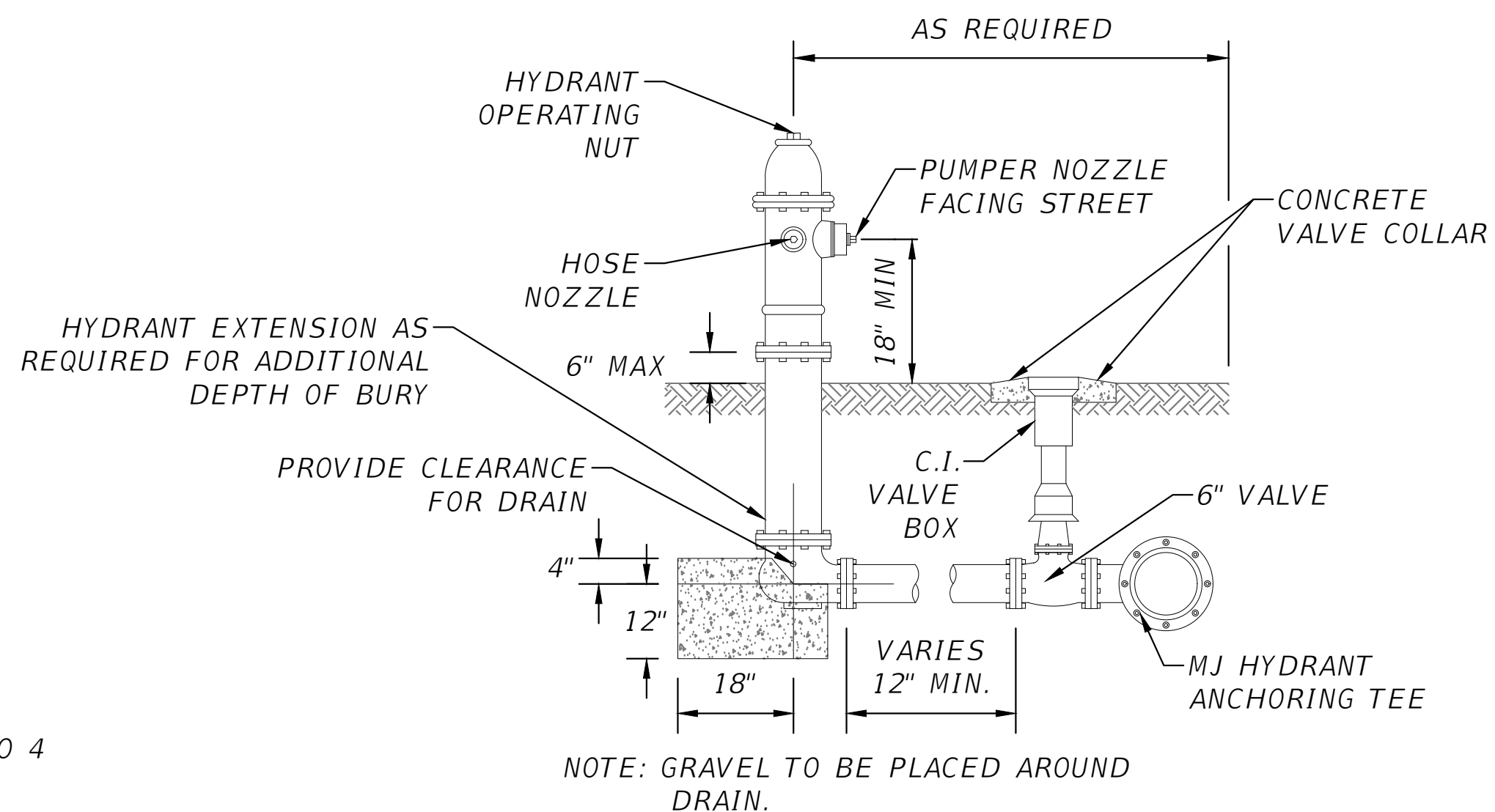
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



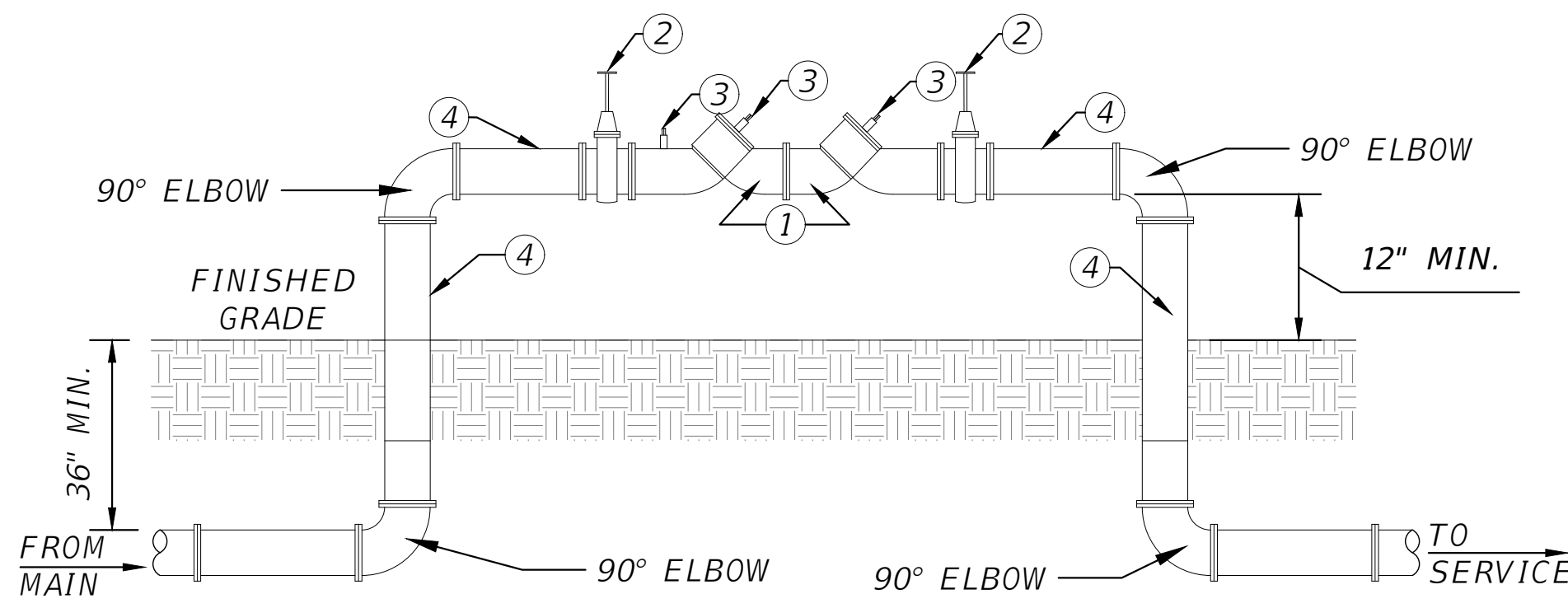
WT02 **METER BOX ASSEMBLY**
SCALE: N.T.S



WT03 **VALVE AND BOX DETAIL**
SCALE: N.T.S




WT04 **FIRE HYDRANT ASSEMBLY**
SCALE: N.T.S



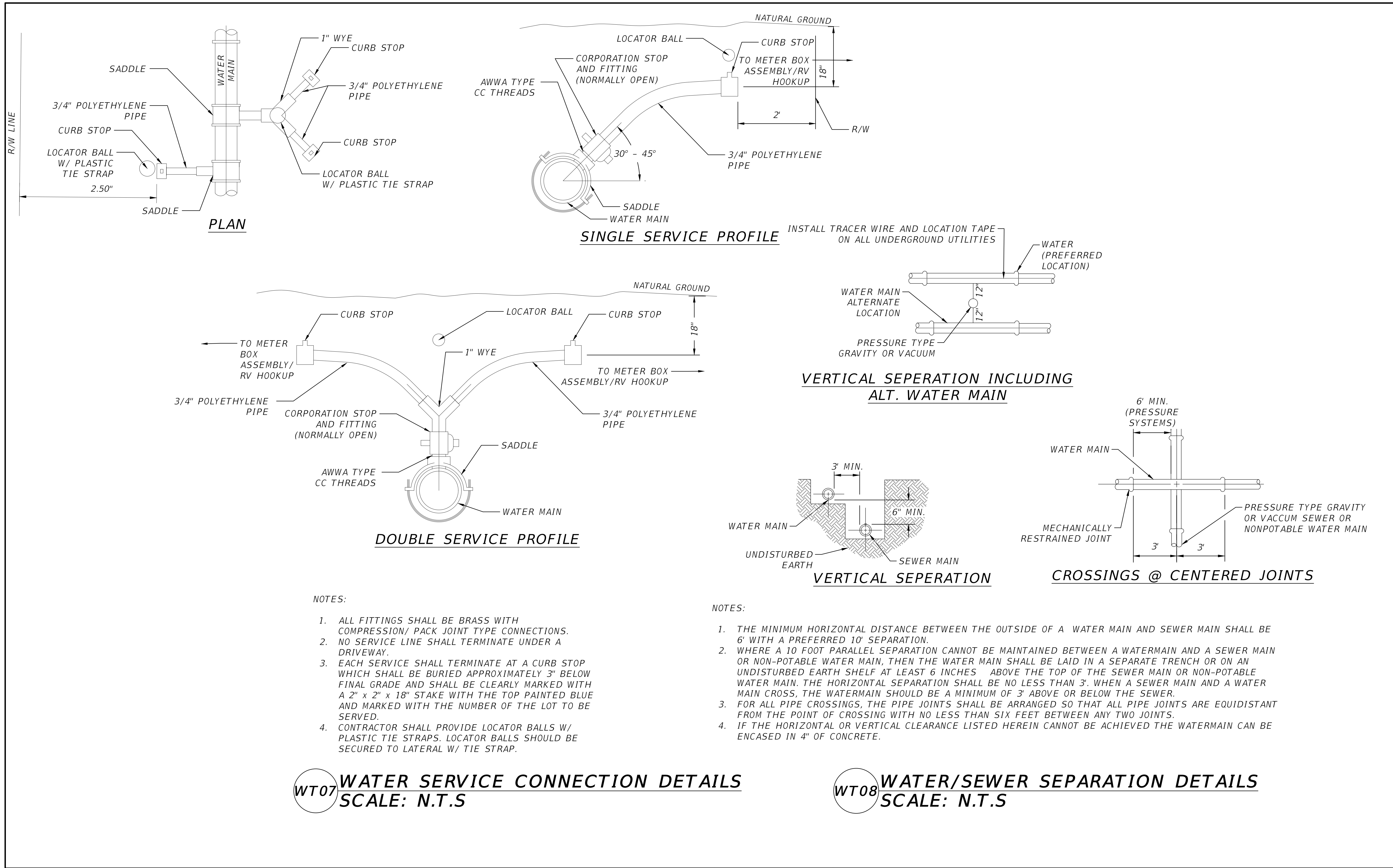
MATERIALS	
ITEM	DESCRIPTION
1	BACKFLOW PREVENTER
2	GATE VALVE
3	TEST COCKS
4	DUCTILE IRON PIPE - FLANGED END x FLANGED END

- NOTES:
1. UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED DOWNSTREAM OF METER.
 2. UNDER NO CIRCUMSTANCES, SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION OTHER THAN BACKFLOW DEVICE TESTING.
 3. PROVIDE AND INSTALL COVER OVER BACKFLOW PREVENTER AS REQ'D BY LOCAL AUTHORITIES.

WT06 **DOUBLE CHECK BACKFLOW PREVENTER**
SCALE: N.T.S


REVISIONS		 <div>NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356</div> <div>2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011</div>	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	WATER DETAIL FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FL	SHEET NO.
DATE	DESCRIPTION				
			C-35		

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WT07 **WATER SERVICE CONNECTION DETAILS**
SCALE: N.T.S

WT08 **WATER/SEWER SEPARATION DETAILS**
SCALE: N.T.S

REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	WATER DETAIL FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FL	SHEET NO.
DATE	DESCRIPTION						C-36



1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK WILL BE REQUIRED IFOVER-EXCAVATION OCCURS.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. PROVIDE TRENCH SLOPING AND BRACING AS REQUIRED FOR SAFETY.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN PAVED AREAS SHALL COMPLY WITH THE REQUIREMENTS OF THE ROAD CONSTRUCTION SPECIFICATIONS.

TRENCH AND BACKFILL DETAILS
SCALE: N.T.S



1. FOR UNPAVED LOCATIONS, A PRECAST CONCRETE VALVE PAD SHALL BE PROVIDED AND INSTALLED FLUSH WITH GRADE. CONCRETE PAD IS NOT REQUIRED FOR VALVE LOCATED IN THE ROADWAY, UNLESS SHOWN OR NOTED OTHERWISE.
2. LOCATING WIRE IS REQUIRED ON ALL PRESSURE PIPING.
3. A "V" CUT SHALL BE CARVED IN THE CURB CLOSEST/ADJACENT/(ASPHALT IF NO CURB) TO ALL BELOW GRADE VALVES. THE "V" CUT IS TO BE PAINTED BLUE WATER/PURPLE RECLAIMED.
4. IN PAVED AREAS, INSTALL VALVE AT A DEPTH TO ALLOW A 12" MIN. DISTANCE BETWEEN THE VALVE COVER PLATE AND THE TOP OF THE VALVE OPERATING NUT. OUTSIDE OF PAVED AREAS (GRASS), INSTALL VALVE AT A DEPTH TO ALLOW A 6" MINIMUM DISTANCE BETWEEN THE VALVE COVER AND THE TOP OF THE VALVE OPERATING NUT. OPERATING NUT/STEM EXTENSION SHALL BE PROVIDED (WHERE APPLICABLE) SO THAT THE OPERATING NUT WILL BE NO MORE THAN 30 INCHES BELOW FINISHED GRADE.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDGRADE TO ALLOW FOR FUTURE BOX ADJUSTMENTS. ROUTE LOCATE WIRES THRU A "V" CUT IN THE TOP OF THE 6" PVC RISER PIPE FOR LOCATE WIRE ACCESS INTO VALVE BOX. THE LOCATE WIRES, WITH A 24" LONG PIG-TAIL AT THE TOP, SHALL BE CONNECTED TOGETHER WITH A WIRE NUT.
6. BRASS IDENTIFICATION TAG INDICATING "WATER", VALVE SIZE, DIRECTION AND TURNS TO OPEN & VALVE TYPE. PROVIDE A 1/4" HOLE IN BRASS TAG AND ATTACH TAG (TWIST WIRE AROUND TAG) TO THE END OF THE LOCATE WIRE. TAGS ARE NOT REQUIRED ON VALVES INSTALLED ON FIRE HYDRANT BRANCH LINES.
7. IN LIEU OF PRECAST CONCRETE PAD, A 6" THICK X 24" (ROUND OR SQUARE) POURED CONCRETE PAD W/2 - #4 REBAR AROUND PERIMETER, MAY BE USED.
8. FOR VALVES 12 INCH AND SMALLER, PROVIDE A WHITE OR BLACK PLASTIC DEBRIS SHIELD WHICH INSTALLS BELOW THE OPERATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE OPERATING NUT AND MINIMIZE INFILTRATION. SHIELD SHALL BE BY AFC, BOXLOK OR APPROVED EQUAL.
9. ALL VALVES SHALL BE INSTALLED WITH AN ELECTRIC LOCATE MARKER. MARKER SHALL BE 4" DIA. COLOR CODED BALL MARKER (3M-1403XR FOR WATER)

WATER VALVE INSTALLATION DETAIL
SCALE: N.T.S

X:\2021\L210121SHA\H.CADD\Roadway\KEYSRD01.dwg

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

LENGTH (L) TO BE RESTRAINED								
NOMINAL PIPE SIZE (IN.)	HORIZONTAL BENDS				VERTICAL OFFSETS (SEE NOTE 4)		VALVES OR DEAD ENDS	
	90° BENDS L (FT.)	45° BENDS L (FT.)	22.5° BENDS L (FT.)	11.25° BENDS L (FT.)	45° BENDS UPPER L (FT.)	45° BENDS LOWER L (FT.)		
4	21	9	5	3	17	3	47	
6	30	13	6	3	23	4	66	
8	38	16	8	4	30	6	86	
10	45	19	9	5	36	7	103	
12	53	22	11	6	43	8	121	
14	61	26	13	6	50	9	140	
16	66	28	14	7	55	10	154	
18	73	30	15	8	60	11	170	
20	79	33	16	8	66	12	186	
24	79	33	16	8	77	15	185	
30	93	39	19	10	97	17	222	
36	106	39	21	11	107	20	257	
42	117	49	24	12	120	24	289	
48	144	53	26	13	133	26	321	

REDUCERS	
SIZE (IN.)	L (FT.)
6x4	34
8x6	36
8x4	62
10x8	35
10x6	63
12x10	36
12x8	64
16x12	66
16x10	92
20x18	35
20x16	66
20x12	117
24x20	56
24x18	80
24x16	101
30x24	78
30x20	121
36x30	78
36x24	141
42x36	75
42x30	140
48x42	75
48x36	139

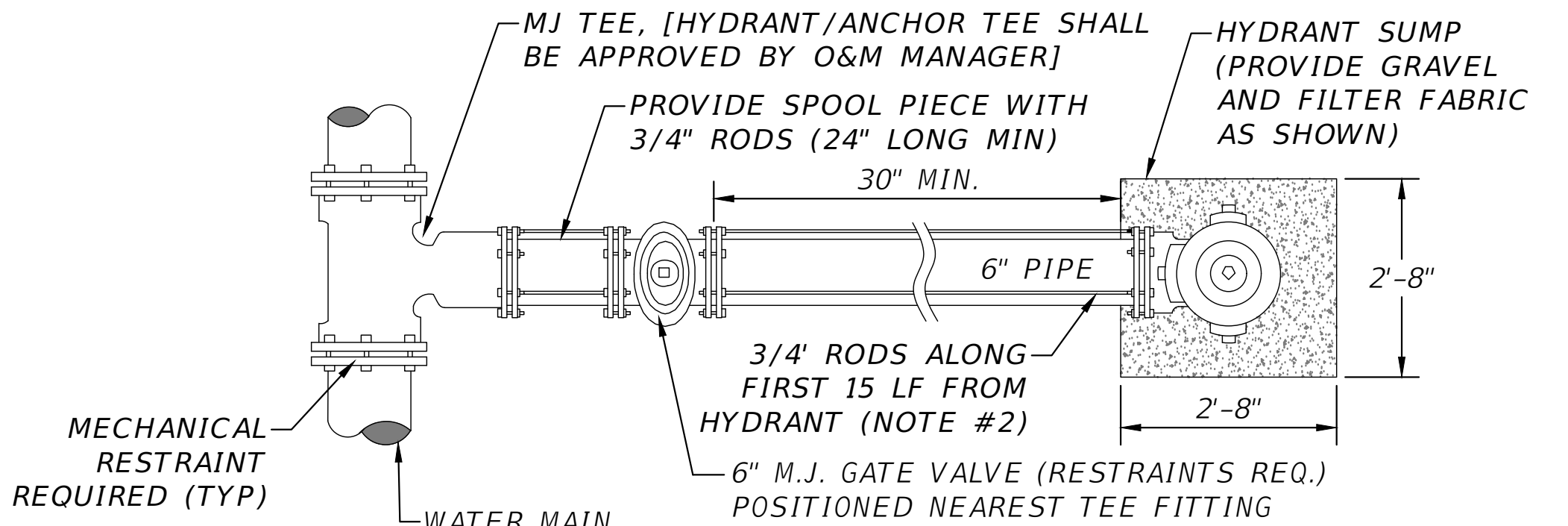
TEES SEE NOTE 5		
RUN SIZE (IN.)	BRANCH SIZE (IN.)	L (FT.)
4	4	F.O.
4	6	10
4	4 < LESS	F.O.
8	8	29
8	6 < LESS	F.O.
10	10	45
10	8	13
10	6 < LESS	F.O.
12	12	62
12	10	32
12	8 < LESS	F.O.
16	16	94
16	12	39
16	10	5
16	10 < LESS	F.O.
20	20	125
20	16	76
20	12	14
20	10 < LESS	F.O.
24	24	124
24	20	84
24	16	36
24	12 < LESS	F.O.
30	30	159
30	24	104
30	16	60
30	16	5
30	16 < LESS	F.O.
36	36	192
36	30	142
36	24	83
36	20	33
36	16 < LESS	F.O.
42	42	223
42	36	178
42	30	124
42	24	59
42	20	5
42	16 < LESS	F.O.
48	48	253
48	42	209
48	30	162
48	30	104
48	30	34
48	24 < LESS	F.O.

F.O. = FITTING ONLY

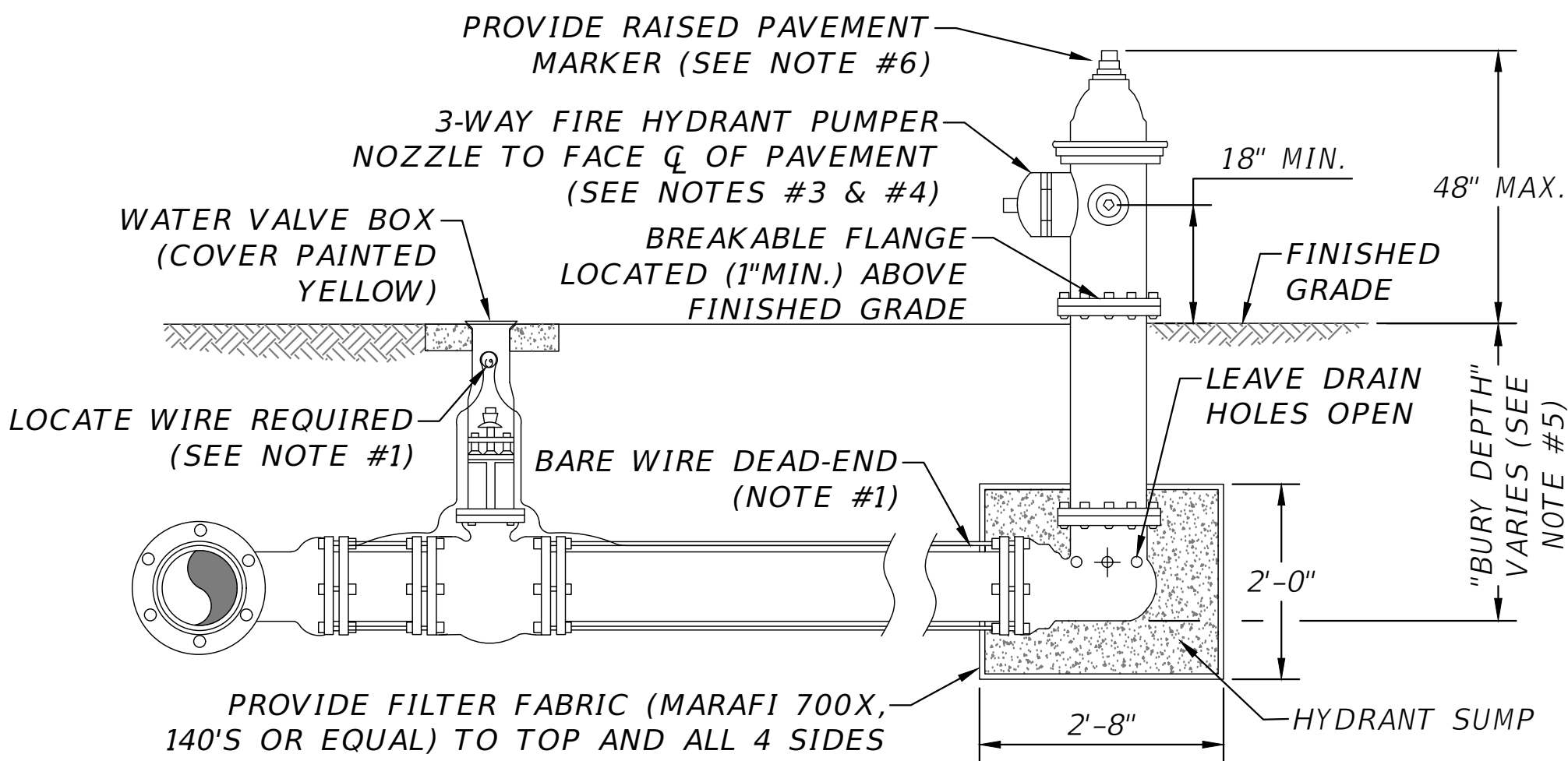
PVC PIPE RESTRAINT NOTES:

- THIS SCHEDULE SHALL BE UTILIZED ON ALL WATER, SEWER FORCE MAIN OR RECLAIMED WATER SYSTEMS. ALL FITTINGS SHALL BE RESTRAINED TO LENGTHS INDICATED ON THE ABOVE SCHEDULE, AT A MINIMUM.
- ASSUMPTIONS: PVC PIPE, SAFETY FACTOR=1.5, TEST PRESSURE=150PSI, SOIL=GM OR SM, TRENCH TYPE 3, DEPTH OF COVER=30 INCHES FOR 20" AND SMALLER PIPE SIZE OR 36" FOR 24" AND LARGER PIPE SIZE.
- BENDS AND VALVES: SHALL BE RESTRAINED ON EACH SIDE OF FITTING.
- VERTICAL OFFSETS: ARE APPROX. 3 FEET COVER ON TOP AND APPROX. 8 FEET COVER ON BOTTOM. PER THE DETAILS, Lu IS THE RESTRAINED LENGTH FOR THE UPPER (TOP) LEVEL. Li IS THE RESTRAINED LENGTH FOR THE LOWER (DEEPER) LEVEL. ASSUME 45 DEGREE BENDS.
- TEES: TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN). SEE SCHEDULE ABOVE FOR RESTRAINT LENGTH ON TEE "BRANCH" LINE.
- HDPE TO PVC TRANSITIONS: THE PVC PIPE SIDE SHALL BE RESTRAINED 35 FT (MIN).
- THE INSTALLATION OF BELL HARNESS RESTRAINTS AT PVC JOINTS (DR-18 & 25 PIPE) SHALL BE COMPLETED PER THE MANUFACTURERS RECOMMENDATION, WHICH INCLUDES NOT OVER TIGHTENING THE PARALLEL RODS/NUTS. THESE NUTS SHOULD ONLY BE SNUG TIGHT. THE HOME MARKS ON THE PIPE SHOULD ALWAYS BE VISIBLE AFTER THE RESTRAINT IS INSTALLED. OVERHOMING THE JOINT MAY CAUSE A FAILURE AT THE BELL RESULTING IN A SERVICE OUTAGE.

WT19PVC PIPE RESTRAINT JOINT SCHEDULE
SCALE: N.T.S



PLAN




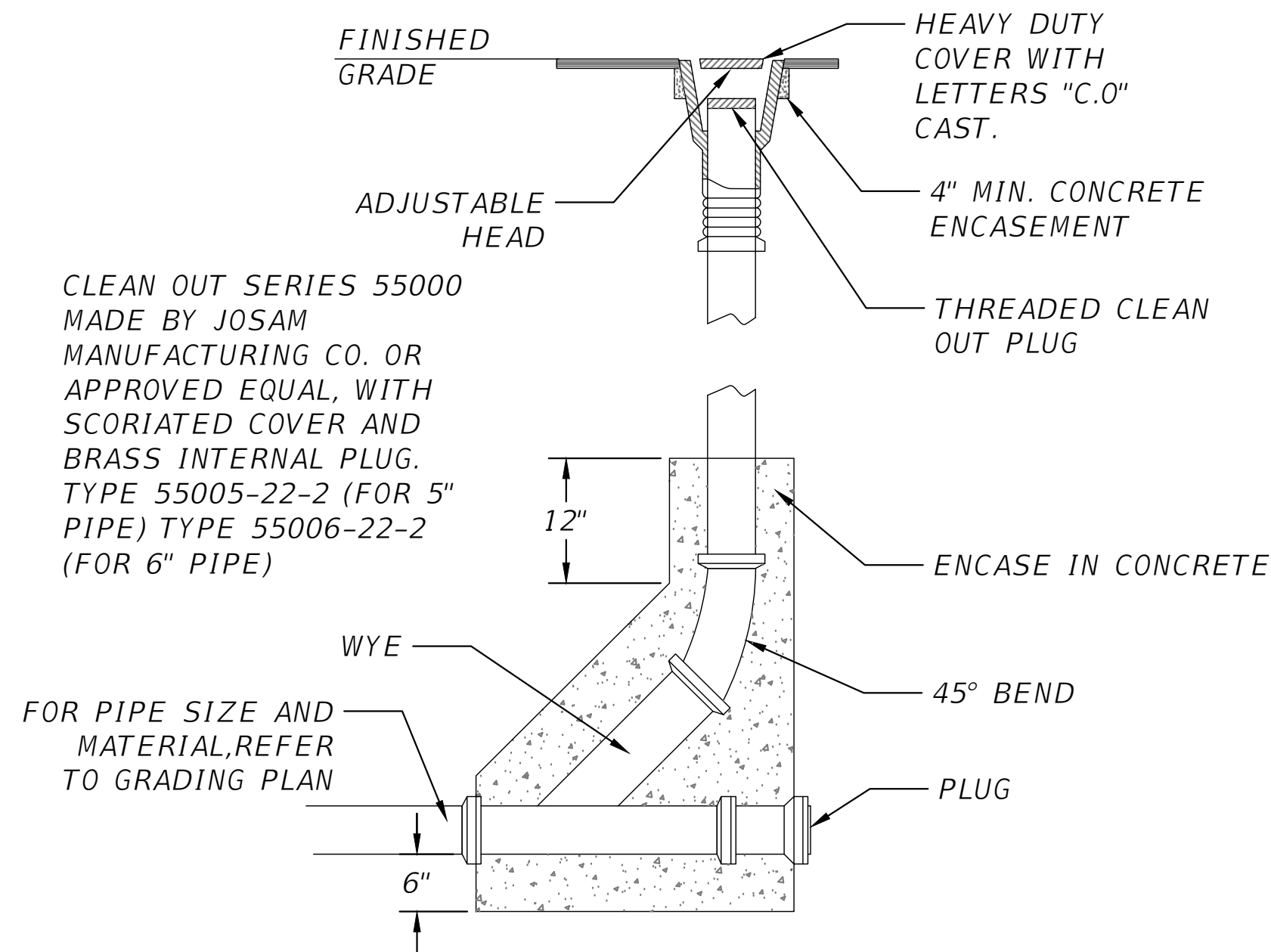
SECTION

NOTES:

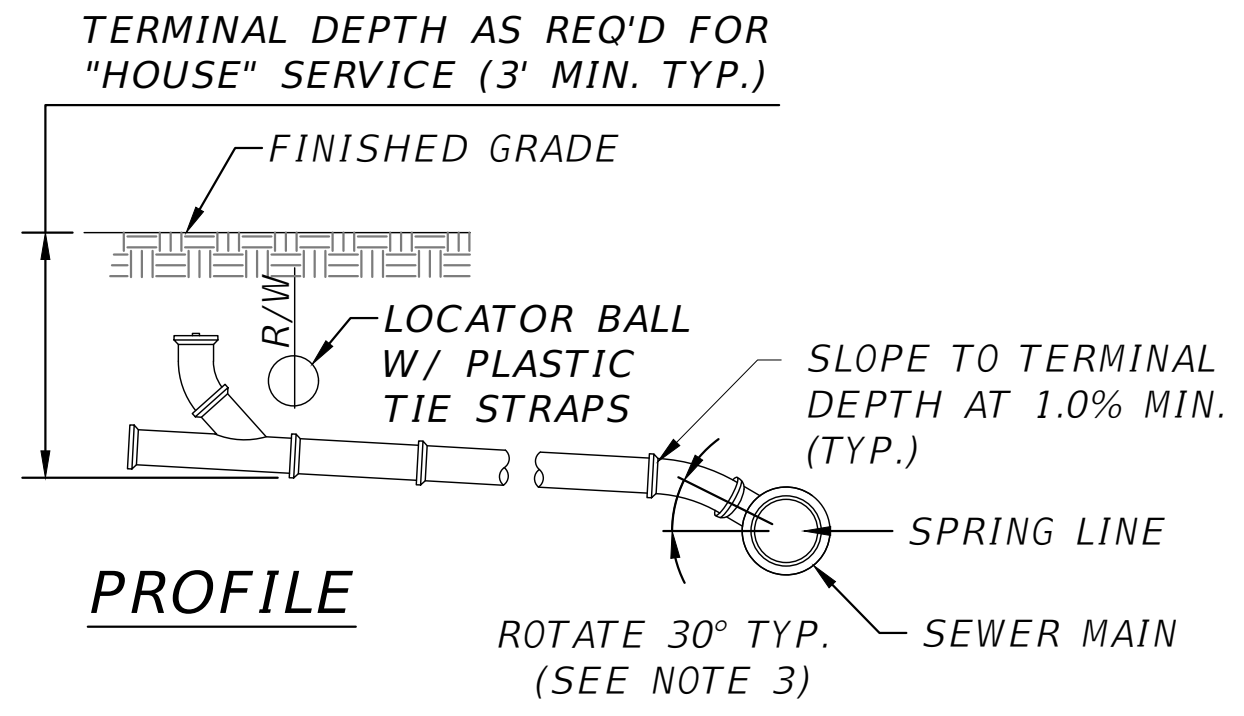
- LOCATE WIRE SHALL BE ROUTED FROM THE VALVE TO THE HYDRANT AS SHOWN ABOVE. THE END OF THE WIRE SHALL BE SECURED TO THE PIPE MAIN. SEE SECTION 350, LOCATE WIRE INSTALLATION PARAGRAPH.
- FIRE HYDRANTS SHALL BE INSTALLED BETWEEN BACK OF CURB AND FACE OF SIDEWALK AND NOT WITHIN SWALE/DITCH AREAS. THE DISTANCE RANGE FROM EDGE OF ADJACENT PAVEMENT, BACK OF CURB AND FACE OF SIDEWALK SHALL BE IN COMPLIANCE WITH LOCAL COUNTY FIRE DEPARTMENT RULES AND AS APPROVED BY JEA AND APPLICABLE PERMITTING AGENCIES. DISTANCE SHALL BE MEASURED TO THE CLOSEST PART OF THE FIRE HYDRANT (I.E. THE PUMPER NOZZLE). THE MAXIMUM DISTANCE (BACK OF CURB) SHALL BE IN COMPLIANCE WITH LOCAL COUNTY FIRE DEPARTMENT RULES AND AS APPROVED BY JEA. FOR OTHER LOCATION LIMITATIONS SEE PLATES W-10 AND W-11. IF PIPING BETWEEN TEE AND HYDRANT IS LONGER THAN 80 LF, AN ADDITIONAL 6" GATE VALVE IS REQUIRED AT THE HYDRANT LOCATION (PROVIDE 30" SEPARATION). ALL PIPING, VALVES AND FITTINGS ALONG THE HYDRANT BRANCH MAIN WHICH IS WITHIN 15 LF OF THE HYDRANT SHALL BE RESTRAINED UTILIZING ONLY TWO 3/4" DIA (THREADED ENDS) STEEL RODS AND EYE BOLTS (NO JOINT RESTRAINT DEVICES REQUIRED). A SPLIT SERRATED RING WITH RESTRAINT EARS (EBAA 15 PF06 OR EQUAL) MAYBE USED IN THIS ASSEMBLY. ALL OTHER JOINTS ALONG THE HYDRANT BRANCH MAIN OUTSIDE OF THE FIRST 15 LF SHALL INCLUDE JOINT RESTRAINTS.
- OPERATION OF THE FIRE HYDRANT SHALL BE EITHER FULL OPEN POSITION OR TOTALLY CLOSED POSITION. THE HYDRANT SHALL NOT BE UTILIZED TO THROTTLE OUTLET FLOW.
- PRIOR TO PROJECT FINAL INSPECTION, THE HYDRANT AND ALL ABOVE GROUND PIPING SHALL BE RE-OILED, GREASED AND REPAINTED (RUS- KIL ENAMEL-INTERNATIONAL YELLOW OR EQUAL). PRIVATELY OWNED AND MAINTAINED FIRE HYDRANTS SHALL BE PAINTED RED.
- FIRE HYDRANTS SHALL BE ORDERED WITH PROPER "BURY DEPTH" TO MEET ACTUAL FIELD CONDITIONS. THIS IS ESPECIALLY IMPORTANT FOR BRANCH LINES WHICH TEE-OFF A 12" OR LARGER WATER MAIN. UNLESS APPROVED OTHERWISE BY JEA, THE INSTALLATION OF (45°) BENDS IS NOT ACCEPTABLE WHEN UTILIZED TO CORRECT AN IMPROPERLY FURNISHED HYDRANT. THE USE OF HYDRANT EXTENSIONS SHOULD BE MINIMIZED.
- BLUE REFLECTIVE MARKERS SHALL BE INSTALLED IN SUCH A MANNER THAT THE REFLECTIVE FACE OF THE MARKER IS PERPENDICULAR TO A LINE PARALLEL TO THE ROADWAY CENTERLINE. THE BLUE REFLECTIVE MARKERS SHALL BE PLACED IN THE CENTER OF THE TRAVEL LANE, DIRECTLY ACROSS FROM AND ADJACENT TO EACH FIRE HYDRANT.

WT24FIRE HYDRANT INSTALLATION USING MECHANICAL JOINT TEE
SCALE: N.T.S

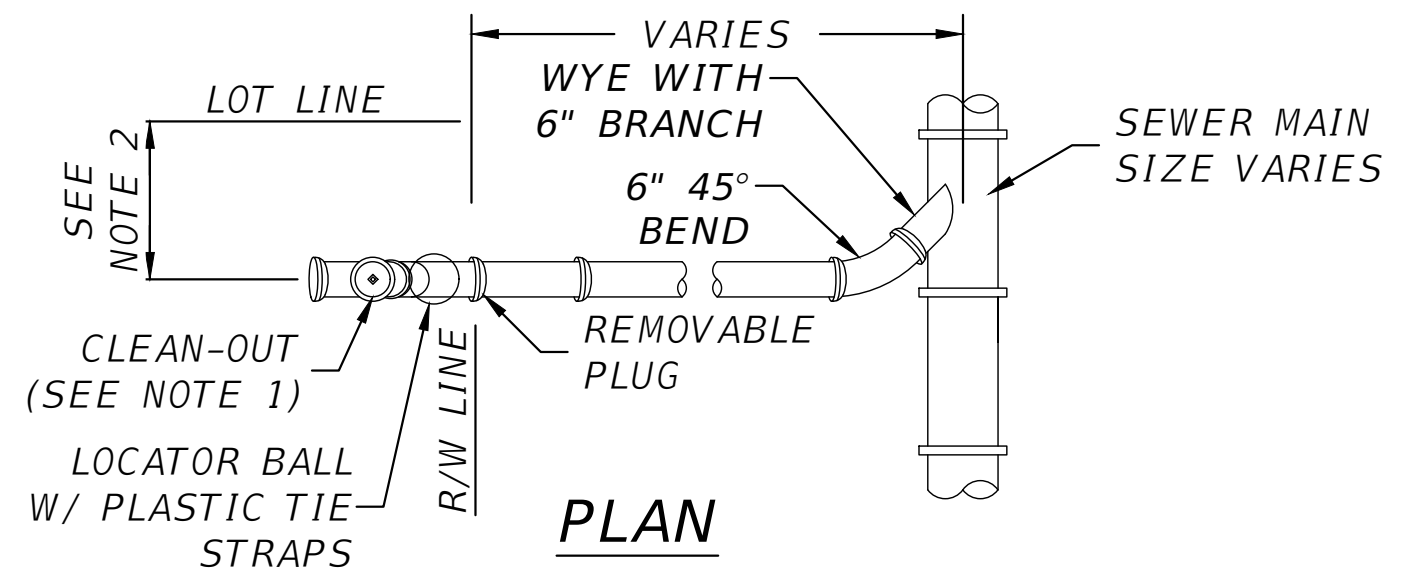
REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	WATER DETAIL FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FL	SHEET NO. C-38
DATE	DESCRIPTION						



CLEAN OUT SERIES 55000
MADE BY JOSAM
MANUFACTURING CO. OR
APPROVED EQUAL, WITH
SCORIATED COVER AND
BRASS INTERNAL PLUG.
TYPE 55005-22-2 (FOR 5"
PIPE) TYPE 55006-22-2
(FOR 6" PIPE)



PROFILE



PLAN

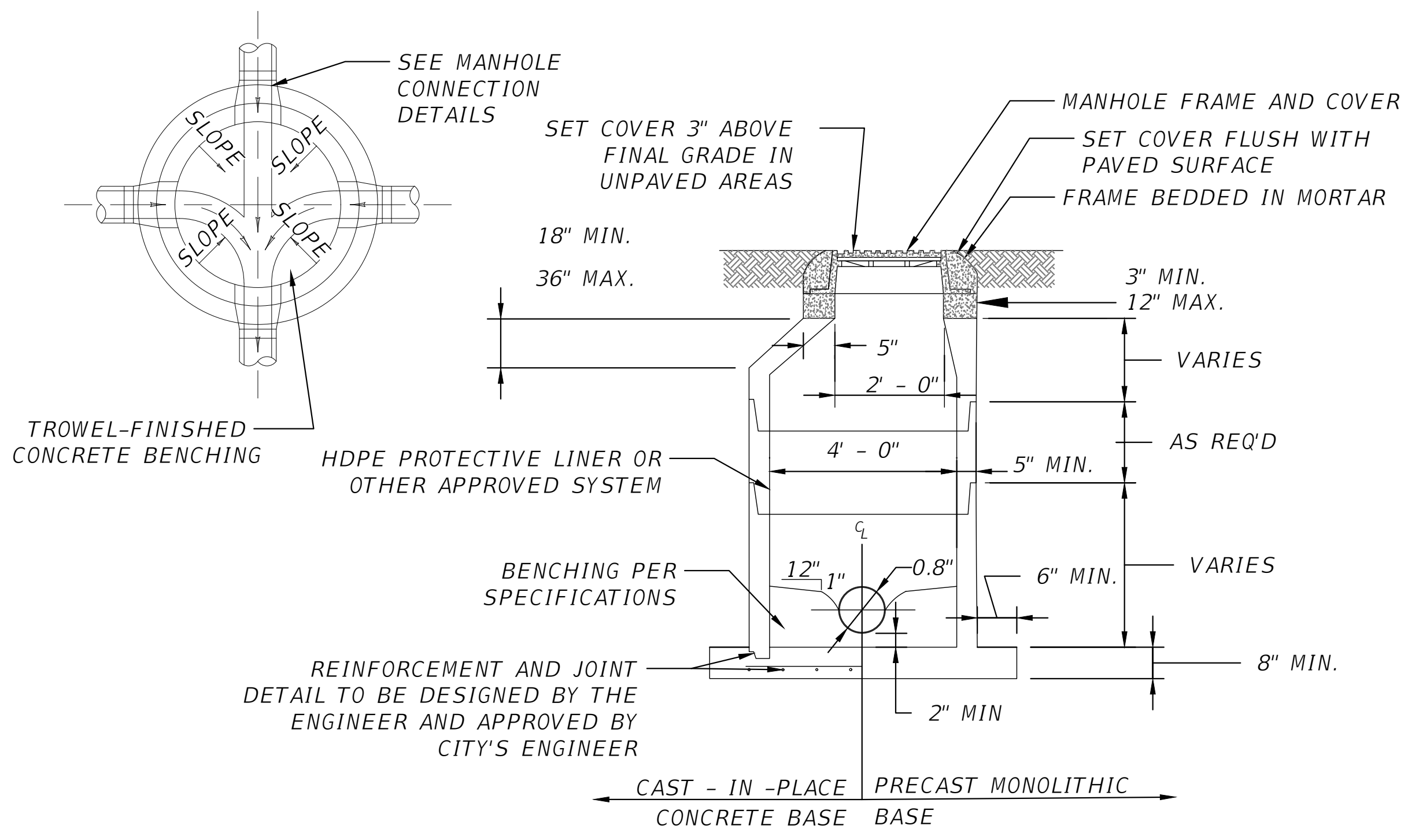
NOTES:

1. CLEAN-OUT (SHOWN LIGHTER) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. CONTRACTOR SHALL PROVIDE LOCATOR BALLS W/PLASTIC TIE STRAPS. LOCATOR BALLS SHALL BE SECURED TO LATERAL W/PLACTIC TIE STRAPS.

SN01 CLEANOUT DETAIL
SCALE: N.T.S


NOTES:

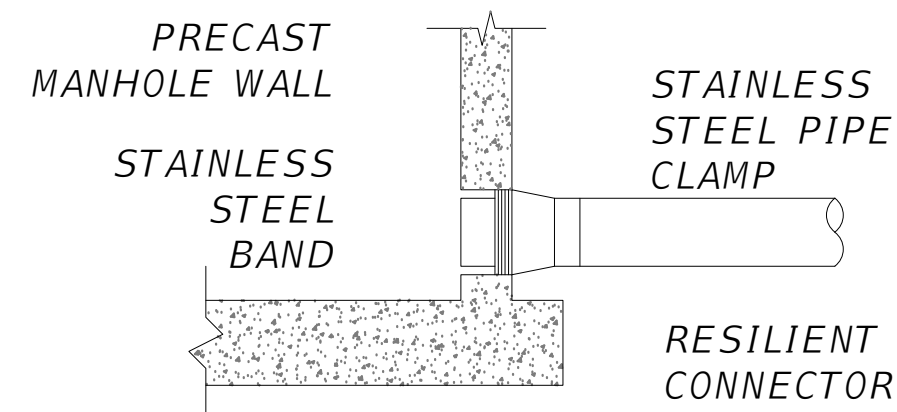
1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 18", MANHOLE DIAMETER FOR SEWERS GREATER THAN 18" SHALL BE AS APPROVED BY CITY'S ENGINEERS.
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. APPROVED CONCENTRIC CONE DESIGN MAY BE USED AS AN ALTERNATIVE.
4. ALL MANHOLES SHALL HAVE HDPE PROTECTIVE LINERS OR OTHER APPROVED SYSTEM.



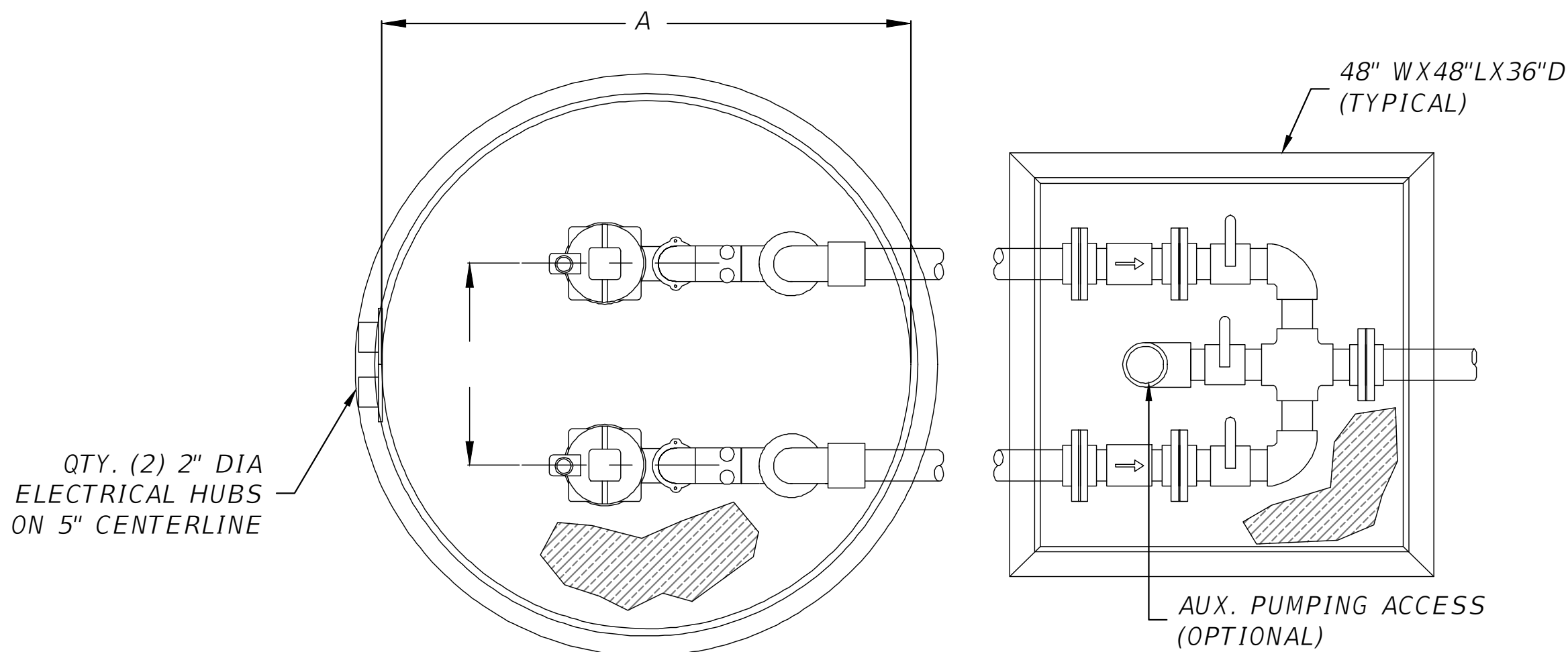
SN05 PRECAST CONCRETE MANHOLE DETAIL
SCALE: N.T.S

SN02 SANITARY SEWER SERVICE LATERALS
SCALE: N.T.S

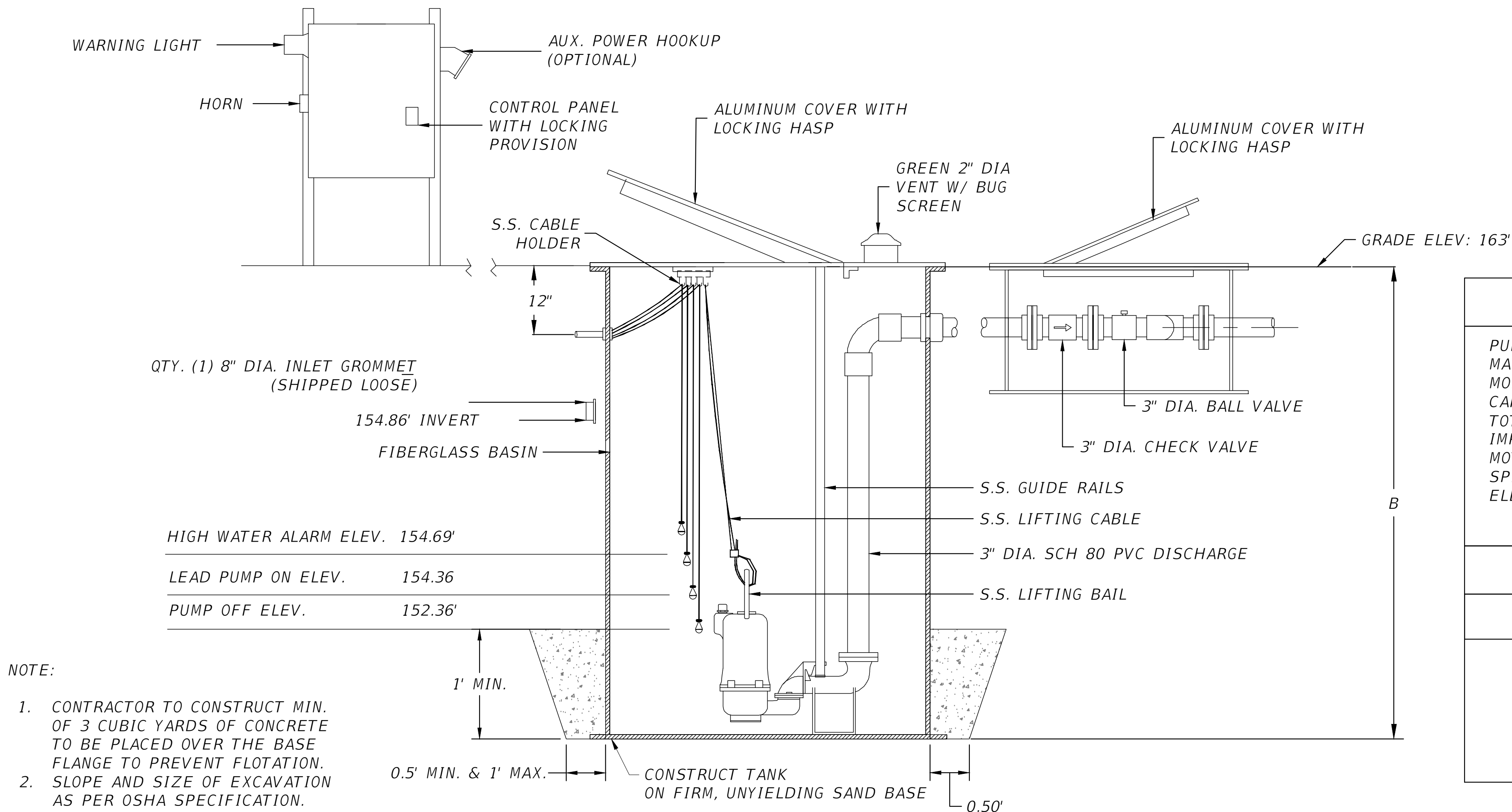
REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	SANITARY DETAILS FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FL		SHEET NO. C-40
DATE	DESCRIPTION							



- NOTES:
- MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24".
 - APPROVED CONCENTRIC CONE DESIGN MAY BE USED AS AN ALTERNATIVE.
 - BOTH THE INTERIOR AND EXTERIOR SURFACES OF THE MANHOLE SHALL BE COATED WITH EPOXY COAL TAR. DO NOT COAT JOINT OR PIPE OPENING SURFACES.
 - DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE DETAIL.
 - DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.



SN07 **STANDARD MANHOLE CONNECTION DETAIL**
SCALE: N.T.S




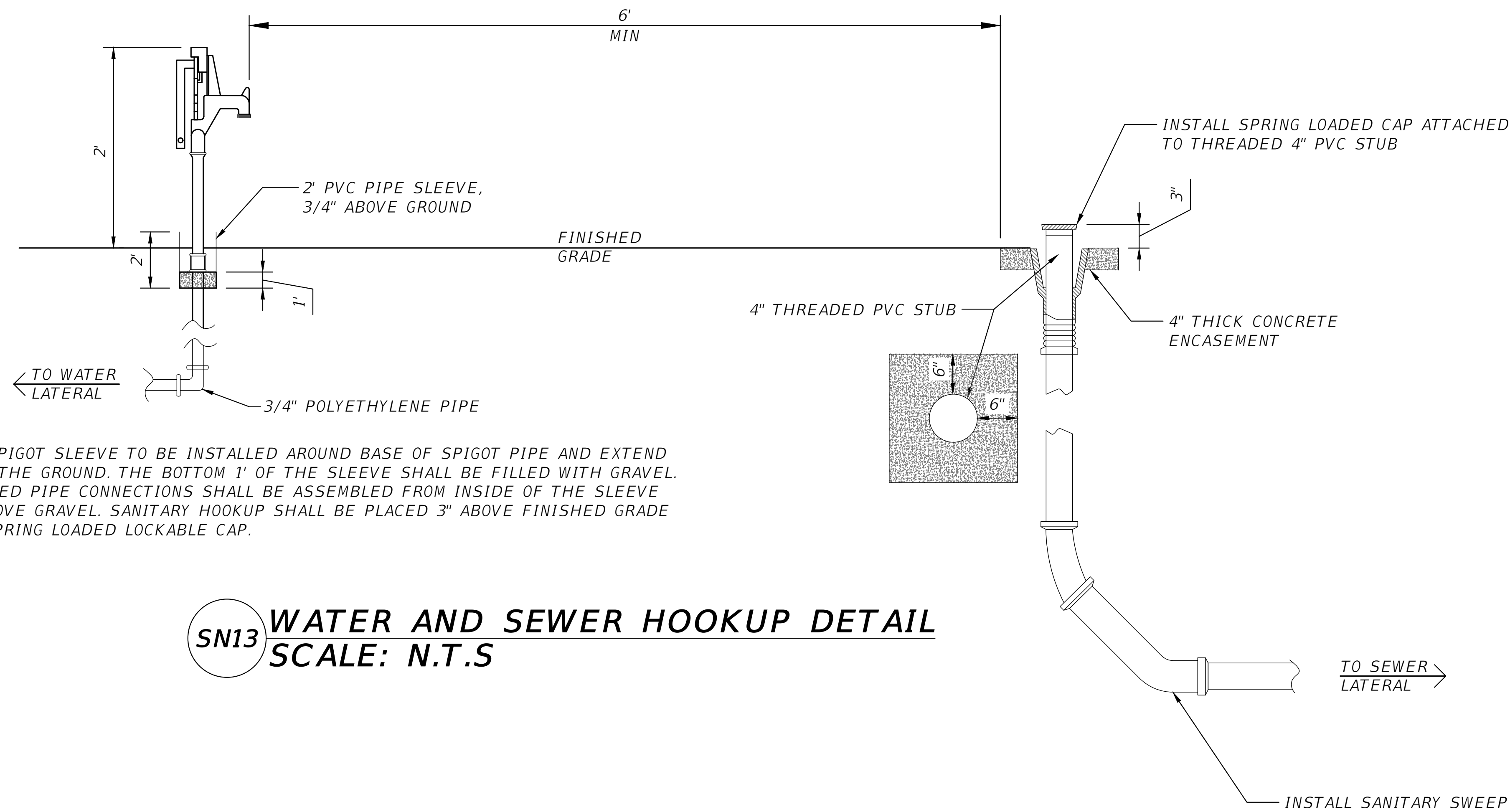
- NOTE:
- CONTRACTOR TO CONSTRUCT MIN. OF 3 CUBIC YARDS OF CONCRETE TO BE PLACED OVER THE BASE FLANGE TO PREVENT FLOTATION.
 - SLOPE AND SIZE OF EXCAVATION AS PER OSHA SPECIFICATION.

PUMP SPECIFICATIONS	
PUMPS REQ'D	2
MANUFACTURER	HOMA
MODEL NUMBER	BARRACUDA GRP 12/1
CAPACITY EACH (GPM)	45
TOTAL HEAD (FEET)	9
IMPELLER DIA.	4.43"
MOTOR HP REQ'D	1.2
SPEED (RPM)	3450
ELECTRICAL	230V/1Ø/60Hz

TANK	
A (DIA)	B (HEIGHT)
48"	138"

SN11 **FIBERGLASS LIFT STATION DETAIL**
SCALE: N.T.S

REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356 2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	SANITARY DETAILS FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FL	SHEET NO. C-41
DATE	DESCRIPTION					



NOTE: SPIGOT SLEEVE TO BE INSTALLED AROUND BASE OF SPIGOT PIPE AND EXTEND 2' INTO THE GROUND. THE BOTTOM 1' OF THE SLEEVE SHALL BE FILLED WITH GRAVEL. THREADED PIPE CONNECTIONS SHALL BE ASSEMBLED FROM INSIDE OF THE SLEEVE AND ABOVE GRAVEL. SANITARY HOOKUP SHALL BE PLACED 3" ABOVE FINISHED GRADE WITH SPRING LOADED LOCKABLE CAP.

SN13 WATER AND SEWER HOOKUP DETAIL
SCALE: N.T.S

REVISIONS	
DATE	DESCRIPTION



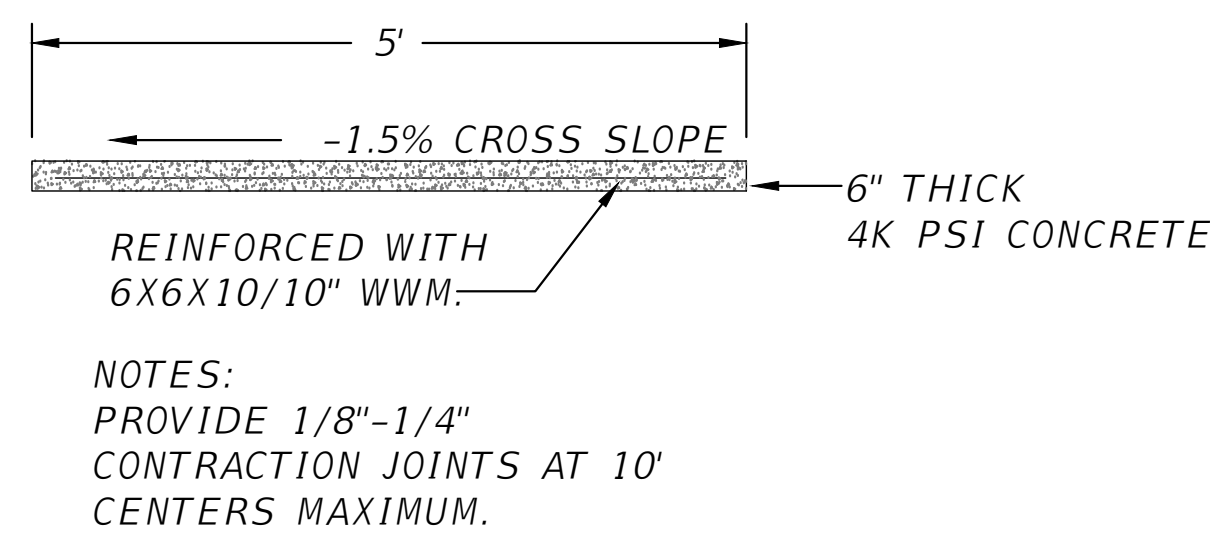
NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356

2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CA# 29011

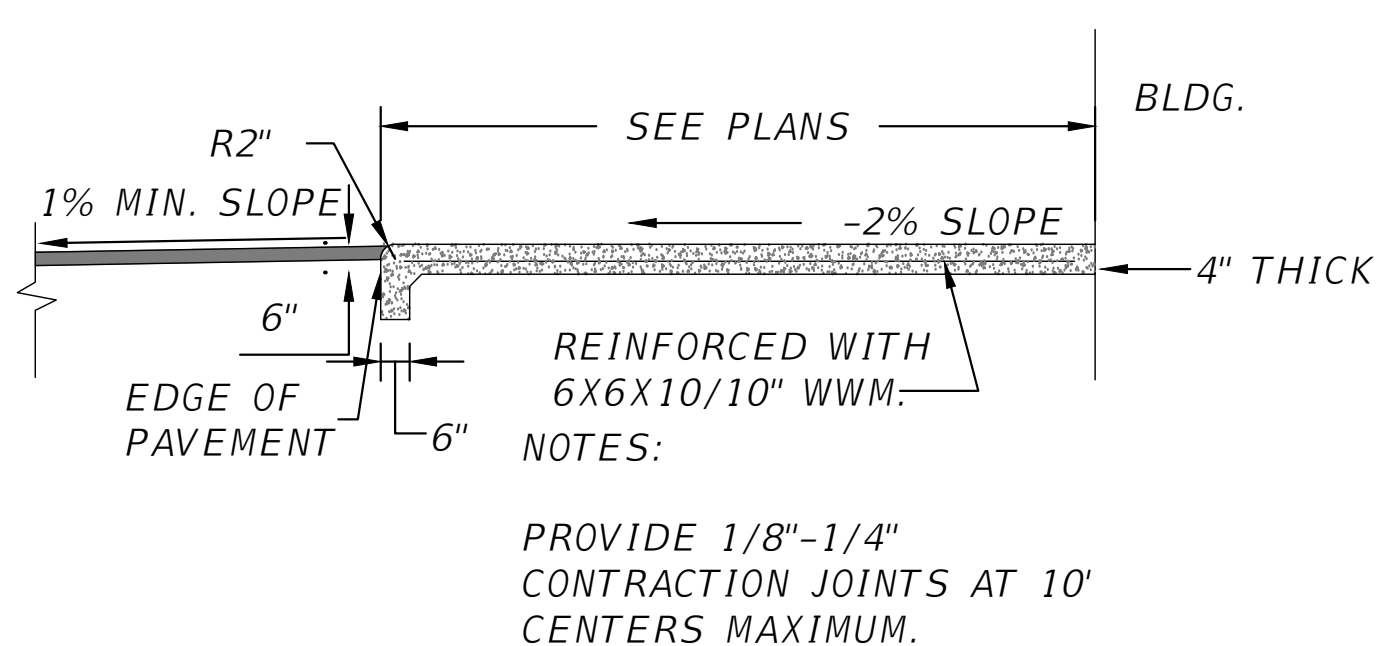
JOB NUMBER:
L210121SHA
EOR:
GREGORY G. BAILEY
P.E. NO.:
43858

SANITARY DETAILS
FLORIDA GATEWAY DRIVE RV PARK
COLUMBIA COUNTY, FL

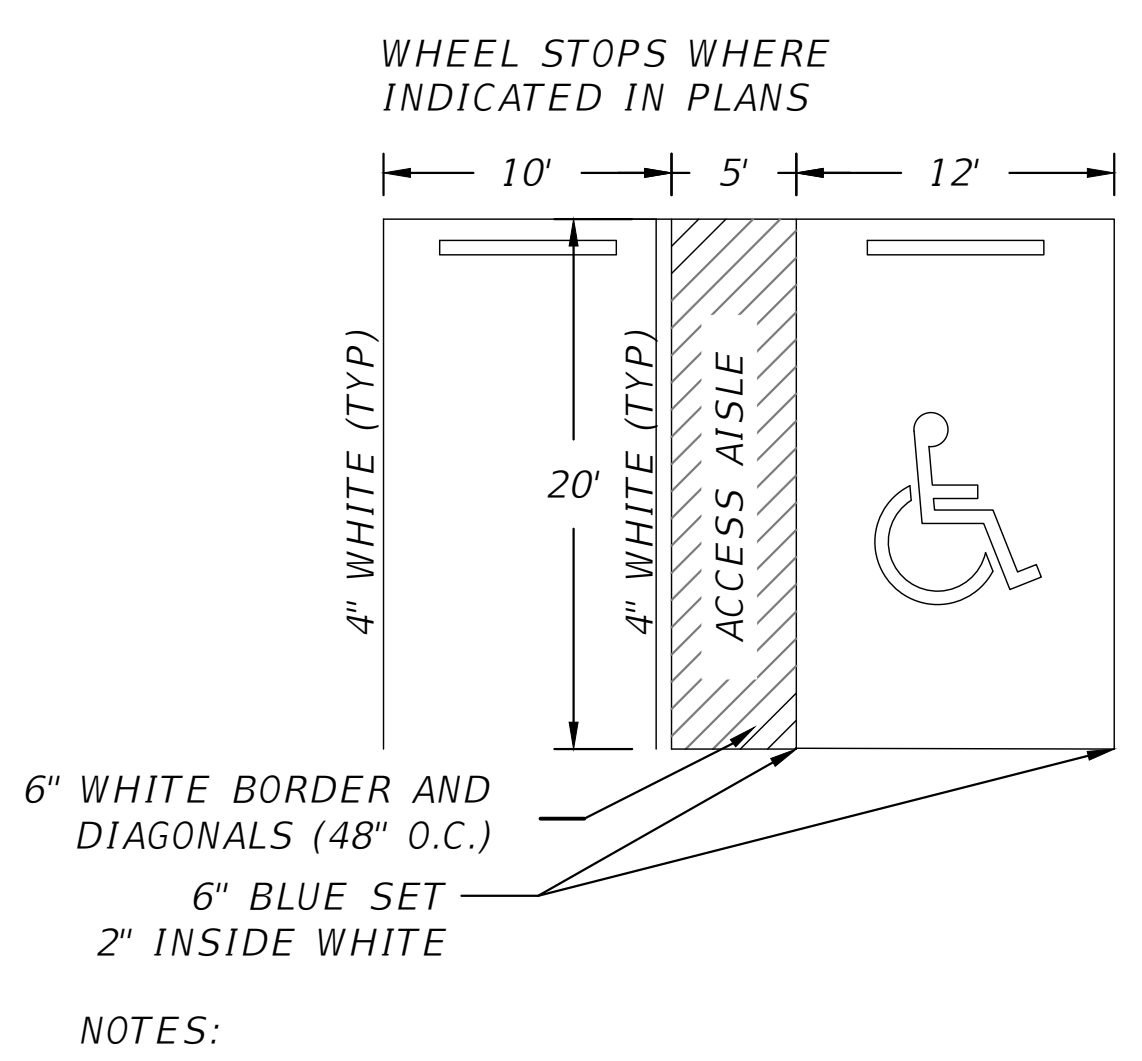
SHEET
NO.
C-42



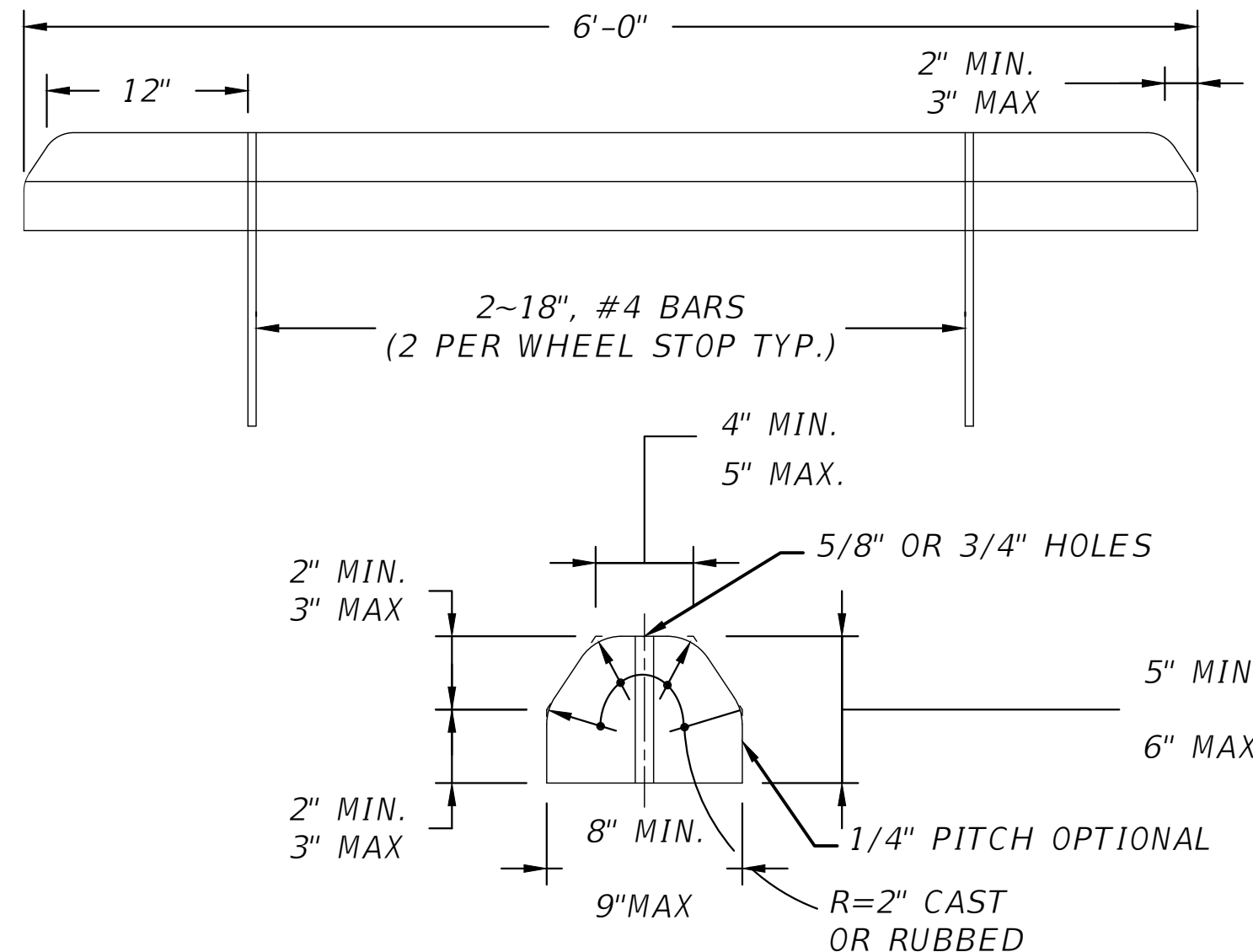
MS01 **SIDEWALK DETAIL "A"**
SCALE: N.T.S



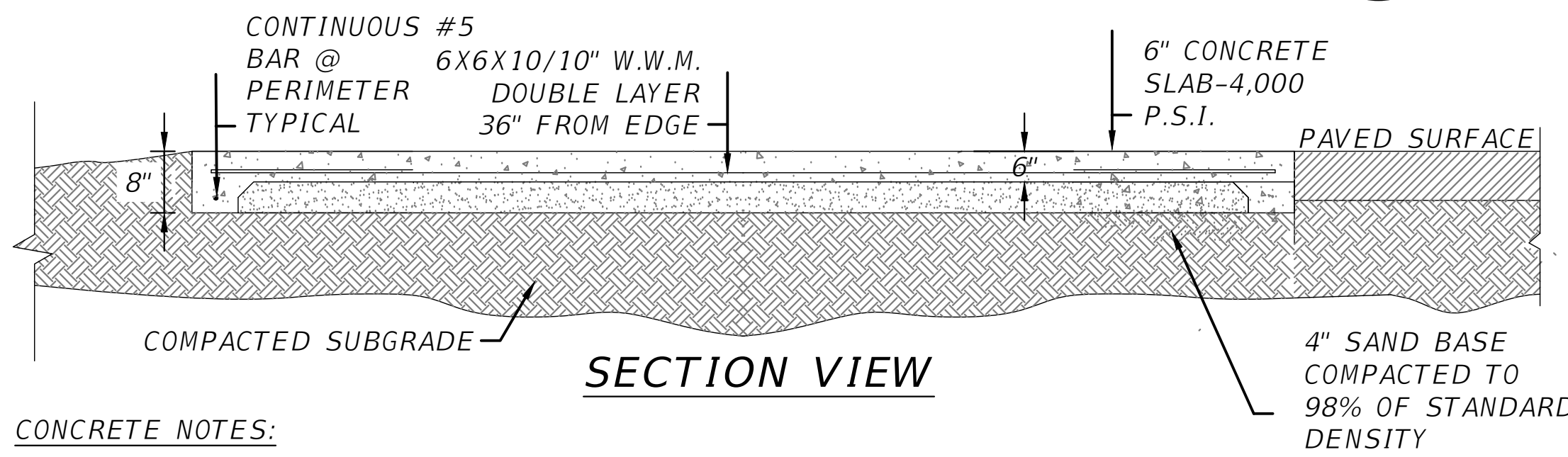
MS02 **SIDEWALK DETAIL "B"**
SCALE: N.T.S



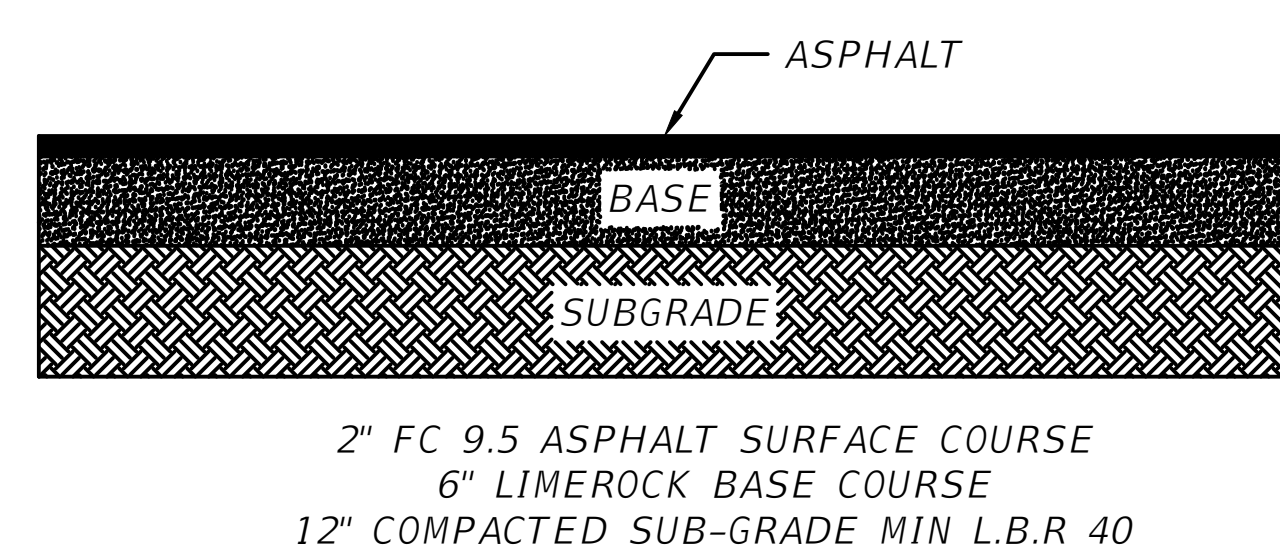
MS04 **HANDICAP PARKING STALL DETAIL**
SCALE: N.T.S



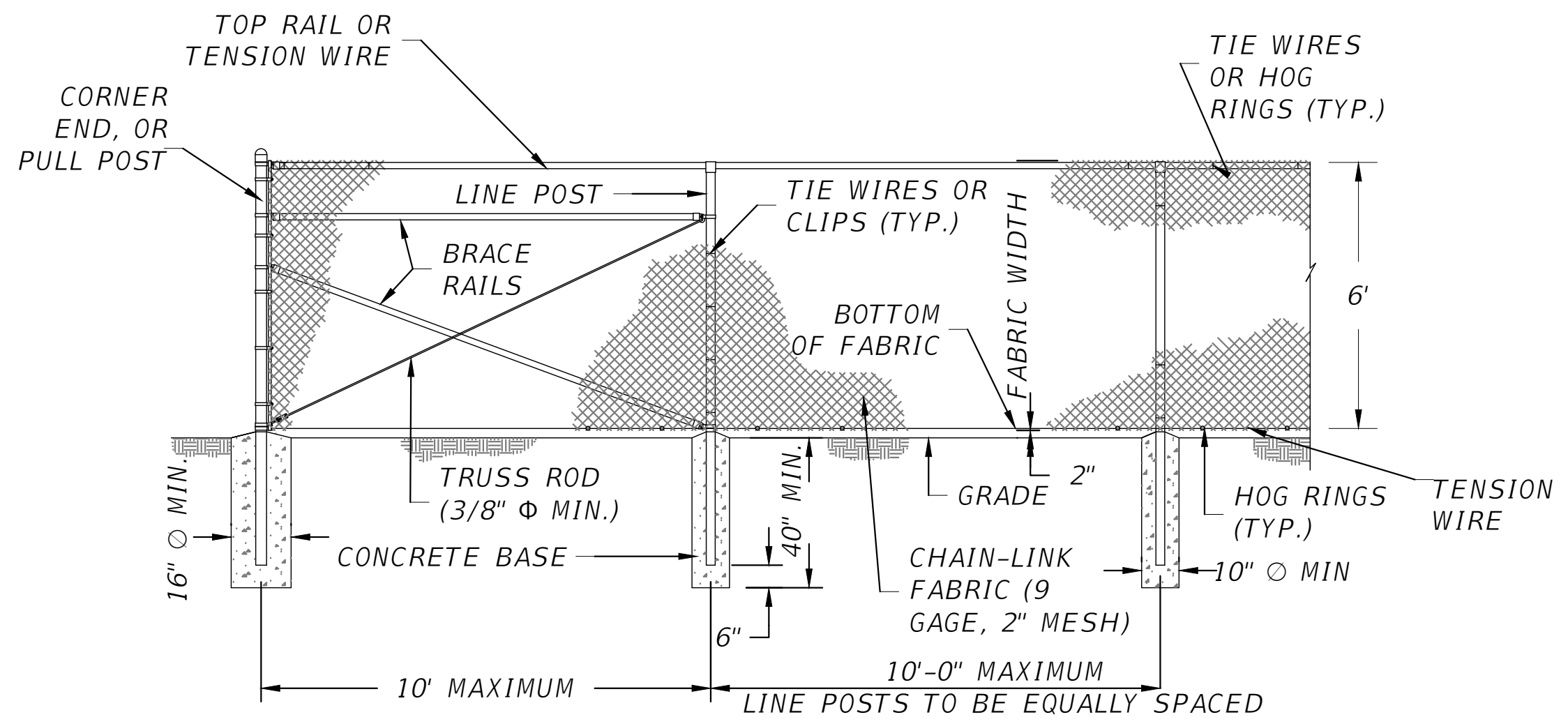
MS05 **WHEEL STOP DETAIL**
SCALE: N.T.S



MS06 **CONCRETE PAD DETAIL**
SCALE: N.T.S



MS37 **STANDARD ASPHALT PAVEMENT DESIGN**
SCALE: N.T.S



MS10 **CHAIN LINK FENCE WITHOUT BARBWIRE**
SCALE: N.T.S

- CONCRETE NOTES:**
- THE DESIGN OF FOUNDATIONS AND SLAB-ON-GRADE IS BASED ON AN ASSUMED MINIMUM BEARING CAPACITY OF 2,000 PSF.
 - THE AREA UNDER FOOTINGS, FOUNDATIONS, AND CONCRETE SLABS-ON-GRADE SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION. FILL MATERIAL AND BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, LARGE ROCKS, AND ANY OTHER FOREIGN MATERIAL.
 - THE CONTRACTOR SHALL INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING. ALL EXCAVATIONS NEAR THESE LINES SHALL BE CARRIED OUT WITH EXTREME CAUTION.
 - A MINIMUM CONCRETE COVER OF 3" SHALL BE PROVIDED FOR ALL REINFORCING STEEL.
 - REINFORCING STEEL: REINFORCING STEEL BARS.....ASTM A-615 GRADE 40 WELDED WIRE FABRIC.....ASTM A-185



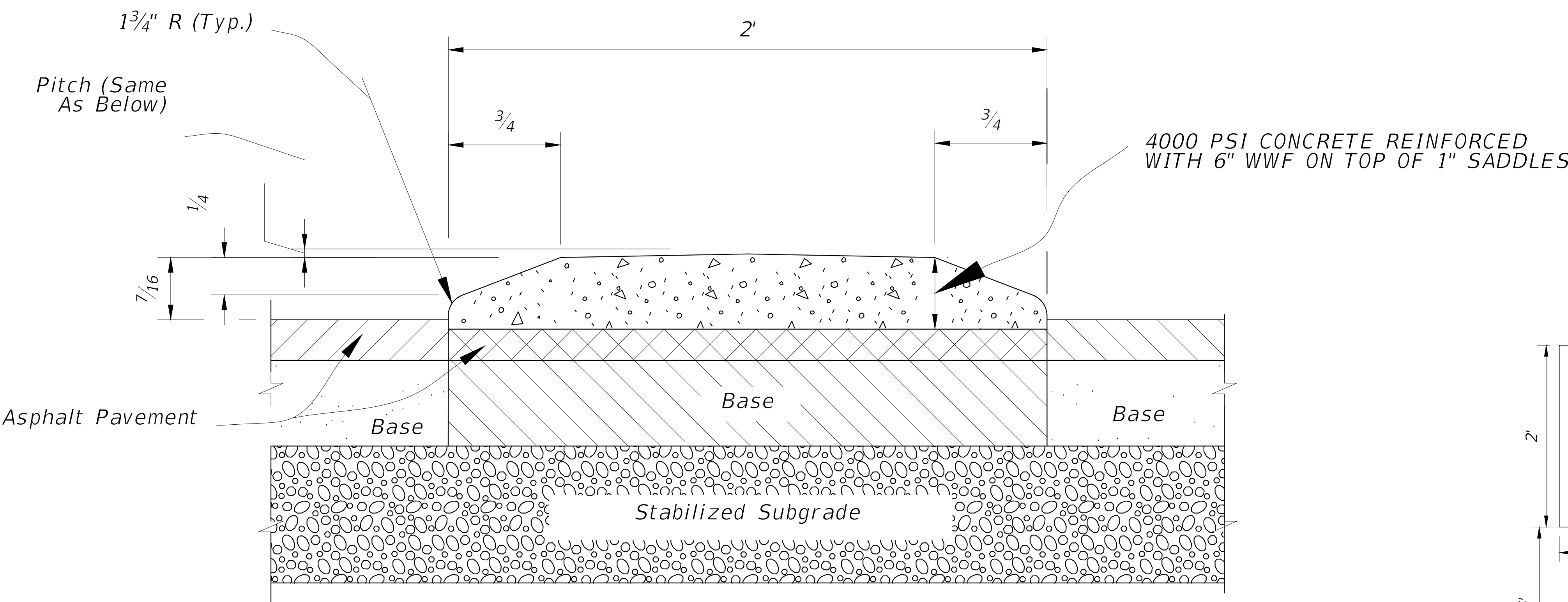
NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356

2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CA# 29011

JOB NUMBER:
L210121SHA
EOR:
GREGORY G. BAILEY
P.E. NO.:
43858

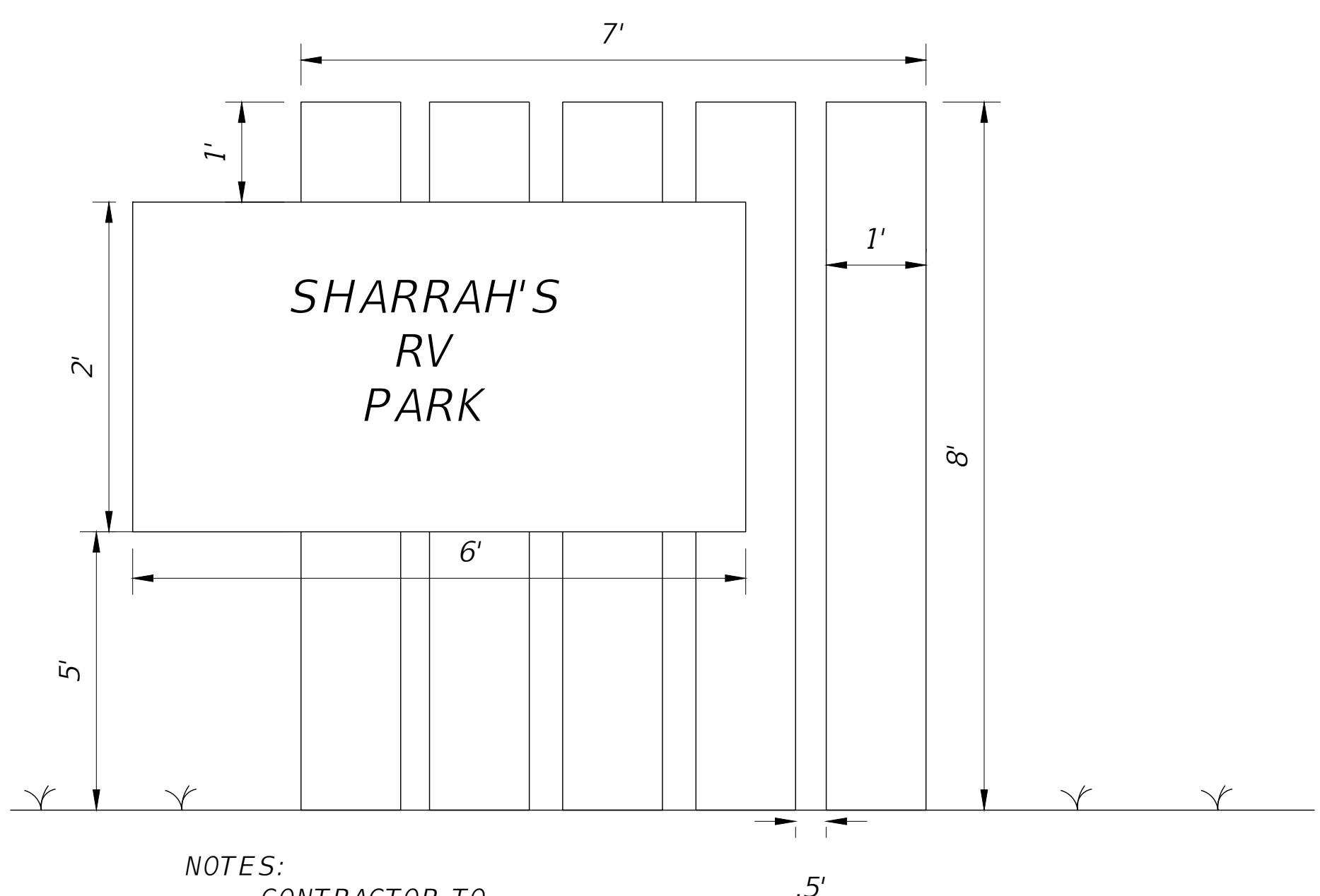
MISC. DETAILS
FLORIDA GATEWAY DRIVE RV PARK
COLUMBIA COUNTY, FL

SHEET NO.
C-43



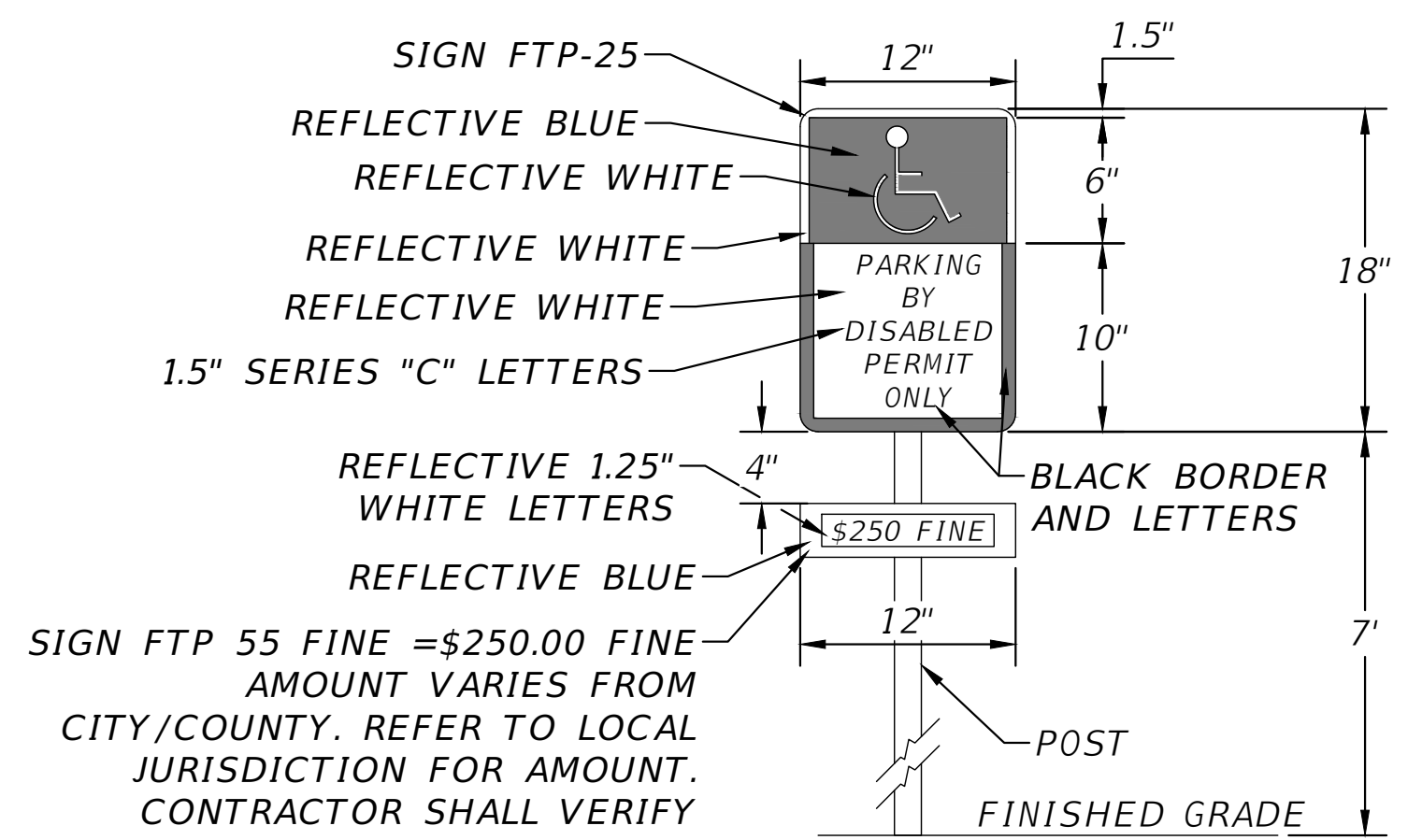
TRANSVERSE SECTION

MS20 CONCRETE TRAFFIC SEPARATOR
SCALE: N.T.S



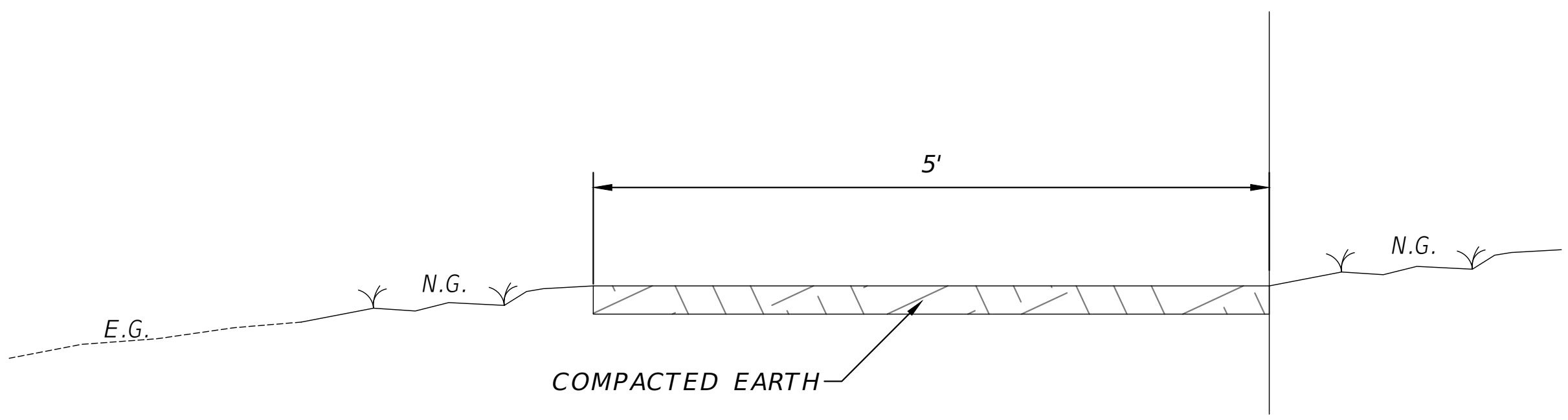
NOTES:
CONTRACTOR TO
INSTALL SIGN PER
CITY OF LAKE CITY
LAND DEVELOPMENT REGULATION

MS31 ENTRANCE SIGN
SCALE: N.T.S




SIGN NOTES:
1. SIGN CONSTRUCTION,
DESIGN AND PLACEMENT
SHALL COMPLY WITH STATE
AND LOCAL STATUES.

MS21 HANDICAP PARKING SIGN DETAIL
SCALE: N.T.S




MS25 FOOTPATH
SCALE: N.T.S

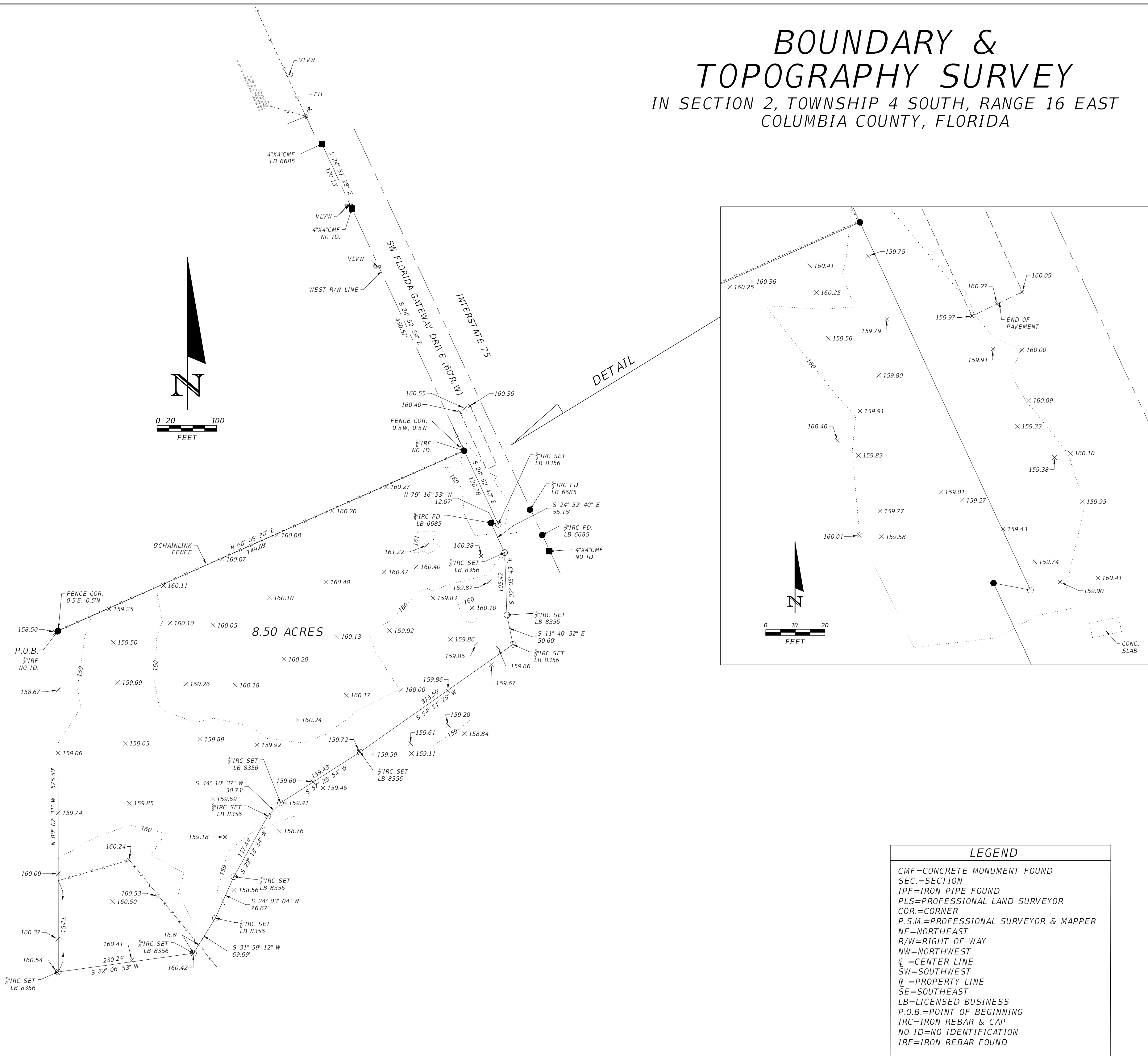
REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	MISC. DETAILS FLORIDA GATEWAY DRIVE RV PARK COLUMBIA COUNTY, FL		SHEET NO. C-44
DATE	DESCRIPTION							

EROSION CONTROL NOTES

1. THIS EROSION AND SEDIMENTATION CONTROL PLAN COMPLIES WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
2. THE CONTRACTOR SHALL ADHERE TO COLUMBIA COUNTY, SRWMD, AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS. IF THE CONTRACTOR NEEDS TO CHANGE THIS PLAN TO MORE EFFECTIVELY CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL USE BMP's FROM THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
3. THE CONTRACTOR SHALL ADJUST AND REVISE THIS PLAN TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. SEDIMENT AND EROSION CONTROL FACILITIES, STORM DRAINAGE FACILITIES AND DETENTION BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCHES OR GREATER, AND REPAIRED OR REPLACED AS NECESSARY.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
7. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
8. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING PROJECT LIMITS.
9. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
10. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
11. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
12. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
13. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF SYNTHETIC BALES OR SODDING.
14. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
15. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
16. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
17. EXCESS DIRT SHALL BE REMOVED DAILY.
18. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS. PERMIT REQUIRED FROM SRWMD HAS BEEN OBTAINED.
19. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5 INCHES OR GREATER.
20. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	EROSION NOTES FLORIDA GATEWAY DRIVE RV PARK LAKE CITY, FL	SHEET NO.
DATE	DESCRIPTION						C-45

BOUNDARY &
TOPOGRAPHY SURVEY
IN SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA




DESCRIPTION:
COMMENCE at the Southwest corner of Lot 11, FLORIDA GATEWAY CENTER SOUTH, UNIT 1, a subdivision recorded in Plat Book 7, Pages 3 and 4, of the Public Records of Columbia County, Florida; thence South 00°04'49" East, a distance of 120.08 feet; thence South 21°07'01" East, a distance of 267.04 feet; thence South 26°36'28" East, a distance of 233.93 feet to the POINT OF BEGINNING; thence North 66°05'30" East, a distance of 749.69 feet to a point on the Westerly right-of-way line of SW Florida Gateway Drive; thence South 24°52'40" East, along said Westerly right-of-way line of SW Florida Gateway Drive, a distance of 136.78 feet; thence North 79°16'53" West, a distance of 12.67 feet; thence South 24°52'40" East, a distance of 55.15 feet; thence South 02°05'43" East, a distance of 105.42 feet; thence South 11°40'32" East, a distance of 50.60 feet; thence South 54°51'25" West, a distance of 315.50 feet; thence South 57°25'54" West, a distance of 159.43 feet; thence South 44°10'37" West, a distance of 30.71 feet; thence South 29°13'34" West, a distance of 117.44 feet; thence South 24°03'04" West, a distance of 76.67 feet; thence South 31°59'12" West, a distance of 69.69 feet; thence South 82°06'53" West, a distance of 230.24 feet; thence North 00°02'31" West, a distance of 575.50 feet to the POINT OF BEGINNING. Containing 8.50 acres, more or less.

- NOTES:**
- 1.) Monumentation is as shown and designated on the face of the plat.
 - 2.) Boundary based on monumentation found in place, instruction by client, and prior adjacent survey and subdivision by Bailey, Bishop & Lane.
 - 3.) Bearings based on State Plane Coordinates.
 - 4.) Interior improvements shown were located by field ties.
 - 5.) Underground encroachments, if present, were not located with this survey.
 - 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
 - 7.) Date of field survey completion: August 10, 2021
 - 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain (ref: Map No. 12023C0291D).
 - 9.) Elevations based on NAVD88 datum.

LEGEND
CMF=CONCRETE MONUMENT FOUND
SEC=SECTION
IPF=IRON PIPE FOUND
PLS=PROFESSIONAL LAND SURVEYOR
COR=CORNER
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
NE=NORTHEAST
R/W=RIGHT-OF-WAY
NW=NORTHWEST
C=CENTER LINE
SW=SOUTHWEST
R=PROPERTY LINE
SE=SOUTHEAST
LB=LICENSED BUSINESS
P.O.B.=POINT OF BEGINNING
IRC=IRON REBAR & CAP
NO ID=NO IDENTIFICATION
IRF=IRON REBAR FOUND

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF A
FLORIDA REGISTERED PROFESSIONAL
SURVEYOR AND MAPPER

N.S. Combass, P.S.M.
Florida Reg. No. 4093
DATE: ____/____/2021

REVISIONS					NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET	JOB NO. L210421CRA CA# 29011	FOUR BROTHERS 2020	SHEET NO. 1
DATE	DESCRIPTION	DATE	DESCRIPTION						

Project Summary

Project Name: FL Gateway Drive RV Park

Project Number: SE23-02

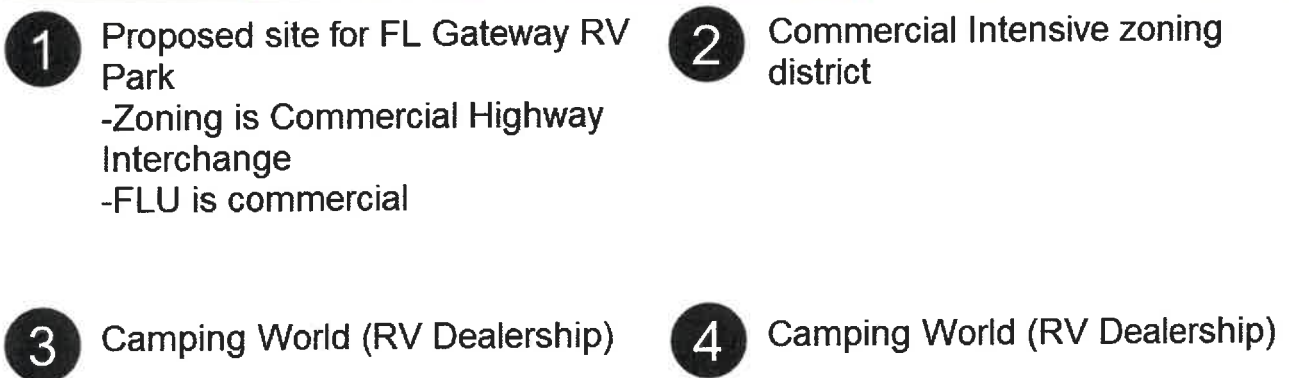
Parcel Number: 02714-000

Project Notes

- Project type: Special Exception
- Future land use is: Commercial
- Zoning designation is: Commercial Highway Interchange
- Proposed use of the property: New construction of FL Gateway DR RV Park
- Land is conducive for use: Yes, per the LDR section 4.15.5.2
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project SE23-02 is for a Special Exception 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

Item iii.

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: 1/3/23

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

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

Project Number: SE23-00

Project Name: Florida Gateway Drive RV Park- Special Exception

Project Address: Lake City FL

Project Parcel Number: 02-4S-16-02714-014

Owner Name: 4 Brothers 2020 LLC

Owner: Address: 508 N Florence St Burbank CA 91505

Owner Contact Information: telephone number 352-363-7011 e-mail ssharrah@gmail.com

Owner Agent Name: Dalton Kurtz

Owner Agent Address: 1450 SW SR 47

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: _____

entire lot is conducive with approved special exception per LDR
section 4.15.5.2**Business License:** Approve ☒ Disapprove ☐ Reviewed by: Comments:

_____**Code Enforcement:** Approve ☒ Disapprove ☐ Reviewed by: Comments:

_____**Permitting:** Approve ☒ Disapprove ☐ Reviewed by: Comments:

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

Water Department: Approved ☒ Disapproved ☐ Reviewed by: [Signature]

Comments: Proper backflow device required upon meter set.

Sewer Department: Approved ☒ Disapproved ☐ Reviewed by: [Signature]

Comments: none

Gas Department: Approved ☒ Disapproved ☐ Reviewed by: [Signature]

Comments: _____

Water Distribution/Collection: Approved ☒ Disapproved ☐ Reviewed by: [Signature]

Comments: Extend force main and water main, city's responsibility will end at the curve, the remaining utilities will become private

plumbing, the lift station will be private unless built to city standards, 8" schedule has to be constructed to city standard or it will not be accepted.

The Distribution & Collections Department must be on site Department must be on site to inspect. A 48-hour notification must be given, call 386-758-5492 to schedule.

Customer Service: Approved ☒ Disapproved ☐ Reviewed by: [Signature]

Comments: A tap application is required to access water, sanitary sewer and natural gas services.

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: _____

Fire Department: Approve ☐ Disapprove ☐ Reviewed by: _____

Comments: _____

Police Department: Approve ☐ Disapprove ☐ Reviewed by See email

Comments: No Concerns per email from Chief Butler

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.

Angelo, Robert

From: Butler, Gerald
Sent: Monday, December 12, 2022 8:18 AM
To: Angelo, Robert
Subject: FW: Site plan review for FL Gateway Drive RV Park

No concerns

Gerald Butler
Chief of Police
Lake City Police Department
225 NW Main Blvd.
Lake City, FL 32055
386-758-5438

From: Lee, Michael <LeeM@lcfla.com>
Sent: Monday, December 12, 2022 5:58 AM
To: Butler, Gerald <ButlerG@lcfla.com>
Subject: RE: Site plan review for FL Gateway Drive RV Park

No concerns

From: Butler, Gerald <ButlerG@lcfla.com>
Sent: Thursday, December 8, 2022 10:15 AM
To: Lee, Michael <LeeM@lcfla.com>
Subject: FW: Site plan review for FL Gateway Drive RV Park

Sgt,
See attached

Gerald Butler
Chief of Police
Lake City Police Department
225 NW Main Blvd.
Lake City, FL 32055
386-758-5438

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Thursday, December 8, 2022 9:41 AM
To: Butler, Gerald <ButlerG@lcfla.com>; Lee, Michael <LeeM@lcfla.com>; Tuell, Susan <TuellS@lcfla.com>
Subject: Site plan review for FL Gateway Drive RV Park

To Whom it May Concern

We have had a lot of site plans come in. We will have 4 that we need staff reviews for by Thursday at the New Development Meeting on 12/15. This will be the last meeting till after New Year's. I will also be sending 2 rezoning staff

reviews. I want to make sure everyone has plenty of time to review. Attached is the site plan for FL Gateway Drive
Park located on parcel 02714-014. The site plan is to large to send by email. Below is a link for the site plan.

Item iii.

<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:eb90e2fe-71e9-3529-af53-d64e2c372123>

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.



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

FOR PLANNING USE ONLY

Item iv.

Application # _____
Application Fee \$200.00
Receipt No. 2023-00034505
Filing Date 2/27/23
Completeness Date _____

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: Mobile Home for parcel 11859-000
2. Address of Subject Property: _____
3. Parcel ID Number(s): 11859-000
4. Future Land Use Map Designation: Residential Medium
5. Zoning Designation: RSF-3
6. Acreage: 0.144
7. Existing Use of Property: Vacant
8. Proposed use of Property: Residential Dwelling
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): 4.5.5.13 For Manufactured Homes

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Brittnee Jernigan Title: _____
Company name (if applicable): _____
Mailing Address: 263 SW Musketa
City: Lake City State: FL Zip: 32025
Telephone: (407) 415-5735 Fax: () Email: brittnee.jernigan@gmail.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.

3. If the applicant is agent for the property owner*.

Property Owner Name (title holder): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
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: _____
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. _____
 Rezoning Amendment: ☐ Yes ☒ No
 Rezoning 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. Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):
 - a. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan. **Yes**
 - b. Whether the proposed use is compatible with the established land use pattern. **Yes**
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets. **NO**
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood. **NO - Several Mobile Homes in area**
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood. **NO**
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety. **NO**
 - g. Whether the proposed use will create a drainage problem. **NO - Mobile Homes**
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas. **-NO**
 - i. Whether the proposed use will adversely affect property values in the adjacent area. **-NO**
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations. **NO**
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community. **NO - Consistent With Neighborhood.**

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
3. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
4. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
5. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. 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).
8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
9. Proof of Ownership (i.e. deed).
10. Agent Authorization Form (signed and notarized).
11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) 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 Board of Adjustment.

A total of ten (10) copies of proposed Special Exception Application and support material, and a PDF copy on a CD, are required at the time of submittal. See Columbia County submittal requirements for more detail.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 3 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT. OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

BriHnee Jernigan

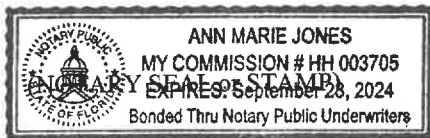
Applicant/Agent Name (Type or Print)

[Signature]
Applicant/Agent Signature

3-6-23
Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 6 day of March, 2023 by (name of person acknowledging).

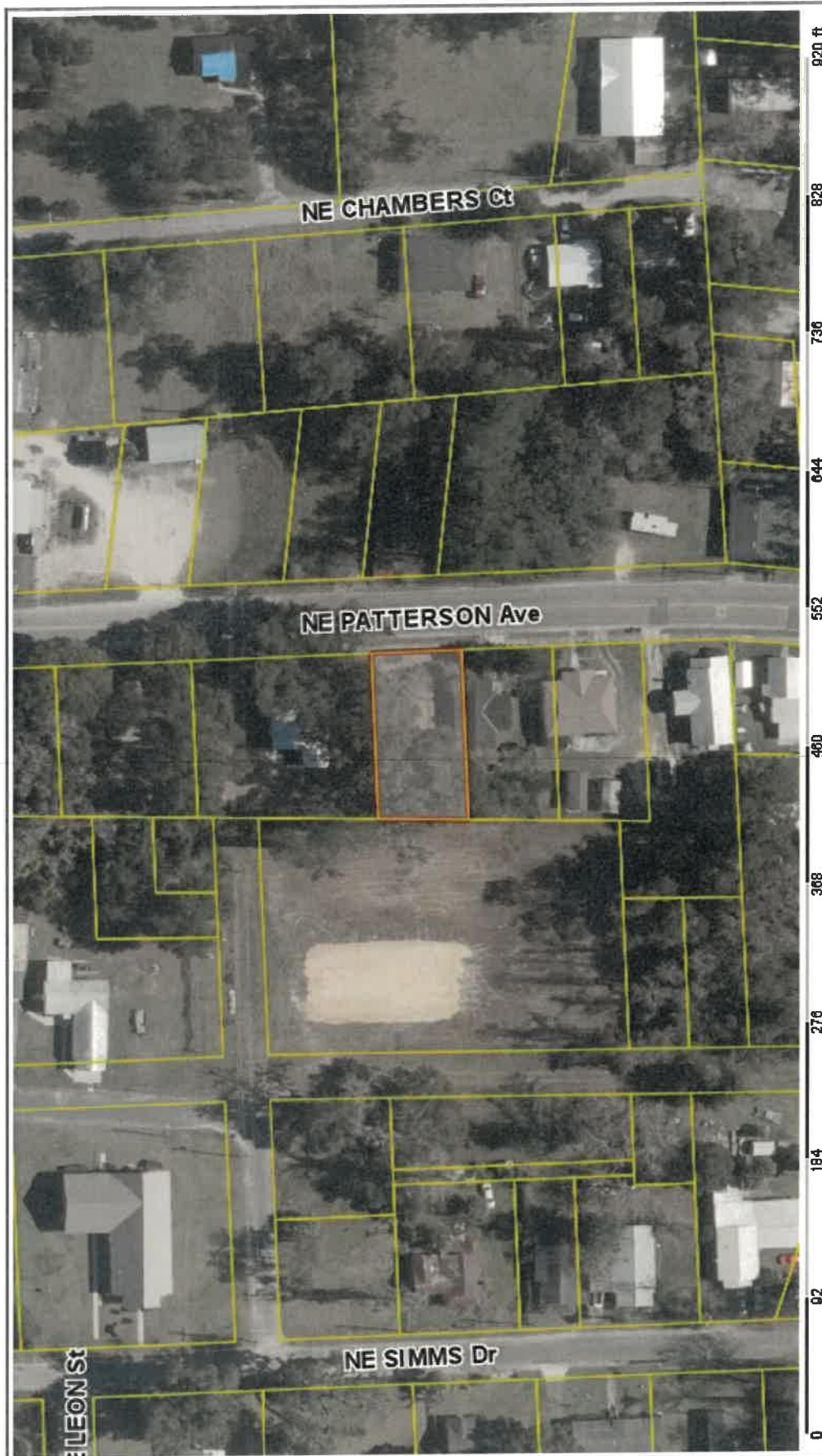


[Signature]
Signature of Notary

Ann Marie Jones
Printed Name of Notary

Personally Known _____ OR Produced Identification ☒
Type of Identification Produced

Lake City – Growth Management Department
205 North Marion, Lake City, FL 32055 ♦ (386) 719-5750



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

PARCEL: 00-00-00-11859-000 (40450) | VACANT (0000) | 0.144 AC
 N DIV: LOTS 12 & 13 PATTERSON HEIGHTS S/D OF BLOCK I (ALEX CHAMBERS TRACT), QC 1225-2120, DC 1358-287, QC 1456-966, QC 1460-401, WD 1484-296

JERNIGAN BRITNEE
 Owner: 263 SW MUSKET PL
 LAKE CITY, FL 32025

Site: 2/6/2023 V (U)
 Sales 2/19/2022 \$100 V (U)
 Info 1/4/2022 \$3,000 V (U)

2023 Working Values

Mkt Lnd	Appraised	\$3,150
Ag Lnd	Assessed	\$3,150
Bldg	Exempt	\$0
XFOB	Total	\$0
Just	Taxable	\$3,150
	county:	\$3,150 city:\$3,150
	other:	\$0 school:\$3,150

NOTES:

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, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

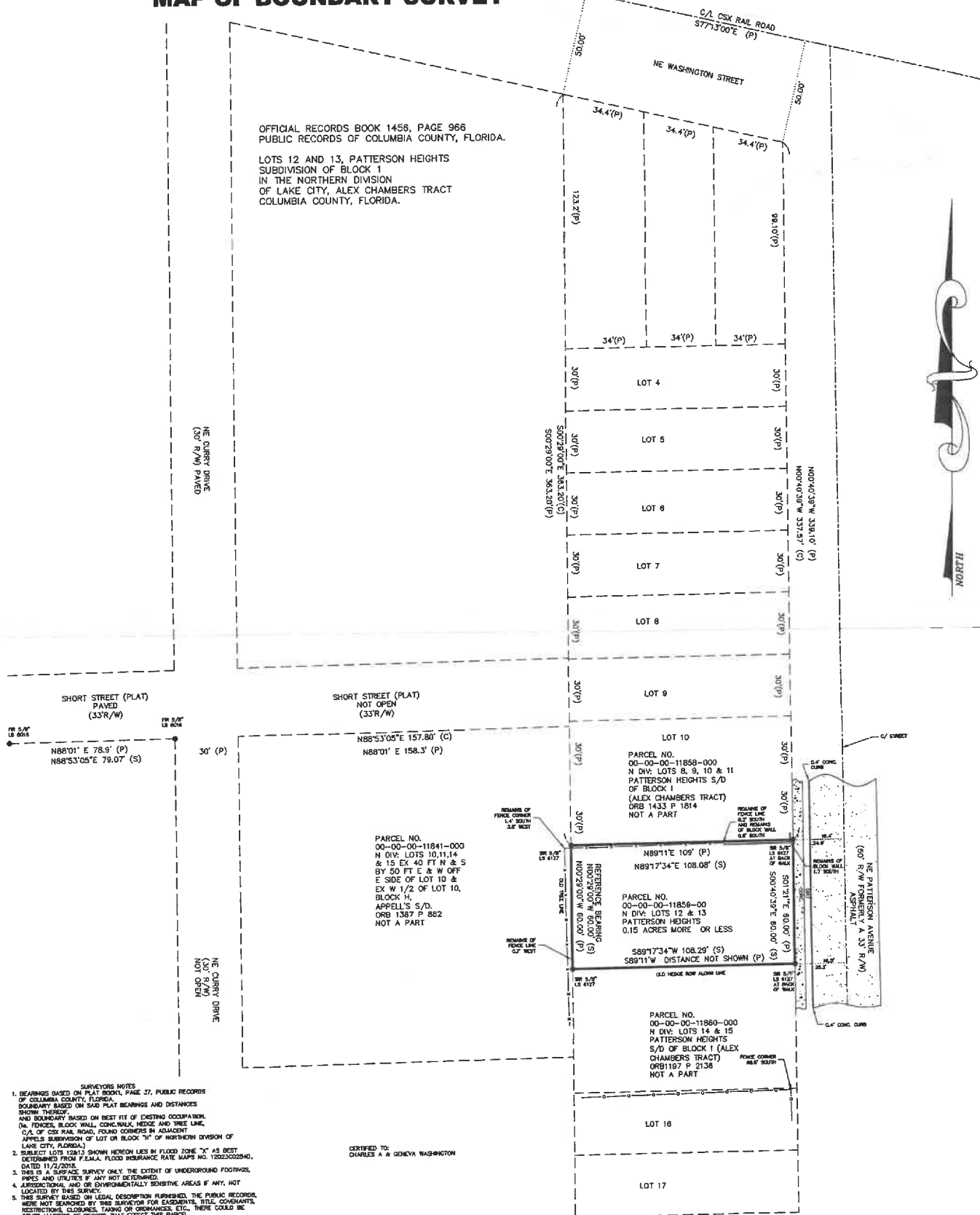
Columbia County, FL

Item iv.

MAP OF BOUNDARY SURVEY

OFFICIAL RECORDS BOOK 1458, PAGE 966
PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LOTS 12 AND 13, PATTERSON HEIGHTS
SUBDIVISION OF BLOCK 1
IN THE NORTHERN DIVISION
OF LAKE CITY, ALEX CHAMBERS TRACT
COLUMBIA COUNTY, FLORIDA.



- SURVEYOR'S NOTES**
1. BEARINGS BASED ON PLAT BOOK, PAGE 27, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. BOUNDARY BASED ON SAID PLAT BEARINGS AND DISTANCES SHOWN THEREON. AND BOUNDARY BASED ON BEST FIT OF EXISTING OCCUPATION (W. FENCE, BLOCK WALL, CONCRETE HEDGE AND TREE LINE, C/A OF CSX RAIL ROAD, FOUND CORNERS IN ADJACENT APPEL'S SUBDIVISION OF LOT OR BLOCK "H" OF NORTHERN DIVISION OF LAKE CITY, FLORIDA).
 2. SUBJECT LOTS 12&13 SHOWN HEREON LIES IN FLOOD ZONE "X" AS BEST DETERMINED FROM F.E.M.A. FLOOD INSURANCE RATE MAPS NO. 15022022540, DATED 11/2/2018.
 3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES IF ANY NOT DETERMINED.
 4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
 5. THIS SURVEY BASED ON LEGAL DESCRIPTION FURNISHED. THE PUBLIC RECORDS, WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE CONSTRAINTS, RESTRICTIONS, CLOSURES, TALKING OR ORNANCES, ETC., THERE COULD BE OTHER MATTERS OF RECORD THAT STREET THIS PARCEL.
 6. CITY WATER AND SANITARY SEWER CONNECTS TO SAID SITE.
 7. HORIZONTAL CLOSURE EXCEEDS 1 FOOT IN 10000 FEET.

CERTIFIED TO:
CHARLES A & GENEVA WASHINGTON

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REV: _____

WESLEY M. RABON
PROFESSIONAL SURVEYOR AND MAPPER
PO BOX 235 (398 NW NULL ROAD)
WHITE SPRINGS, FLORIDA 32096
PHONE (386) 397-1199

DRAWN BY: WNK FIELD BOOK: 26/33
SCALE: 1" = 30'
SURVEY DATE: FEBRUARY 17, 2022
JOB NUMBER: R1294 SHEET: 1 OF 1

CLIENT: CHARLES A & GENEVA WASHINGTON

LEGEND

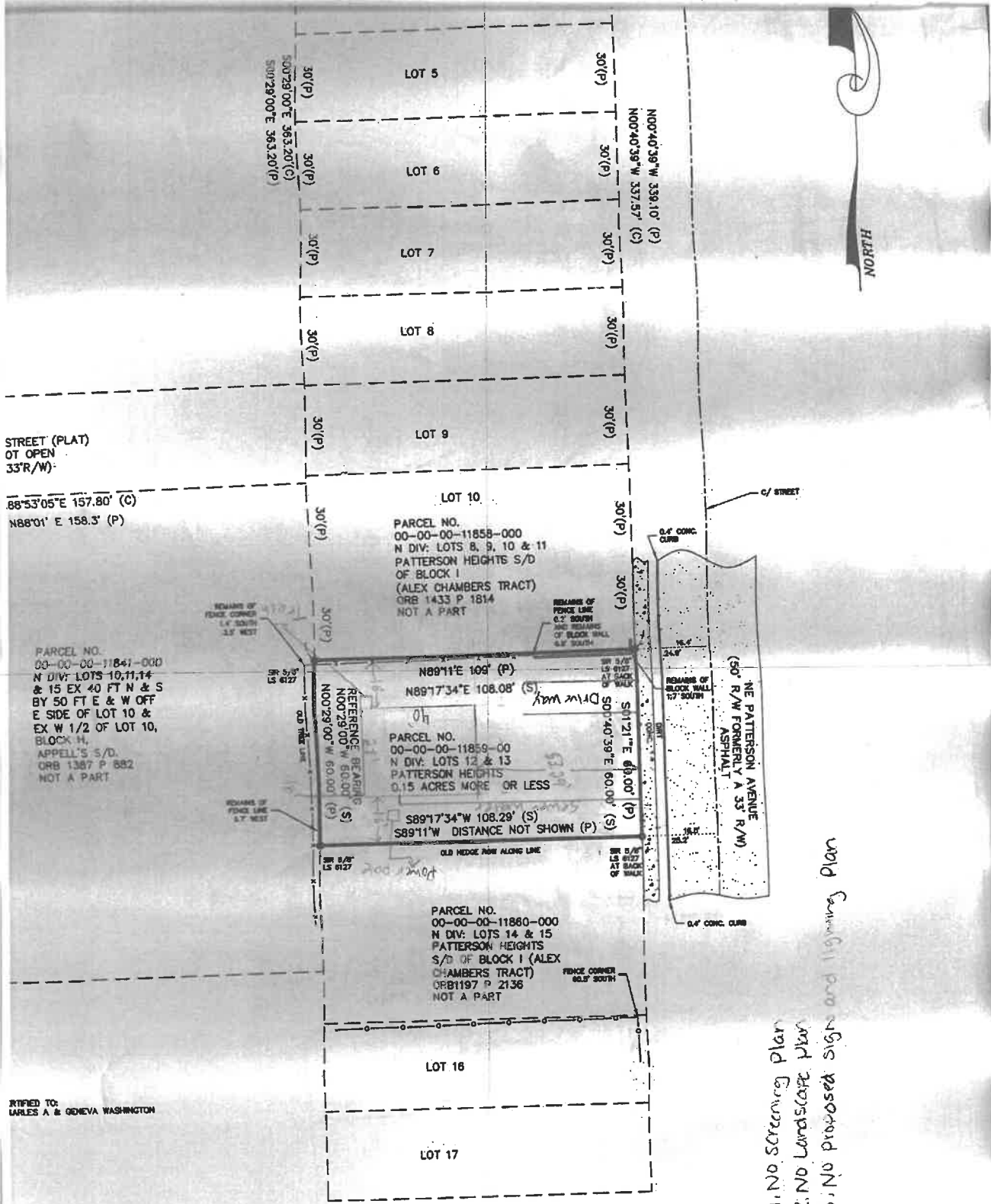
OR = OFFICIAL RECORDS BOOK & PAGE

(B) = BOLD
(P) = PLAT
(M) = SURVEY MEASUREMENT
(C) = CALCULATED MEASUREMENT
(S) = NO SURVEYOR IDENTIFICATION
LS = LAND SURVEYOR
LS = LICENSED BUSINESS
FB = FOUND IRON ROD
FB = FOUND IRON PIPE
SP = SET IRON PIPE
SPM = SET CONCRETE MONUMENT
C/A = CENTER LINE

R/W = RIGHT OF WAY
EOP = EDGE OF PAVEMENT
ASP = ASPHALT PAVING
CONC = CONCRETE
OHE = OVER HEAD ELECTRIC
EM = ELECTRIC METER
UGC = UNDER GROUND ELECTRIC
CCL = CONCRETE CURB
S.T. = SEPTIC TANK
A-X = WIRE FENCE
C = WOOD FENCE
C = TELEPHONE BOX
C = CHAIN LINE FENCE

CHARLES A & GENEVA WASHINGTON

Wesley M. Rabon
2/22/2022
WESLEY M. RABON PSM 5127



RTIFIED TO:
CHARLES A & GENEVA WASHINGTON

CHARLES A & GENEVA WASHINGTON

AND MAPPER.

BOOK: 26/33

7, 2022

F 1

Wesley M. Rabon 2/22/2022
WESLEY M. RABON PSM 6127

1. No Screening Plan
2. No Landscape Plan
3. No Proposed Sign and Lighting Plan

Columbia County Tax Collector

Item iv.

generated on 2/27/2023 4:25:57 PM

Legal Desc.

Last Update: 2/27/2023 4:25:57 PM

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
R11859-000	REAL ESTATE	2022
Legal Description (click for full description)		
N DIV: LOTS 12 & 13 PATTERSON HEIGHTS S/D OF BLOCK I (ALEX CHAMBERS TRACT). QC 1225-2120, DC 1358-287, QC 1456-966, QC 1460-401,		

PREPARED BY & RETURN TO:

Name: BRITTEE JERNIGAN
 Address: 263 SW MUSKET PLACE
 Lake City, FL 32025

Inst: 202312001950 Date: 02/06/2023 Time: 1:19PM
 Page 1 of 1 B: 1484 P: 296, James M Swisher Jr, Clerk of Court
 Columbia, County, By: AM *MS*
 Deputy Clerk Doc Stamp-Deed: 0.70

Parcel No.: 00-00-00-11859-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 6th day of FEBRUARY, 2023, by **CHARLES A. WASHINGTON**, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to **BRITTNEE JERNIGAN**, whose post office address is 263 SW MUSKET PLACE, LAKE CITY, FL 32025, 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:

LOTS 12 AND 13 OF PATTERSON HEIGHTS SUBDIVISION OF BLOCK 1, IN THE NORTHERN DIVISION OF LAKE CITY, ALEX CHAMBERS TRACT, COLUMBIA COUNTY, FLORIDA.

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

SUBJECT TO TAXES FOR THE YEAR 2023 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, 2023.

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:

Jenna A. Nettles
 Witness Signature
 Printed Name: Jenna A. Nettles

Jessica L. Nettles
 Witness Signature
 Printed Name: Jessica L. Nettles

Charles A. Washington L.S.
 Name: CHARLES A. WASHINGTON
 Address: 406 SE CASTELLO TER, LAKE CITY, FL 32025

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 FEBRUARY, 2023, by CHARLES A. WASHINGTON, who is personally known to me or who has

KYLE KEEN TAX COLLECTOR

Site - Confirmation Receipt

Page 1 of 1

Item iv.

Date: 02/24/2023 Time: 08:57:52
Location: 027
Clerk: CSM
Transaction 1504702

22 REAL ESTATE	
Account R11859-000	
Receipt 1504702.0001	107.90
TOTAL	107.90
CONVENIENCE FEE	2.70
CASH PAID	107.90
CASH TENDERED	110.60
CHIT	110.60

By: JERNIGAN R11859-000

I AGREE TO PAY ABOVE TOTAL AMOUNT
ACCORDING TO CARD ISSUER AGREEMENT

X

KYLE KEEN, TAX COLLECTOR PROUDLY SERVING THE
PEOPLE OF COLUMBIA COUNTY
386-758-1077

MERCHANT COPY

2023 Working
update

Item iv.

Columbia County Property Appraiser

Jeff Hampton

Parcel: 00-00-00-11859-000 (40450)

Owner & Property Info

Result: 1 of 1

Owner	JERNIGAN BRITTNEE 263 SW MUSKET PL LAKE CITY, FL 32025		
Site			
Description*	N DIV: LOTS 12 & 13 PATTERSON HEIGHTS S/D OF BLOCK I (ALEX CHAMBERS TRACT). QC 1225-2120, DC 1358-287, QC 1456-966, QC 1460-401, WD 1484-296		
Area	0.144 AC	S/T/R	29-3S-17
Use Code**	VACANT (0000)	Tax District	1

*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

2022 Certified Values		2023 Working Values	
Mkt Land	\$3,150	Mkt Land	\$3,150
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$3,150	Just	\$3,150
Class	\$0	Class	\$0
Appraised	\$3,150	Appraised	\$3,150
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$3,150	Assessed	\$3,150
Exempt	\$0	Exempt	\$0
Total	county:\$3,150 city:\$3,150	Total	county:\$3,150 city:\$3,150
Taxable	other:\$0 school:\$3,150	Taxable	other:\$0 school:\$3,150

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/6/2023	\$100	1484/0296	WD	V	U	11
2/18/2022	\$100	1460/0401	QC	V	U	11
1/4/2022	\$3,000	1456/0966	QC	V	U	11
12/3/2011	\$100	1225/2120	QC	V	U	11

Building Characteristics

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	6,300.000 SF (0.144 AC)	1.0000/1.0000 1.0000/1	\$1 /SF	\$3,150

Search Result: 1 of 1

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by: GrizzlyLogic.com

Project Summary

Project Name: Jernigan's Special Exception

Project Number: SE23-03

Parcel Number: 11859-000

Project Notes

- Project type: Special Exception
- Future land use is: Residential Medium
- Zoning designation is: Residential Single Family 3
- Proposed use of the property: Family Dwelling
- Land is conducive for use: Only with a Special Exception 4.5.5.13
- No Staff Review

Project Summary

Project SE23-03 is for a special exception and has been reviewed by North Central Florida Regional Planning Council. 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.