

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

August 01, 2023 at 5:30 PM

Venue: City Hall

AGENDA

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

INVOCATION

ROLL CALL

MINUTES

- [i.](#) Meeting Minutes: 07-11-2023

OLD BUSINESS

- [ii.](#) **SPR23-10**, Petition submitted by Carol Chadwick (agent) for Affiliated Property Management (owner), for a Site Plan Review for Aspire Dental Addition, in the Commercial Intensive Zoning District, and located on Parcel 07604-102, which is regulated by the Land Development Regulations section 4.13.

Note- On 05-02-2023 petition SPR23-10 was continued.

NEW BUSINESS

- [iii.](#) **Z23-04-** Petitions submitted by H. Ray Hix, Jr (agent) for Boris Patricia Faye Revocable Living Trust (owner), to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from Commercial General to Commercial Intensive on property described, as follows: **Parcel No. 13061-000, 13070-000, 13079-000, and 13092-000..**
- [iv.](#) **SPR23-12**, Petition submitted by Mark Ganskop (owner), for a Site Plan Review for Pines at Forest Meadows, in the Residential Office Zoning District, and located on Parcel 02461-601 and 02461-602, which is regulated by the Land Development Regulations section 4.10.

- v.** **SPR23-13**, Petition submitted by Samuel Boadi, COO as (Agent) for Natomi Hospital of Florida INC (Owner), for a Site Plan Review for HCA Florida Lake City Hospital- Tower Expansion, in the Commercial General Zoning District, and located on Parcel 02556-003, which is regulated by the Land Development Regulations section 4.12.

WORKSHOP- None

ADJOURNMENT

YouTube Channel Information

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

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

File Attachments for Item:

i. Meeting Minutes: 07-11-2023

PLANNING AND ZONING

MEETING MINUTES

Date: 07/11/2023

Roll Call:

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

Mr. Carter- Present
Mr. Lydick- Present

Approval of Past Minutes-Approve the minutes of the 06/06/2023 Meeting.

Motion By: Mr. Carter **Seconded By:** Mrs. McKellum

Comments or Revisions: Mr. McMahon stated that the Second from Mrs. McKellum said Mr. McKellum and it should be Mrs. McKellum.

Old Business:

Petition # SPR23-10 Presented By: Carol Chadwick P.E. as Agent

As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, FL 32025

Petitioner is Sworn in by:

Discussion: Robert stated that there is no update and we are still waiting on North Central Florida Regional Planning Council.

Petition was continued at the 05/02/2023 meeting.

Mrs. McKellum:

Mr. Cooper:

Mr. McMahon:

Mr. Carter:

Mr. Lydick:

Mr. Nelson:

New Business: None

Workshop: None

Discussion: None

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mr. Carter **Motion Seconded By:** Mrs. McKellum

Mr. Lydick closed the meeting.

Time: 5:34 pm

PLANNING AND ZONING

MEETING MINUTES

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

File Attachments for Item:

ii. **SPR23-10**, Petition submitted by Carol Chadwick (agent) for Affiliated Property Management (owner), for a Site Plan Review for Aspire Dental Addition, in the Commercial Intensive Zoning District, and located on Parcel 07604-102, which is regulated by the Land Development Regulations section 4.13.

Note- On 05-02-2023 petition SPR23-10 was continued.



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

FOR PLANNING USE ONLY

Application # SPR23-10
 Application Fee \$200.00
 Receipt No. 2023-00042843
 Filing Date 3/31/23
 Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Aspire Dental Addition
2. Address of Subject Property: 1788 SW Barnett Way, Lake City
3. Parcel ID Number(s): 05-65-17-07604-102
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: CI
6. Acreage: 0.489
7. Existing Use of Property: Dental office
8. Proposed use of Property: Dental office
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage 699
 - New construction: Total square footage _____
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Carol Chadwick, PE Title: Civil Engineer
 Company name (if applicable): _____
 Mailing Address: 1208 SW Fairfax Glen
 City: Lake City State: FL Zip: 32025
 Telephone: (386) 680-1772 Fax: (_____) Email: ccpewyoc@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): Affiliated Property Management
 - Mailing Address: 14500 NW 11th Place
 - City: Newberry State: FL Zip: 32669
 - Telephone: (386) 752-8836 Fax: (_____) Email: aspire.dental@ic@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.

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- ✓ 1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- ✓ 2. 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.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
- ✓3. 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.
 - ✓4. 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.
 - ✓5. 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.
 - ✓6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
 - ✓7. Legal Description with Tax Parcel Number (In Word Format).
 - ✓8. Proof of Ownership (i.e. deed).
 - ✓9. Agent Authorization Form (signed and notarized).
 - ✓10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
 11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

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

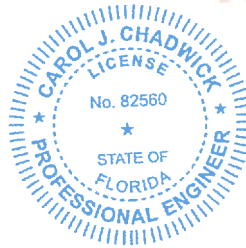
I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000017EB60
924CE0005954C,
cn=Carol
Chadwick
Date: 2023.03.31
12:30:53 -04'00' Date

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced

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



RIS DR

SW MCFARLANE Ave

SW STATE ROAD 47

SW BARNETT Way

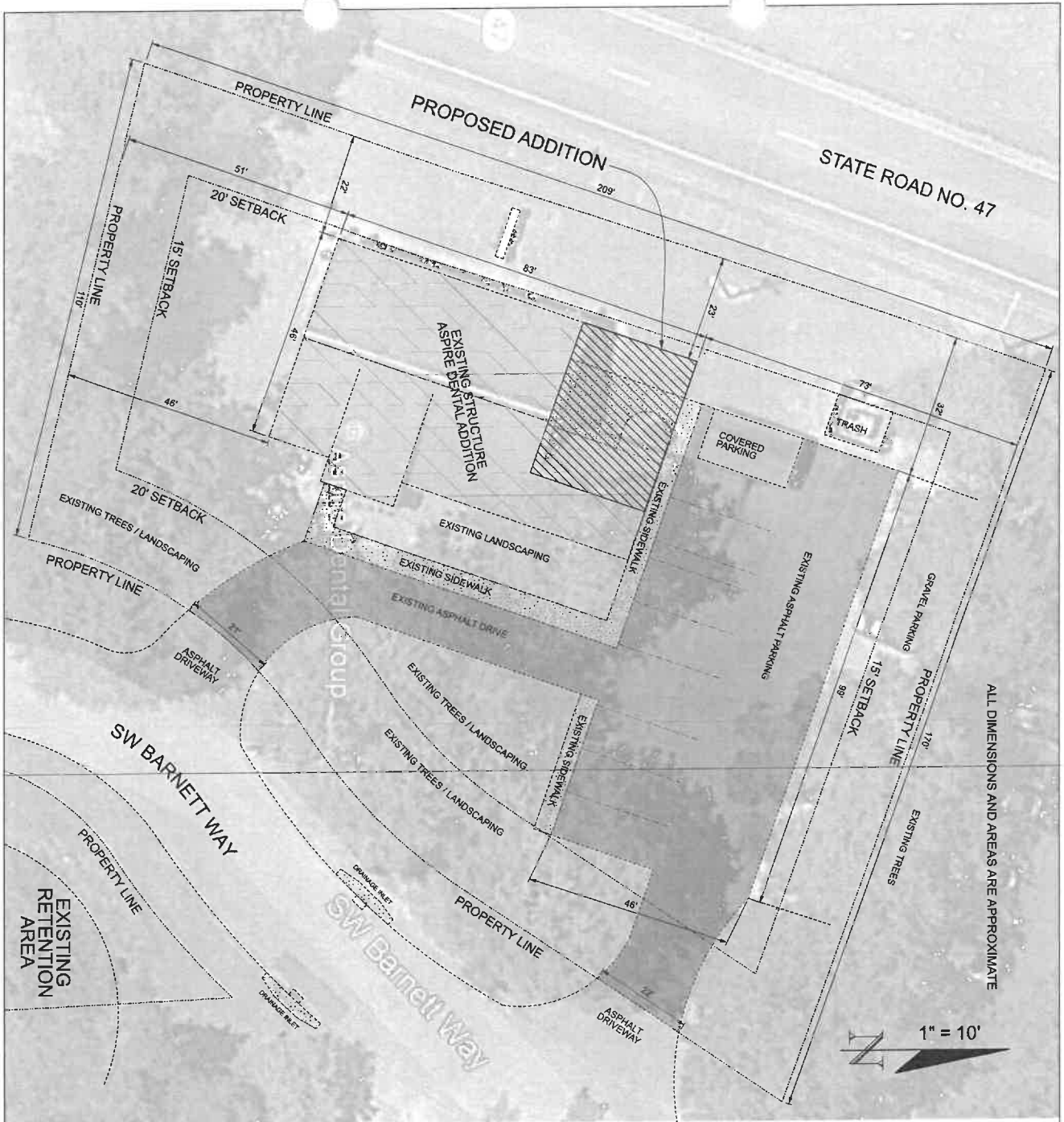
SW MAIN Blvd

SW BENTLEY PI

SW NEWLAND Way

EPIPHANY Ct

SW MALONE St



ALL DIMENSIONS AND AREAS ARE APPROXIMATE



VICINITY MAP / SITE PLAN

LEGAL DESCRIPTION
LOT 2 OF SOUTHBANK PLACE AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 6 PAGE 18 OF THE PUBLIC
RECORDS OF COLUMBIA COUNTY, FLORIDA.

- EXISTING / PROPOSED ZONING - MEDICAL OFFICE
- TOTAL SITE AREA = 689 ACRES
- EXISTING / PROPOSED ASPHALT PARKING = 6354 SF
- EXISTING / PROPOSED CONCRETE SIDEWALK = 738 SF
- EXISTING STRUCTURE = 3278 SF
- PROPOSED ADDITION = 699 SF

SHEET
1
OF
1

ASPIRE DENTAL ADDITION
1788 SW BARNETT WAY
COLUMBIA COUNTY, FL 32025

PLANS PREPARED BY:
CHRISTOPHER Q. DICKS, P.E. 64766
4037 SE CR 252, LAKE CITY, FL 32025

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpeuyo@gmail.com

www.carolchadwickpe.com

March 31, 2023

re: Aspire Dental Addition Drainage Memo

Per ERP-4-88-00236, each lot is permitted for 40% impervious area. Please refer to site plan for impervious area summary.

Lot size is 0.689 acres or 30013 s.f. Total impervious surface with this addition will be 11069 s.f. Total allowed impervious surfaces is 12005 s.f.

The proposed design and construction of this site shall not cause adverse impacts to:

- Existing surface water storage
- Conveyance capabilities
- Water quantity
- Flooding conditions
- Minimum flows and levels established by the State of Florida
- Water quality

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
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Chadwick
Date: 2023.03.31 12:30:30 -04'00'

Carol Chadwick, P.E.

CC Job #FL23105

□

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

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ccpewyo@gmail.com

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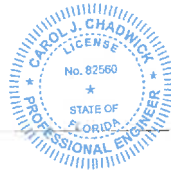
March 31, 2023

re: Aspire Dental Addition Fire Flow Report

The additional of 699 s.f. of building area will not require additional fire flow from the existing hydrant. Hydrant is located on SW Barnett Way on the northeast corner of the site.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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Chadwick
Date: 2023.03.31 12:30:19 -04'00'

Carol Chadwick, P.E.

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 31, 2023

re: Aspire Dental Addition Concurrency Impact Analysis

The site is an existing dental office. The business currently utilizes public sewer and water systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 720
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

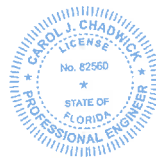
Summary of analyses:

- Trip generation: 43.82 ADT & 5.93 Peak PM trips
- Potable Water: 695 gallons per day
- Potable Water: 695 gallons per day
- Solid Waste: 2.98 c.y. per week

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
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dnQualifier=A01410D0000017EB6D
924CE0005954C, cn=Carol Chadwick
Date: 2023.03.31 12:30:08 -04'00'

Carol Chadwick, P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23105



**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
720	Medical Dental Office	11.01	1.49	3.98	43.82	5.93

*Per employee

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)
Medical Dental Office	250 + 15	250 + 13	695.00

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (2 PRACTITIONERS & 13 EMPLOYEES)

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)
Medical Dental Office	250 + 15	250 + 13	695.00

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (2 PRACTITIONERS & 13 EMPLOYEES)

Solid Waste Analysis

Use	Tons Per 100 s.f.	S.F.	Total (c.y. per week)
Medical Office	1.50	3977.00	2.98

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 31, 2023

re: Aspire Dental Addition Comprehensive Plan Consistency Analysis

The Aspire Dental Addition proposed site plan consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The subject property is an addition to an existing dental office.

- Policy 1.1.1 The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The subject property is an addition to an existing dental office.

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The commercial site is zoned C1.

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2023.

Consistency: The subject property is an addition to an existing dental office.

- Policy 1.1.4 The City shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive

□

areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: The proposed use of the subject property is consistent with commercial properties and will not have any adverse environmental impacts on the existing land uses.

- Policy I.1.5 The City shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

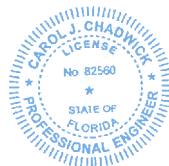
Consistency: No impacts to adjacent land topography or soil conditions will result due to a zooming or land use change of the subject property.

- Policy I.1.6 The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the City. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency: The proposed commercial development is compatible with other similar uses in the area and can co-exist without negative impacts to other uses in relative proximity to the development over time.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
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dnQualifier=A01410D0000017EB6
D924CE0005954C, cn=Carol
Chadwick
Date: 2023.03.31 12:29:45 -04'00'

Carol Chadwick, P.E.

PARCEL: 05-4S-17-07604-102

DESCRIPTION:

LOT 2 OF SOUTHBANK PLACE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 19 OF
THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 3/30/2023

Parcel: << **05-4S-17-07604-102 (28480)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 0

Owner	AFFILIATED PROPERTY MANAGEMENT LLC 14506 NW 11TH PLACE NEWBERRY, FL 32669		
Site	1788 SW BARNETT WAY, LAKE CITY		
Description*	LOT 2 SOUTH BANK PLACE. 768-521, 859-1397, 880-2059, CD 884-2282, WD 1466-471.		
Area	0.689 AC	S/T/R	05-4S-17
Use Code**	PROFESS SVC/BLD (1900)	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	\$67,626	Mkt Land	\$67,626
Ag Land	\$0	Ag Land	\$0
Building	\$195,579	Building	\$190,220
XFOB	\$8,551	XFOB	\$8,551
Just	\$271,756	Just	\$266,397
Class	\$0	Class	\$0
Appraised	\$271,756	Appraised	\$266,397
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$271,756	Assessed	\$266,397
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$271,756 city:\$271,756 other:\$0 school:\$271,756	Total Taxable	county:\$266,397 city:\$266,397 other:\$0 school:\$266,397



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/19/2022	\$100	1488/0471	WD	I	U	11
5/18/1999	\$68,000	0880/2059	WD	V	U	01
5/28/1998	\$68,000	0859/1397	WD	V	Q	
10/27/1992	\$48,000	0768/0521	WD	V	U	04

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE MED (5200)	1999	3136	3318	\$190,220

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0164	CONC BIN	1999	\$285.00	38.00	0 x 0
0260	PAVEMENT-ASPHALT	1999	\$6,175.00	6861.00	0 x 0
0166	CONC,PAVMT	1999	\$1,691.00	1127.00	0 x 0
0169	FENCE/WOOD	2012	\$100.00	1.00	0 x 0
0060	CARPORT F	2012	\$300.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1910	MEDIC OFF (MKT)	30,056.000 SF (0.689 AC)	1.0000/1.0000 1.0000/1	\$2 /SF	\$67,626

Search Result: 1 of 0



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

Detail by Entity Name

Florida Limited Liability Company
 AFFILIATED PROPERTY MANAGEMENT, LLC

Filing Information

Document Number	L16000074743
FEI/EIN Number	59-3529574
Date Filed	04/18/2016
Effective Date	08/19/1998
State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	04/18/2016
Event Effective Date	NONE

Principal Address

14506 N.W. 11TH PL.
 NEWBERRY, FL 32669

Mailing Address

14506 N.W. 11TH PL.
 NEWBERRY, FL 32669

Registered Agent Name & Address

HARVEY, FRANKIE J
 14506 N.W. 11TH PL.
 NEWBERRY, FL 32669

Name Changed: 04/28/2017

Authorized Person(s) Detail

Name & Address

Title manager

HARVEY, FRANKIE J
 14506 N.W. 11TH PL.
 NEWBERRY, FL 32669

Annual Reports

Report Year	Filed Date
2020	02/04/2020

2021 02/10/2021
2022 03/31/2022

Document Images

03/31/2022 – ANNUAL REPORT	View image in PDF format
02/10/2021 – ANNUAL REPORT	View image in PDF format
02/04/2020 – ANNUAL REPORT	View image in PDF format
05/10/2019 – ANNUAL REPORT	View image in PDF format
04/27/2018 – ANNUAL REPORT	View image in PDF format
04/28/2017 – ANNUAL REPORT	View image in PDF format
04/18/2016 – Florida Limited Liability	View image in PDF format



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

AGENT AUTHORIZATION FORM

I, Robert Harvey (owner name), owner of property parcel
 number _____ (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. Gary Johnson	1. Gary Johnson
2. Helen Tarr	2. H. Tarr
3. Carol Chadwick, PE	3. [Signature]
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.

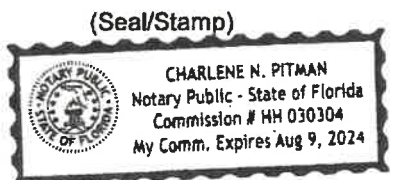
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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

Owner Signature (Notarized) _____ Date 3-14-2023

NOTARY INFORMATION:
 STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is Robert J. Harvey, personally appeared before me and is known by me or has produced identification (type of I.D.) FLDL 610-770-54-447-0 on this 14 day of March, 2023.

Charlene N. Pitman
 NOTARY'S SIGNATURE



Columbia County Tax Collector

generated on 3/31/2023 11:04:33 AM EDT

Tax Record

Last Update: 3/31/2023 11:02:59 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R07604-102	REAL ESTATE	2022			
Mailing Address		Property Address			
AFFILIATED PROPERTY MANAGEMENT LLC 14506 NW 11TH PLACE NEWBERRY FL 32669		1788 BARNETT LAKE CITY			
		GEO Number 054S17-07604-102			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description) 05-4S-17 1900/1900.69 Acres LOT 2 SOUTH BANK PLACE. 768-521, 859-1397, 880-2059, CD 884-2282, WD 1466-471,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value			
		Exemption Amount			
		Taxable Value			
		Taxes Levied			
CITY OF LAKE CITY	4.9000	271,756	0	\$271,756	\$1,331.60
BOARD OF COUNTY COMMISSIONERS	7.8150	271,756	0	\$271,756	\$2,123.77
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	271,756	0	\$271,756	\$203.28
LOCAL	3.2990	271,756	0	\$271,756	\$896.52
CAPITAL OUTLAY	1.5000	271,756	0	\$271,756	\$407.63
SUWANNEE RIVER WATER MGT DIST	0.3368	271,756	0	\$271,756	\$91.53
LAKE SHORE HOSPITAL AUTHORITY	0.0001	271,756	0	\$271,756	\$0.03
Total Millage		18.5989	Total Taxes		\$5,054.36
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCP	CITY FIRE ASSESSMENT	\$519.27			
Total Assessments					\$519.27
Taxes & Assessments					\$5,573.63
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/21/2022	PAYMENT	1501182.0001	2022	\$5,350.68

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Project Summary

Project Name: Aspire Dental Addition

Project Number: SPR23-10

Parcel Number: 07604-102

Project Notes

- Project type: Site Plan Review
- Future land use is: Commercial
- Zoning designation is: Commercial Intensive
- Proposed use of the property: 699 square feet addition
- Land is conducive for use: A dental office is a conducive use, per the LDR section 4.13.2 and 4.12.2.5. However, per section 4.12.11.5, a dental office is required to have one (1) parking space for every 150 square feet of floor area. With the addition, the building would have 3,977 square feet of floor area. This would require 27 parking spaces. The site has eight paved parking spots and an undefined number of parking spots in a gravel area.
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project SPR23-10 is for a site plan review 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 not consistent with the land development regulations due to the fact of not having the required amount of parking. At this time the City has no other concerns.



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

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

Date: 04/17/2023

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

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

Project Number: SPR23-10

Project Name: Aspire Dental Addition

Project Address: 1788 SW Barnett Way, Lake City, FL

Project Parcel Number: 05-4S-17-07604-102

Owner Name: Affiliated Property Management

Owner Address: 14506 NW 11th Place, Newberry, FL 32669

Owner Contact Information: Telephone Number: 386-752-2836 Email: aspiredentallc@gmail.com

Owner Agent Name: Carol Chadwick

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL 32025

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.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: Reviewed by: _____ **Date:** _____

Comments: _____

Planning and Zoning: Reviewed by: MS _____ **Date:** 4/24/23

Comments: Per section 4.12.11.5 of the LDR, a dental office is required to have one parking space for every 150 square feet of floor space. The site is required to have 27 space based on proposed site plan.

Business License: Reviewed by: Marshall Sova _____ **Date:** _____
Marshall Sova (Apr 18, 2023 12:02 EDT)

Comments: _____

Code Enforcement: Reviewed by: Marshall Sova _____ **Date:** _____
Marshall Sova (Apr 18, 2023 12:02 EDT)

Comments: _____

Permitting: Reviewed by: ASJ _____ **Date:** _____

Comments: _____

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

Water Department: Reviewed by: Michael Osborn Jr. Michael Osborn Jr. (Apr 21, 2023 12:55 EDT) **Date:** _____

Comments: _____

Sewer Department: Reviewed by: Cody Pridgeon Cody Pridgeon (Apr 18, 2023 13:03 EDT) **Date:** _____

Comments: See attached email from Cody Pridgeon

Gas Department: Reviewed by: Steve Brown Steve Brown (Apr 24, 2023 08:15 EDT) **Date:** _____

Comments: _____

Water Distribution/Collection: Reviewed by: Brian Scott Brian Scott (Apr 24, 2023 07:42 EDT) **Date:** _____

Comments: _____

Customer Service: Reviewed by: _____ **Date:** _____

Comments: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: *Steve Brown* Steve Brown (Apr 24, 2023 08:15 EDT) **Date:** _____

Comments: _____

Fire Department: Reviewed by: *Dwight Boozer* **Date:** _____

Comments: _____

Police Department: Reviewed by: _____ **Date:** _____

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.

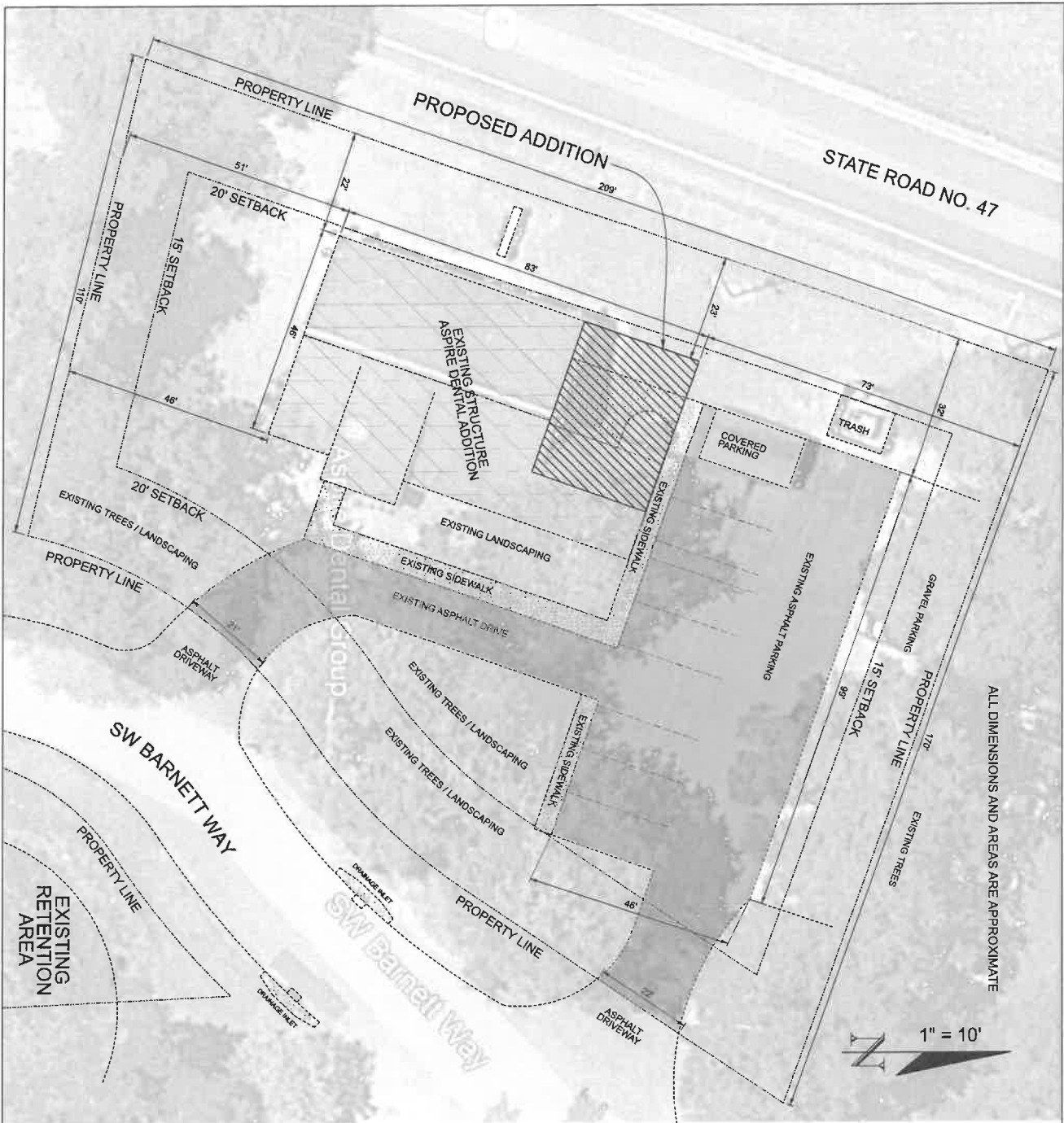
Angelo, Robert

From: Pridgeon, Cody
Sent: Tuesday, April 18, 2023 1:08 PM
To: Angelo, Robert
Cc: Pelham, Shasta; Johnson, Demetrius
Subject: Aspire Dental

Robert the adobe sign thin that was sent to me earlier wouldn't allow me to put in comments so I'm sending you this email. Any dental offices need to comply with City Ordinance No. 2020-2149. This requires them to have a dental amalgam separator on their waste stream prior to entering the City's collection system.

Cody Pridgeon
City of Lake City Wastewater Director
Office: (386)758-5455
Cell: (352)210-3086





VICINITY MAP / SITE PLAN

LEGAL DESCRIPTION: PLACE AS PER PLAT THEREOF LOT 2 OF SOUTH HAVEN PARK, PAGE 18 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

- EXISTING / PROPOSED ZONING - MEDICAL OFFICE
- TOTAL SITE AREA = .689 ACRES
- EXISTING / PROPOSED ASPHALT PARKING = 6364 SF
- EXISTING / PROPOSED CONCRETE SIDEWALK = 738 SF
- EXISTING STRUCTURE = 3278 SF
- PROPOSED ADDITION = 899 SF

SHEET
1
OF
1

ASPIRE DENTAL ADDITION
1788 SW BARNETT WAY
COLUMBIA COUNTY, FL 32025

PLANS PREPARED BY:
CHRISTOPHER Q. DICKS, P.E. 64766
4037 SE CR 252, LAKE CITY, FL 32025



07604-102

*P&Z/HPA with ArcGIS Web AppBuilder

Show search results for 076...



-82.641 30.165 Degrees

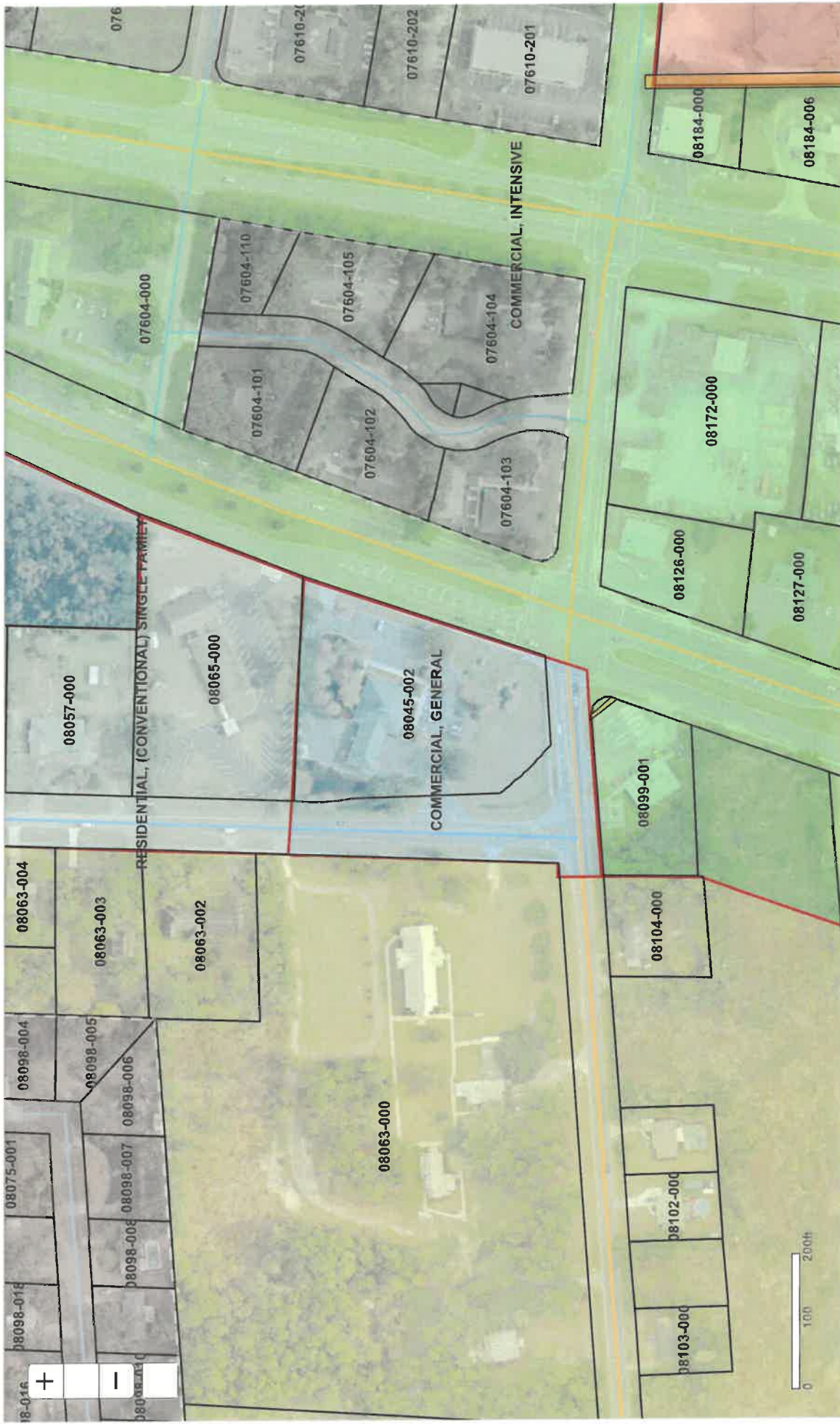
40ft

Updates are being made weekly. If you have any issues please email gis@lcfla.com

Home ▾ *P&Z/HPA

Details Add | Edit Basemap |

Save Share Pri



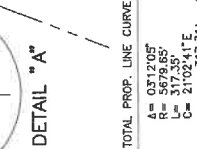
Updates are being made weekly. If you have any issues please email gis@lcfla.com

SOUTH BANK PLACE

IN SECTIONS 5, 6 & 8, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA
CITY OF LAKE CITY, FLORIDA

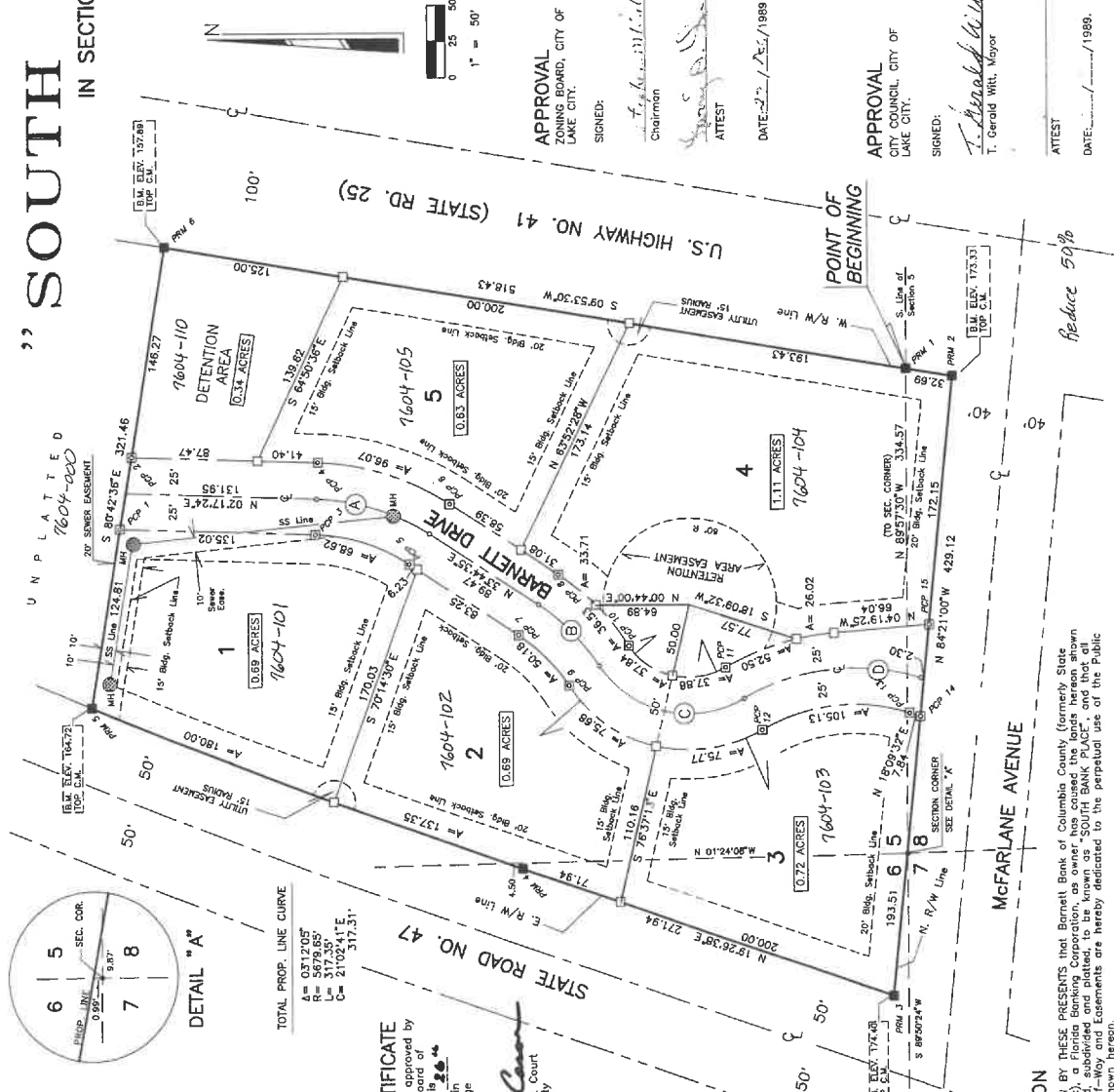
CENTERLINE CURVE DATA

CURVE (A)	R = 317.205'
CURVE (B)	L = 150.00'
CURVE (C)	L = 82.34'
CURVE (D)	L = 230.00'
CURVE (E)	L = 150.00'
CURVE (F)	L = 82.34'
CURVE (G)	L = 150.00'
CURVE (H)	L = 82.34'
CURVE (I)	L = 150.00'
CURVE (J)	L = 82.34'



CLERK'S CERTIFICATE
THIS PLAT having been approved by the Columbia County Board of Commissioners on this 14th day of September, 1988 in Plat Book 06, Page 012.

SIGNED: *P. Dewitt Carr*
Clerk of Circuit Court
Columbia County



DESCRIPTION
BEGIN at the point of intersection of the Westerly Right-of-Way of U.S. Highway No. 41 and the South line of Section 5, Township 4 South, Range 17 East, Columbia County, Florida and run S 09°53'30" W, along said Westerly Right-of-Way line of U.S. Highway No. 41, a distance of 125.00 feet to the Point of Beginning. From the Point of Beginning, run N 89°21'00" W, along said Northern Right-of-Way line 429.12 feet to its intersection with the Eastern Right-of-Way line of State Road No. 47; thence N 19°26'38" E, along said Eastern Right-of-Way line 77.94 feet to the Point of Curvature; thence along the arc of a chord bearing of N 21°02'41" E, and a chord distance of 317.31 feet; thence Northern along a chord bearing of S 70°14'30" E, and a chord distance of 170.03 feet to the Point of Beginning. The area of said curve, being also said Eastern Right-of-Way line of State Road No. 47, a distance of 317.35 feet; thence S 87°22'36" E, 65.23 feet to the Point of Beginning. The area of said curve, being also said Eastern Right-of-Way line of State Road No. 47, a distance of 317.35 feet to the POINT OF BEGINNING. Solid lands lying partly in the Southwest 1/4 of the Southwest 1/4 of Section 5, partly in the Southeast 1/4 of the Southeast 1/4 of Section 6 and partly in the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 4 South, Range 17 East, Columbia County, Florida. Containing 4.88 acres, more or less.

LEGEND / NOTES

- 1) [Symbol] = Permanent Reference Monument set, cap stamped PLS 3628, with No. and date.
- 2) [Symbol] = Permanent Control Point set, cap stamped PLS 3628, with no. and date.
- 3) [Symbol] = 4" x 4" Concrete Monument set, cap stamped PLS 3628.
- 4) [Symbol] = Concrete Monument found in place at time of Survey.
- 5) Boundaries based on prior Survey of tract by Donald F. Lee and Associates, Inc.
- 6) Bearings projected from above referenced Donald F. Lee and Associates Survey.
- 7) Field data closure precision complies with Minimum Technical Standards.
- 8) This development does not lie in a Flood Zone "A" area according to the F.I.P.7.3.A. Flood Hazard maps for this vicinity.

NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

NOTICE: All Utility Easements shown on this Plat shall constitute Easements for the construction, installation, maintenance and operation of electricity, telephone, CATV and public utilities which may encroach the lands encompassed by this Plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the land Surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that Permanent Control Points have been set as shown and that the Survey data complies with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: *Donald F. Lee, P.L.S.*
Donald F. Lee, P.L.S.
Florida Reg. Cert. No. 3628
DATE: 9/14/1988

CITY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies in form with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: *Herbert Darby*
Herbert Darby
City Attorney
DATE: 9/14/1988

APPROVAL
ZONING BOARD, CITY OF LAKE CITY.

SIGNED: *T. Gerald Whit, Mayor*
Chairman
DATE: 9/14/1988

APPROVAL
CITY COUNCIL, CITY OF LAKE CITY.

SIGNED: *T. Gerald Whit, Mayor*
T. Gerald Whit, Mayor
DATE: 9/14/1988

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication herein was acknowledged before me this 26th day of September, 1988 by Donald F. Lee, P.L.S., City Attorney, City of Lake City, Florida and T. Gerald Whit, Mayor, City of Lake City, Florida, both of whom are duly qualified, disinterested persons, and the authority of Donald F. Lee, P.L.S., as City Attorney, and T. Gerald Whit, Mayor, with their seals affixed hereto.

SIGNED: *Donald F. Lee, P.L.S.*
NOTARY PUBLIC, State of Florida of Longe
My Commission expires 11/11/91

In the event that access is restricted to the North end of Barnett Drive, access will be provided by one of the following methods:

- 1) A 30' x 100' easement to the North end of Barnett Drive for a cul-de-sac, or
- 2) Construct a cul-de-sac within the confines of the South Bank Place commercial subdivision.

BARNETT BANK OF COLUMBIA COUNTY, LAKE CITY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS that Barnett Bank of Columbia County (formerly State Exchange Bank), a Florida Banking Corporation, as owner of South Bank Place, and that all Road Rights-of-Way and Easements are hereby dedicated to the perpetual use of the Public for use as shown hereon.

Witness
J. C. Boff, President
ATTEST: *[Signature]*

File Attachments for Item:

iii. Z23-04- Petitions submitted by H. Ray Hix, Jr (agent) for Boris Patricia Faye Revocable Living Trust (owner), to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from Commercial General to Commercial Intensive on property described, as follows: **Parcel No. 13061-000, 13070-000, 13079-000, and 13092-000..**



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

FOR PLANNING USE ONLY

Application # Z _____
 Application Fee \$ 750.00 _____
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

Less Than or Equal to 10 Acres: \$750.00 Greater Than 10 Acres: \$1,000.00 or actual cost

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

A. PROJECT INFORMATION

1. Project Name: Tractor Supply Company
2. Address of Subject Property: TBD E. Duval St., Lake City, FL
3. Parcel ID Number(s): 33-3S-17-13061-000; 33-3S-17-13070-000; 33-3S-17-13079-000; 33-3S-17-13092-000
4. Future Land Use Map Designation: Commercial
5. Existing Zoning Designation: Commercial General (CG)
6. Proposed Zoning Designation: Commercial Intensive (CI)
7. Acreage: ±3.56 AC
8. Existing Use of Property: Vacant
9. Proposed use of Property: Single Commercial Retail

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): H. Ray Hix, Jr. Title: Member
 Company name (if applicable): HSC Lake City, LLC
 Mailing Address: 805 Trione Ave
 City: Daphne State: AL Zip: 36526
 Telephone: (251) 243-0708 Fax: (251) _____ Email: ken@hixsnedeker.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): BORIS PATRICIA FAYE REVOCABLE LIVING TRUST
 Mailing Address: PO BOX 2095
 City: LAKE CITY State: FL Zip: 32056
 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: H. Ray Hix, Jr.
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 _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: Yes _____ No _____
Variance Application No. _____
Special Exception: Yes _____ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

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

A total of eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

H. Ray Hix, Jr.

Applicant/Agent Name (Type or Print)


Applicant/Agent Signature

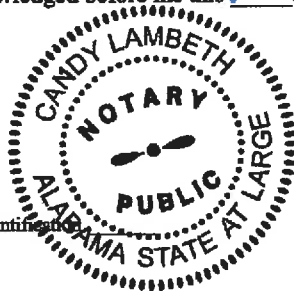
6/20/23


Date

STATE OF ~~FLORIDA~~ Alabama
COUNTY OF Baldwin

The foregoing instrument was acknowledged before me this 19 day of June, 2023 by (name of person acknowledging).

(NOTARY SEAL or STAMP)




Signature of Notary
Candy Lambeth
Printed Name of Notary

7/8/24

Personally Known X OR Produced Identification
Type of Identification Produced

AERIAL PHOTO OF SUBJECT PROPERTY



TRACTOR SUPPLY COMPANY

Comprehensive Plan

Justification Report

Prepared for:
City of Lake City

Prepared on behalf of:
Hix Snedeker Companies
And property owners:
Patricia Faye Boris Revocable Living Trust

Prepared by:



Post Office Box 1929 Fairhope, AL 36533

PHONE: (251) 928-3443

Table of Contents

1. Executive Summary
2. Statement of Proposed Change
3. Concurrency Impact Analysis
4. Analysis of the Requirements of Article 12 of the Land Development Regulations

List of Tables

- Table 1: Surrounding and Future Land Use and Zoning Designations
Table 2: Concurrency Segment Analysis: US-90 from US-441 to Colburn Avenue

List of Figures

- Figure 1: Aerial Map
Figure 2: Existing Future Land Use Map
Figure 3: Existing Zoning Designation

Appendices

- Appendix A: FDOT Segment AADT Projections
Appendix B: Historical Tractor Supply Company Water Usage Data

1. EXECUTIVE SUMMARY

City Representative: Robert Angelo, City of Lake City Growth Management

Developer: Ken Fioretti, Hix Snedeker Companies

Engineer: Paul Marcinko, JADE Consulting

Owner: Patricia Faye Boris Revocable Living Trust

Date: June 21, 2023

RE: Tractor Supply Company – Lake City, FL

<p>Jurisdiction: City of Lake City</p>	<p>Intent of Application: To amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from Commercial General to Commercial Intensive.</p>
<p>Description of Location: On the south side of E Duval St., west of SE Colburn Ave. and east of NE Chestnut Ave.</p>	
<p>Parcel Numbers: 33-3S-17-13061-000; 33-3S-17-13070-000; 33-3S-17-13079-000; 33-3S-17-13092-000; also including the right-of-way located in the center of these parcels, which was vacated at the June 20, 2023 City Council Meeting, and will be deeded over to the owner from the City.</p>	<p>Acres: ±3.56 acres (AC) <i>Source: Stinson & Associates Survey</i></p>
<p>Existing Zoning District: <i>Commercial General (CG) (±3.56 AC)</i></p> <p>The Commercial General zoning district is intended for general retail commercial, office, and service activities, which serve a market area larger than a neighborhood. Development in CG is limited to a 1.0 FAR.</p>	<p>Proposed Zoning District: <i>Commercial Intensive (CI) (±3.56 AC)</i></p> <p>The Commercial Intensive zoning district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. Development in CI is limited to a 1.0 FAR.</p>
<p>Existing Max. Permitted Intensity: <i>Commercial General (±3.56 AC)</i> ±3.56 AC * 1.0 FAR = ±155,073.60 sq. ft.</p>	<p>Proposed Max. Permitted Intensity: <i>Commercial Intensive (±3.56 AC)</i> ±3.56 AC * 1.0 FAR = ±155,073.60 sq. ft.</p>
<p>Net Change:</p> <p>Amendment of the zoning district from Commercial General to Commercial Intensive. No net change in maximum permitted intensity.</p>	
<p>Criteria for Analysis:</p> <ol style="list-style-type: none"> 1) FDOT 2023 Quality/Level of Service (LOS) Handbook, Generalized Service Volume Table for C4 Context Classification at LOS C for a Four-Lane Roadway 2) Historical Tractor Supply Company Water Usage Data from the City of Lake City, FL 	

2. STATEMENT OF PROPOSED CHANGE

This application requests to change the Official Zoning Atlas of the Land Development Regulations by changing the zoning district classification of ±3.56 acres of land in the City of Lake City from Commercial General to Commercial Intensive. The Columbia County Tax Parcels subject to this application are Tax Parcels: 33-3S-17-13061-000, 33-3S-17-13070-000, 33- 3S-17-13079-000, 33-3S-17-13092-000, as well as the existing right-of-way located in the center of these parcels, which was vacated at the June 20, 2023 City Council Meeting, and will be deeded over to the owner from the City, herein after referred to as “the Subject Property”. An aerial map is provided as **Figure 1** that shows the site's location and conditions.



Figure 1: Aerial Map

Existing FLU and zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2** and **3**, respectively.

Table 1. Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Commercial	Commercial General (City)
South	Residential Medium	Residential, (Conventional) Single Family
East	Commercial	Commercial General (City); Residential, (Conventional) Single Family
West	Commercial; Residential Medium	Commercial General (City)

3. CONCURRENCY IMPACT ANALYSIS

This Comprehensive Plan Amendment requests to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of the ±3.56-acre property from Commercial General to Commercial Intensive.

The following sections demonstrate the potential impacts of the proposed change on the public facilities, including Transportation, Potable Water, Sanitary Sewer, and Solid Waste in accordance with application requirement D.3.

Potential Transportation Impacts

In accordance with the *City of Lake City Land Development Regulations*, a transportation concurrency analysis was undertaken to determine if there is sufficient roadway capacity along US-90 (E Duval Street) to accommodate the proposed Tractor Supply Company store. Capacity was based on the *FDOT 2023 Quality/Level of Service Handbook*, Generalized Service Volume Tables for C4 context classification at LOS C for a four-lane roadway.

FDOT AADT projections along US-90 (see **Appendix A** for FDOT segment AADT projections) for the year 2027 (the year closest to opening year), and the projected daily site trip assignment along US-90 (E Duval Street), are shown in **Table 2**.

Table 2. Concurrency Segment Analysis: US-90 from US-441 to Colburn Avenue

Year	FDOT AADT	Site Daily Trips	Total with Project	Segment Capacity at LOS C	Without Project LOS	With Project LOS
US-90 from US-441 to Site Driveway #1 (West of the Site)						
Year 2027	14,250	176	14,426	23,180	C	C
US-90 from Site Driveway #1 to Colburn Avenue (East of the Site)						
Year 2027	14,250	176	14,426	23,180	C	C

Conclusion: As shown in **Table 2**, the segment along US-90 is projected to operate under capacity at Level of Service (LOS) C. Therefore, the concurrency LOS standard is met both with and without the project for the year 2027.

Potential Potable Water Impacts

Historical data obtained from the City of Lake City (see **Appendix B**) from the time period of June 2022 – June 2023 for the existing Tractor Supply Company, located at 5359 W US Hwy 90, Lake City, FL 32055, indicated that a total of 288,498 gallons of water was used, however, one month shows an anomaly of 181,740 gallons of usage. From this data, the highest and lowest month's usage was removed, and an average gallons per day usage was generated from the remaining numbers, with the highest month's usage totaling 181,740 gallons, and the lowest month's usage totaling 2,986 gallons. This results in an average expected use of 316.86 gallons per day.

Potential Sanitary Sewer Impacts

Historical data obtained from the City of Lake City (see **Appendix B**) from the time period of June 2022 – June 2023 for the existing Tractor Supply Company, located at 5359 W US Hwy 90, Lake City, FL 32055, indicated that a total of 288,498 gallons of water was used, however, one month shows an anomaly of 181,740 gallons of usage. From this data, the highest and lowest month's usage was removed, and an average gallons per day usage was generated from the remaining numbers, with the highest month's usage totaling 181,740 gallons, and the lowest month's usage totaling 2,986 gallons. This results in an average expected use of 316.86 gallons per day.

Potential Solid Waste Impacts

The Subject Property will not have an impact on the City's solid waste facilities, as it will be served via a private waste management company for solid waste removal.

4. AN ANALYSIS OF THE REQUIREMENTS OF ARTICLE 12 OF THE LAND DEVELOPMENT REGULATIONS

- A) Whether the proposed change would be in conformance with the County's Comprehensive Plan and would have an adverse effect on the County's Comprehensive Plan.**

Analysis: The proposed zoning change is in conformance with the Comprehensive Plan and will not cause any adverse effects to the plan, as outlined herein.

- B) The existing land use pattern.**

Analysis: The Subject Property and surrounding properties have an existing future land use of Commercial and Residential Medium. The parcel to the west that is adjacent to the Subject Property is zoned Commercial General. The parcels to the east that are adjacent to the Subject Property are zoned Commercial General and Residential, (Conventional) Single Family. To the south of the Subject Property, parcels are zoned Residential, (Conventional) Single Family. In addition, the Subject Property is one parcel away, on both the east and west sides, from parcels that are zoned Commercial Intensive (County) and Commercial Intensive (City), respectively.

- C) Possible creation of an isolated district unrelated to adjacent and nearby districts.**

Analysis: As stated in Section B, the Subject Property centrally located between parcels zoned Commercial Intensive, and would not create an isolated district unrelated to adjacent and nearby districts.

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

Analysis: The proposed zoning change is in conformance with the Comprehensive Plan, and will not cause any adverse effects to the plan. No additional students in schools will result from the change. The increase in water and sewer will be negligible.

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

Analysis: The Subject Property is centrally located between other parcels zoned Commercial Intensive, and does not exist within district boundaries that are illogically drawn.

- F) Whether changed or changing conditions make the passage of the proposed amendment necessary.**

Analysis: All properties in the immediate area fronting US-90 (E Duval Street) have a Future Land Use of Commercial, and are either zoned Commercial General (CG) or Commercial Intensive (CI).

- G) Whether the proposed change will adversely influence living conditions in the neighborhood.**

Analysis: The proposed change will not adversely affect the living conditions in the nearby neighborhood, and traffic from the site will predominantly use US-90 (E Duval Street). The delivery area of the existing development, Save-A-Lot, will be combined with the proposed delivery area of the Tractor Supply Company store to maintain the existing conditions and operations of the site. Therefore the proposed change will not adversely affect the living conditions of the nearby neighborhood, by sharing the impacts of delivery and refuse collection.

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

Analysis: As noted in the Traffic portion of the Concurrency Impact Analysis, Table 2 shows that the segment along US-90 is projected to operate under capacity at Level of Service (LOS) C. Therefore, the proposed zoning change will not create or excessively increase traffic congestion, or otherwise affect public safety.

I) Whether the proposed change will create a drainage problem.

Analysis: No drainage problems will be created with the zoning change. A portion of the Subject Property currently drains to the FDOT right-of-way, and stormwater management facilities are being designed to meet FDOT 100-year Design Storms, and Level of Service requirements for attenuation and freeboard. St. John's River Water Management District treatment requirements will also be met.

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

Analysis: The site development will not cause a reduction in light or air to adjacent areas.

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

Analysis: The zoning change will not adversely affect property values in the area. The existing site is undeveloped, with remnants of previous development. The improvements on this property will share an access with the neighboring development, and will reduce the number of driveways along the highway, providing an improved corridor, as well as improved site conditions.

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

Analysis: As the Subject Property is surrounded by other properties zoned Commercial Intensive (CI), the proposed zoning change will not be a deterrent to the improvement or development of adjacent properties, in accordance with existing regulations.

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

Analysis: The proposed zoning change will not grant special privileges to the owner, as it is situated closely to other properties zoned Commercial Intensive (CI).

N) Whether there are substantial reasons why the property cannot be used in accordance with the existing zoning.

Analysis: Current zoning, Commercial General, does not allow for the sale of ATVs, UTVs, and equipment, which is a standard development feature of the nationally recognized retailer, Tractor Supply Company, nor does it allow outdoor display areas. Rezoning to Commercial Intensive will allow for these sales and display areas, and aligns with nearby zoning patterns.

O) Whether the change suggested is out of scale with the needs of the neighborhood or the City.

Analysis: The proposed zoning change is in line with the needs of the City.

P) Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. Then pertaining to other proposed amendments of these land development regulations. The Planning & Zoning Board shall consider and study:

- a. The need and justification for the change.
- b. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

Analysis: The developer has conducted extensive market research in the Lake City area, and has determined that the Subject Property provides adequate acreage for the selected development at the most reasonable price-point. Rezoning this property from Commercial General to Commercial Intensive will make possible the reasonable use of the land, and will be in harmony with the general intent and purpose of the Land Development Regulations of the City of Lake City, FL.

APPENDIX A
FDOT Segment AADT Projection

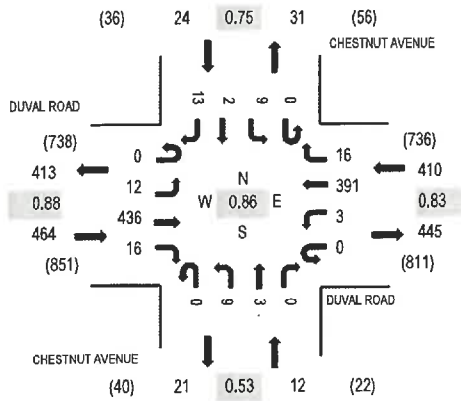
Location: 1 CHESTNUT AVENUE & DUVAL ROAD AM

Date: Tuesday, May 16, 2023

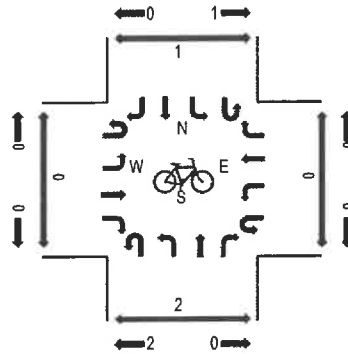
Peak Hour: 07:15 AM - 08:15 AM

Peak 15-Minutes: 07:30 AM - 07:45 AM

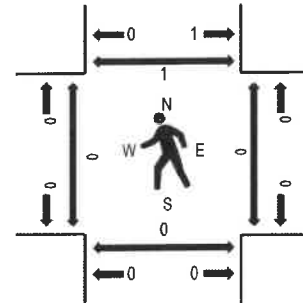
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DUVAL ROAD Eastbound			DUVAL ROAD Westbound			CHESTNUT AVENUE Northbound			CHESTNUT AVENUE Southbound			Total	Rolling Hour	Pedestrian Crossings					
	U-Turn	Left	Thru Right	U-Turn	Left	Thru Right	U-Turn	Left	Thru Right	U-Turn	Left	Thru Right			West	East	South	North		
7:00 AM	0	1	99	0	0	0	71	3	0	0	1	0	0	0	176	889	0	0	0	1
7:15 AM	0	3	119	2	0	0	102	6	0	0	0	0	4	0	239	910	0	0	0	0
7:30 AM	0	3	127	2	0	0	120	3	0	2	1	0	2	0	266	853	0	0	0	0
7:45 AM	0	5	93	5	0	1	92	6	0	1	0	0	2	1	208	767	0	0	0	0
8:00 AM	0	1	97	7	0	2	77	1	0	6	2	0	0	1	197	756	0	0	0	1
8:15 AM	0	6	96	3	0	1	66	1	0	4	0	0	0	1	182		0	0	0	0
8:30 AM	0	2	75	6	0	1	87	4	0	0	0	2	0	0	180		0	0	0	0
8:45 AM	0	3	90	6	0	0	90	2	0	0	2	1	0	1	197		0	0	0	1

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound			Westbound			Northbound			Southbound			Total	
	U-Turn	Left	Thru Right	U-Turn	Left	Thru Right	U-Turn	Left	Thru Right	U-Turn	Left	Thru Right		
Articulated Trucks	0	0	13	2	0	0	11	0	0	0	0	0	0	26
Lights	0	12	406	14	0	3	371	16	0	8	3	0	9	857
Mediums	0	0	17	0	0	0	9	0	0	1	0	0	0	27
Total	0	12	436	16	0	3	391	16	0	9	3	0	9	910

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound			Westbound			Northbound			Southbound			Total	
	U-Turn	Left	Thru Right	U-Turn	Left	Thru Right	U-Turn	Left	Thru Right	U-Turn	Left	Thru Right		
Heavy Vehicle %	6.9%			4.9%			8.3%			0.0%			5.8%	
Heavy Vehicle %	0.0%	0.0%	6.9%	12.5%	0.0%	0.0%	5.1%	0.0%	0.0%	11.1%	0.0%	0.0%	0.0%	5.8%
Peak Hour Factor	0.88			0.83			0.53			0.75			0.86	
Peak Hour Factor	0.00	0.63	0.86	0.79	0.00	0.63	0.81	0.75	0.00	0.54	0.50	0.38	0.00	0.56

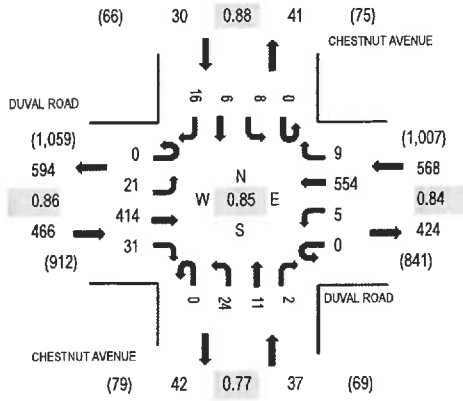
Location: 1 CHESTNUT AVENUE & DUVAL ROAD PM

Date: Tuesday, May 16, 2023

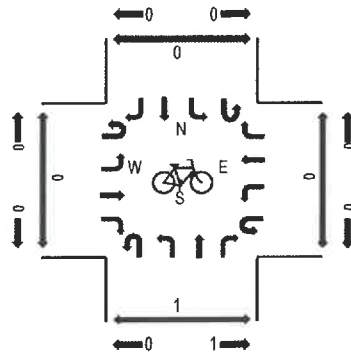
Peak Hour: 04:15 PM - 05:15 PM

Peak 15-Minutes: 04:30 PM - 04:45 PM

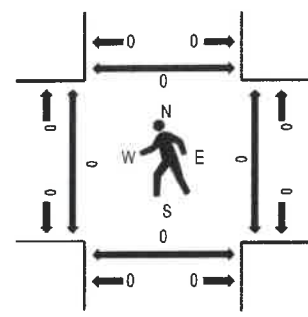
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DUVAL ROAD Eastbound				DUVAL ROAD Westbound				CHESTNUT AVENUE Northbound				CHESTNUT AVENUE Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	4	106	9	0	2	130	3	0	6	2	0	0	2	2	6	272	1,089	0	0	1	0
4:15 PM	0	8	90	7	0	0	137	1	0	9	2	1	0	4	0	6	265	1,101	0	0	0	0
4:30 PM	0	5	125	8	0	3	161	6	0	5	2	0	0	3	3	2	323	1,080	0	0	0	0
4:45 PM	0	3	80	5	0	2	124	2	0	5	1	0	0	0	2	5	229	1,000	0	0	0	0
5:00 PM	0	5	119	11	0	0	132	0	0	5	6	1	0	1	1	3	284	965	0	0	0	0
5:15 PM	0	3	105	5	0	1	109	3	0	8	0	2	0	4	1	3	244		0	1	1	0
5:30 PM	0	4	107	5	0	2	103	2	0	6	2	1	0	3	3	5	243		0	0	0	0
5:45 PM	0	7	87	4	0	0	81	3	0	4	1	0	0	0	3	4	194		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	11	0	0	0	14	0	0	0	0	0	0	0	0	0	25
Lights	0	21	397	31	0	5	535	9	0	24	11	2	0	8	6	16	1,065
Mediums	0	0	6	0	0	0	5	0	0	0	0	0	0	0	0	0	11
Total	0	21	414	31	0	5	554	9	0	24	11	2	0	8	6	16	1,101

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %	3.6%				3.3%				0.0%				0.0%				3.3%
Heavy Vehicle %	0.0%	0.0%	4.1%	0.0%	0.0%	0.0%	3.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.3%
Peak Hour Factor	0.86				0.84				0.77				0.88				0.85
Peak Hour Factor	0.00	0.66	0.86	0.70	0.00	0.58	0.86	0.50	0.00	0.69	0.46	0.50	0.00	0.56	0.67	0.79	0.85

All Traffic Data Services, Inc.
WWW.ALLTRAFFICDATA.NET

Site Code: 1
Station ID: 1
ST JOHN STREET WEST OF
COLBURN AVENUE

Start Time	16-May-23 Tue	EB		Hour Totals		WB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	2			0	3				
12:15		0	3			0	4				
12:30		0	4			0	4				
12:45		0	4	0	13	0	2	0	13	0	26
01:00		0	2			0	4				
01:15		0	4			0	3				
01:30		0	2			0	4				
01:45		0	4	0	12	0	4	0	15	0	27
02:00		0	6			0	6				
02:15		0	4			0	4				
02:30		0	6			0	4				
02:45		0	1	0	17	1	0	1	14	1	31
03:00		0	4			0	1				
03:15		0	1			0	2				
03:30		1	3			0	3				
03:45		0	4	1	12	0	4	0	10	1	22
04:00		0	4			0	5				
04:15		0	4			0	4				
04:30		0	5			0	3				
04:45		0	2	0	15	0	3	0	15	0	30
05:00		0	3			0	6				
05:15		0	1			0	1				
05:30		0	2			2	3				
05:45		0	2	0	8	1	5	3	15	3	23
06:00		1	4			2	4				
06:15		1	4			0	2				
06:30		0	1			0	3				
06:45		1	3	3	12	1	2	3	11	6	23
07:00		3	5			4	2				
07:15		3	2			3	5				
07:30		3	2			2	3				
07:45		0	6	9	15	3	3	12	13	21	28
08:00		0	2			3	1				
08:15		2	4			3	2				
08:30		2	0			4	0				
08:45		1	1	5	7	0	1	10	4	15	11
09:00		2	2			0	1				
09:15		2	0			1	0				
09:30		1	2			2	1				
09:45		3	2	8	6	2	2	5	4	13	10
10:00		2	1			2	0				
10:15		4	2			2	1				
10:30		6	0			5	1				
10:45		5	3	17	6	5	1	14	3	31	9
11:00		2	0			3	1				
11:15		2	0			4	0				
11:30		3	1			4	0				
11:45		0	0	7	1	2	0	13	1	20	2
Total		50	124			61	118			111	242
Percent		28.7%	71.3%			34.1%	65.9%			31.4%	68.6%
Grand Total		50	124			61	118			111	242
Percent		28.7%	71.3%			34.1%	65.9%			31.4%	68.6%
ADT		ADT 353								AADT 353	

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 2900 COLUMBIA COUNTYWIDE

MOCF: 0.98
 PSCF

WEEK	DATES	SF	PSCF
1	01/01/2022 - 01/01/2022	1.02	1.04
2	01/02/2022 - 01/08/2022	1.05	1.07
3	01/09/2022 - 01/15/2022	1.08	1.10
4	01/16/2022 - 01/22/2022	1.07	1.09
5	01/23/2022 - 01/29/2022	1.05	1.07
6	01/30/2022 - 02/05/2022	1.03	1.05
7	02/06/2022 - 02/12/2022	1.02	1.04
8	02/13/2022 - 02/19/2022	1.00	1.02
9	02/20/2022 - 02/26/2022	1.00	1.02
10	02/27/2022 - 03/05/2022	0.99	1.01
11	03/06/2022 - 03/12/2022	0.99	1.01
*12	03/13/2022 - 03/19/2022	0.98	1.00
*13	03/20/2022 - 03/26/2022	0.98	1.00
*14	03/27/2022 - 04/02/2022	0.98	1.00
*15	04/03/2022 - 04/09/2022	0.97	0.99
*16	04/10/2022 - 04/16/2022	0.97	0.99
*17	04/17/2022 - 04/23/2022	0.97	0.99
*18	04/24/2022 - 04/30/2022	0.97	0.99
*19	05/01/2022 - 05/07/2022	0.97	0.99
*20	05/08/2022 - 05/14/2022	0.97	0.99
*21	05/15/2022 - 05/21/2022	0.98	1.00
*22	05/22/2022 - 05/28/2022	0.98	1.00
*23	05/29/2022 - 06/04/2022	0.99	1.01
*24	06/05/2022 - 06/11/2022	0.99	1.01
25	06/12/2022 - 06/18/2022	1.00	1.02
26	06/19/2022 - 06/25/2022	1.00	1.02
27	06/26/2022 - 07/02/2022	1.01	1.03
28	07/03/2022 - 07/09/2022	1.02	1.04
29	07/10/2022 - 07/16/2022	1.03	1.05
30	07/17/2022 - 07/23/2022	1.02	1.04
31	07/24/2022 - 07/30/2022	1.01	1.03
32	07/31/2022 - 08/06/2022	1.01	1.03
33	08/07/2022 - 08/13/2022	1.00	1.02
34	08/14/2022 - 08/20/2022	0.99	1.01
35	08/21/2022 - 08/27/2022	1.00	1.02
36	08/28/2022 - 09/03/2022	1.00	1.02
37	09/04/2022 - 09/10/2022	1.01	1.03
38	09/11/2022 - 09/17/2022	1.01	1.03
39	09/18/2022 - 09/24/2022	1.00	1.02
40	09/25/2022 - 10/01/2022	0.99	1.01
41	10/02/2022 - 10/08/2022	0.98	1.00
42	10/09/2022 - 10/15/2022	0.97	0.99
43	10/16/2022 - 10/22/2022	0.98	1.00
44	10/23/2022 - 10/29/2022	0.99	1.01
45	10/30/2022 - 11/05/2022	1.00	1.02
46	11/06/2022 - 11/12/2022	1.01	1.03
47	11/13/2022 - 11/19/2022	1.02	1.04
48	11/20/2022 - 11/26/2022	1.02	1.04
49	11/27/2022 - 12/03/2022	1.02	1.04
50	12/04/2022 - 12/10/2022	1.02	1.04
51	12/11/2022 - 12/17/2022	1.02	1.04
52	12/18/2022 - 12/24/2022	1.05	1.07
53	12/25/2022 - 12/31/2022	1.08	1.10

* PEAK SEASON

23-FEB-2023 09:11:19

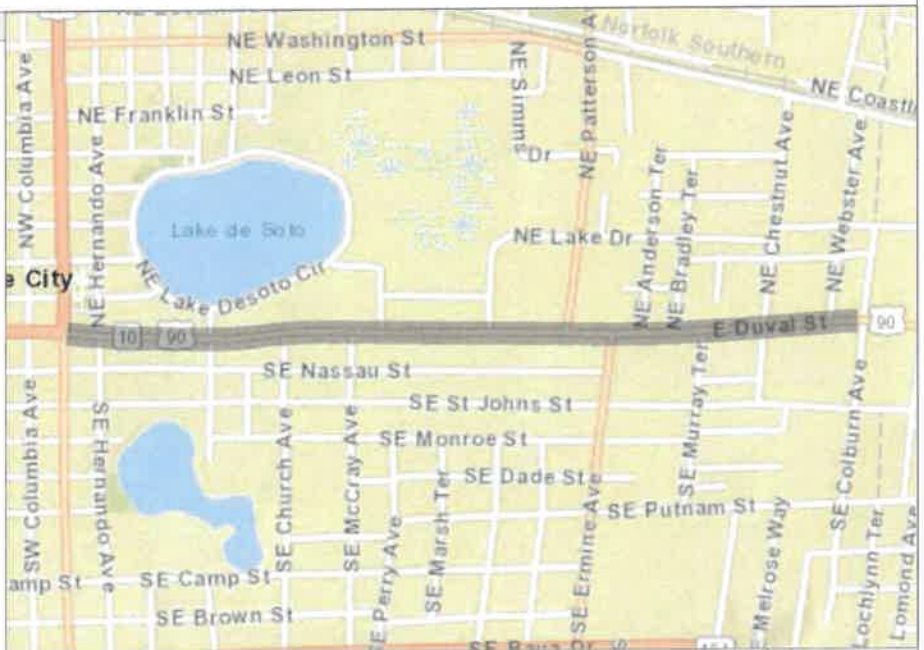
830UPD

2_2900_PKSEASON.TXT



US 90 from US 441 to Colburn Ave

Attribute	Value
Segment ID:	193
Segment Length (miles):	1.033 mi
Location:	Lake City
County:	Columbia
Roadway ID:	29010000
Begin MP:	10.055
End MP:	11.088
SIS:	No
SIS Type:	Non SIS
Median Treatment:	Divided
Directionality:	Two-Way
Posted Speed:	45 mph
Facility Type:	Arterial
Area Type:	Transition
FDOT LOS Standard:	C
Max. Service Vol. Adj. Factor:	0.00



Data Sources: RCI; TCI; NERPM AB; GUATS; FLSWM
 Google Street View:
http://maps.google.com/maps?q=&layer=c&cbll=30.1892984985974_-82.6284216083581

Projected Values	2021	2027	2030	2035	2040	2045
Number of Lanes	4	4	4	4	4	4
AADT	13,532	14,250	14,646	15,306	15,965	16,625
Peak Hour Maximum Service Volume at LOS Standard	3,060	3,060	3,060	3,060	3,060	3,060
Peak Hour Traffic Volume	1,218	1,283	1,318	1,378	1,437	1,496
Peak Hour LOS	C	C	C	C	C	C

Notes:

APPENDIX B

Historical Tractor Supply Company Water Usage Data

From: [Pelham, Shasta](#)
To: [Sarah Moore](#)
Cc: [Paul Marcinko](#); [Thomas Luce](#); [Medearis, Katrina](#); [McGhin, Brandy](#)
Subject: RE: Tractor Supply Company - Historical Water Usage - Lake City, FL
Date: Friday, June 16, 2023 7:20:31 AM
Attachments: [image002.png](#)
[image003.png](#)

Good Morning,

The requested consumption history is shown below.

Consumption Information	GAL
	06/06/2023
05/09/2023	9,264
04/04/2023	9,589
03/07/2023	5,919
02/07/2023	181,740
01/10/2023	4,817
12/06/2022	9,402
11/08/2022	5,358
10/04/2022	2,986
09/06/2022	8,508
08/09/2022	3,735
07/05/2022	9,107
06/07/2022	20,745
Total	288,498

***The highest and lowest usage numbers were struck from this list, and an average of the remaining numbers was used to generate gallons per day.

Shasta M. Pelham
 Utility Service Coordinator
 173 NW Hillsboro St.
 Lake City, FL 32055
pelhams@lcfra.com
 Phone: (386) 719-5786



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.

From: Sarah Moore <smoore@jadengineers.com>
Sent: Thursday, June 15, 2023 4:59 PM
To: Pelham, Shasta <PelhamS@lcfla.com>
Cc: Paul Marcinko <pmarcinko@jadengineers.com>; Thomas Luce <tluce@jadengineers.com>
Subject: Tractor Supply Company - Historical Water Usage - Lake City, FL

Hi Shasta,

I am working on the Concurrency Impact Analysis required for the rezoning of our property on which the new Tractor Supply Company will be located.

There is another Tractor Supply Company store on the west side of town, located at 5359 W US Hwy 90, Lake City, FL 32055, and I was wondering if it is possible to pull some historical data on the water usage for that location that I could use as supporting documentation for our concurrency analysis. Please let me know if this is possible, and thank you for your help!

Sarah Moore



JADE Consulting, LLC
208 Greeno Road North, Suite C (36532)
P.O. Box 1929
Fairhope, AL 36533
smoore@JADEngineers.com
251.422.6744 (cell)
251.928.3443 (office)
251.928.3665 (fax)

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LEGAL DESCRIPTION (TAKEN FROM TITLE COMMITMENT NO. 7222-6391623, DATED 04/01/2023 @ 8:00 AM; ISSUING AGENT: PENNINGTON, P.A.)

The Land referred to herein below is situated in the County of COLUMBIA, State of Florida, and is described as follows:

PARCEL 1:
33-3S-17-13061-000

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF DUVAL STREET AND THE WEST LINE OF COLBURN AVENUE, SAID COLBURN AVENUE BEING 30 FEET IN WIDTH, AND RUN WEST ALONG THE SOUTH LINE OF SAID DUVAL STREET, A DISTANCE OF 212.5 FEET FOR A POINT OF BEGINNING; RUN SOUTH 07 DEG. 48 MIN. WEST, 527 FEET TO THE NORTH LINE OF ST. JOHNS STREET; RUN NORTH 88 DEG. 35 MIN. WEST ALONG THE NORTH LINE OF SAID ST. JOHNS STREET, 211 FEET; RUN NORTH 07 DEG. 40 MIN. EAST, 508 FEET TO THE SOUTH LINE OF DUVAL STREET; RUN NORTH 86 DEG. 16 MIN. EAST ALONG THE SOUTH LINE OF SAID DUVAL STREET, 212.5 FEET TO THE POINT OF BEGINNING; SAID LANDS BEING BOUNDED ON THE WEST BY LAND FORMERLY OWNED BY C. B. MESSER AND KNOWN AS DUVAL TOURIST CAMP, ALL OF THE ABOVE DESCRIBED LANDS LYING AND BEING WHOLLY WITHIN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

LESS ADDITIONAL RIGHT OF WAY FOR STATE ROAD 10 (US 90) PER OR BOOK 772, PAGE 1800 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 2:
33-3S-17-13070-000

COMMENCE AT THE SOUTH LINE OF DUVAL STREET AT ITS INTERSECTION WITH THE WEST LINE OF COLBURN AVENUE AND RUN SOUTH 86 DEG. 16 MIN. WEST ALONG THE SOUTH LINE OF DUVAL STREET, A DISTANCE OF 127.3 FEET FOR A POINT OF BEGINNING; AND THENCE RUN SOUTH 86 DEG. 16 MIN. WEST ALONG THE SOUTH LINE OF DUVAL STREET A DISTANCE OF 70 FEET; THENCE RUN SOUTH 07 DEG. 48 MIN. WEST ALONG THE EAST LINE OF WALDRON STREET, A DISTANCE OF 170 FEET; THENCE RUN NORTH 86 DEG. 16 MIN. EAST, 70 FEET; THENCE RUN NORTH 07 DEG. 48 MIN. EAST, 170 FEET TO THE SOUTH LINE OF DUVAL STREET AND THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

LESS ADDITIONAL RIGHT OF WAY FOR STATE ROAD 10 (US 90) PER OR BOOK 772, PAGE 1798, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ALSO:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, LAKE CITY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF DUVAL STREET (U.S. HIGHWAY NO. 90) AND THE EAST RIGHT OF WAY LINE OF WALDRON STREET AND RUN SOUTH 08 DEG. 41 MIN. 21 SEC. WEST ALONG SAID EAST RIGHT OF WAY LINE OF WALDRON STREET, 170.49 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 88 DEG. 48 MIN. 31 SEC. EAST, A DISTANCE OF 70.97 FEET; THENCE RUN SOUTH 08 DEG. 48 MIN. 58 SEC. WEST, A DISTANCE OF 44.11 FEET; THENCE RUN NORTH 88 DEG. 00 MIN. 52 SEC. WEST, A DISTANCE OF 69.83 FEET TO THE EAST RIGHT OF WAY LINE OF WALDRON STREET; THENCE RUN NORTH 08 DEG. 41 MIN. 21 SEC. WEST ALONG SAID EAST RIGHT OF WAY LINE 37.65 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
33-3S-17-13092-000

COMMENCE AT THE SOUTH LINE OF DUVAL STREET AT ITS INTERSECTION WITH THE EAST LINE OF WALDRON STREET AND RUN SOUTH ALONG THE EAST LINE OF WALDRON STREET FOR A POINT OF BEGINNING, A DISTANCE OF 207.83 FEET; THENCE SOUTH ALONG THE SAID EAST LINE OF WALDRON STREET A DISTANCE OF 120 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF EAST ST. JOHNS STREET, A DISTANCE OF 100 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF WALDRON STREET, A DISTANCE OF 120 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF EAST ST. JOHNS STREET, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND BEING WHOLLY WITHIN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF DUVAL STREET (U.S. HIGHWAY NO. 90) AND THE EAST RIGHT OF WAY LINE OF WALDRON STREET AND RUN SOUTH 08 DEG. 41 MIN. 21 SEC. WEST ALONG THE EAST RIGHT OF WAY LINE OF WALDRON STREET, 208.14 FEET; THENCE RUN SOUTH 88 DEG. 00 MIN. 52 SEC. EAST, A DISTANCE OF 69.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEG. 00 MIN. 52 SEC. EAST, A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 08 DEG. 36 MIN. 19 SEC. WEST, A DISTANCE OF 137.72 FEET; THENCE RUN NORTH 81 DEG. 53 MIN. 00 SEC. WEST, A DISTANCE OF 30.30 FEET; THENCE RUN NORTH 08 DEG. 48 MIN. 58 SEC. EAST, A DISTANCE OF 134.52 FEET TO THE POINT OF BEGINNING.

PARCEL 6:
33-3S-17-13079-000

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF COLBURN STREET AND THE NORTH LINE OF ST. JOHNS STREET AND RUN NORTH 88 DEG. 52 MIN. WEST, ALONG THE NORTH LINE OF SAID ST. JOHNS STREET, 95.85 FEET FOR POINT OF BEGINNING; RUN NORTH 88 DEG. 52 MIN. WEST, 100 FEET; RUN NORTH 07 DEG. 48 MIN. EAST, ALONG THE EAST LINE OF WALDRON STREET, 200 FEET; RUN SOUTH 88 DEG. 52 MIN. EAST, 100 FEET; RUN SOUTH 07 DEG. 48 MIN. WEST, 200 FEET TO THE POINT OF BEGINNING, SAID LANDS BEING WHOLLY WITHIN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT BOOK 1293, PAGE 1291

BEING FURTHER DESCRIBED AS FOLLOWS AND BEING BASED ON RECENT FIELD SURVEY, PERFORMED BY S. STINSON & ASSOCIATES, INC., DATED MAY 3, 2023:

COMMENCE AT A FOUND 4"X4" CONCRETE MONUMENT MARKING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY BOUNDARY OF SE COLBURN AVENUE AND THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SE ST. JOHNS STREET, THENCE RUN ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID SE ST. JOHNS STREET NORTH 89 DEGREES 54 MINUTES 19 SECONDS WEST 95.53 FEET TO A FOUND 4"X4" CONCRETE MONUMENT MARKING THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING AND LEAVING THE NORTHERLY RIGHT-OF-WAY OF SAID SE SAINT JOHNS STREET RUN NORTH 06 DEGREES 13 MINUTES 11 SECONDS EAST 181.58 FEET TO A SET 5/8" IRON ROD AND CAP (LB #8393) MARKING THE NORTHWEST CORNER OF THAT PARCEL BEING DESCRIBED IN OFFICIAL RECORDS BOOK 821, PAGE 1822 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE NORTH 83 DEGREES 03 MINUTES 50 SECONDS WEST 28.59 FEET TO A FOUND 4"X4" CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THAT PARCEL BEING DESCRIBED IN OFFICIAL RECORDS BOOK 1293, PAGE 1291 OF THE AFORESAID PUBLIC RECORDS; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL RUN NORTH 06 DEGREES 55 MINUTES 27 SECONDS EAST 348.35 FEET TO A FOUND 5/8" IRON ROD AND CAP (LB #7042) MARKING A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 10 (E DUVAL STREET); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY RUN SOUTH 85 DEGREES 43 MINUTES 13 SECONDS WEST 55.94 FEET TO A SET 5/8" IRON ROD AND CAP (LB #8393); THENCE SOUTH 46 DEGREES 15 MINUTES 38 SECONDS WEST 23.40 FEET TO A SET PK NAIL AND DISK (LB #8393); THENCE SOUTH 84 DEGREES 47 MINUTES 48 SECONDS WEST 28.11 FEET TO A SET 5/8" IRON ROD AND CAP (LB #8393); THENCE NORTH

43 DEGREES 57 MINUTES 40 SECONDS WEST 18.86 FEET TO A SET PK NAIL AND DISK (LB #8393); THENCE SOUTH 84 DEGREES 53 MINUTES 05 SECONDS WEST 184.06 FEET TO A SET 5/8" IRON ROD AND CAP (LB #8393); THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID STATE ROAD NO. 10 RUN SOUTH 06 DEGREES 08 MINUTES 42 SECONDS WEST 506.10 FEET TO A FOUND X-CUT IN CONCRETE MARKING A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID SE SAINT JOHNS STREET; THENCE ALONG SAID RIGHT-OF-WAY RUN SOUTH 89 DEGREES 49 MINUTES 15 SECONDS EAST 187.62 FEET TO A FOUND 5/8" IRON ROD; THENCE NORTH 89 DEGREES 49 MINUTES 54 SECONDS EAST 30.00 FEET TO A FOUND 4"X4" CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 48 MINUTES 11 SECONDS EAST 100.37 FEET TO THE POINT OF BEGINNING, CONTAINING 3.56 ACRES, MORE OR LESS, AND LYING WHOLLY IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

Warranty Deed

This instrument prepared by and return to:

Gary D. Grunder
Attorney at Law
23349 Northwest CR 236, Suite 10
High Springs, Florida 32643

Inst:2007011637 Date:05/24/2007 Time:14:29
Doc Stamp-Deed : 0.70
AAA DC, P. DeWitt Cason, Columbia County B:1120 P:405

Tax Identification # See each Parcel description

This Indenture made this 16th day of May, 2007 by

Patricia Faye Boris, an unmarried widow, whose post office address is P.O. Box 2095, Lake City, Florida 32056, GRANTOR, and

Patricia Faye Boris as Trustee of The Patricia Faye Boris Revocable Living Trust Dated September 14, 2005 whose post office address is P.O. Box 2095, Lake City, Florida 32056, GRANTEE.

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Parcel 1: Corporate Offices, Parcel No.: R07087-000:

Lots 4, 5, 16 and 17 of Block 21, Country Club Estates, a subdivision according to Map or Plat thereof on file in the office of the Clerk of the Circuit Court, Columbia County, Florida, in Plat Book 1, Page 7, Public Records of Columbia County, Florida.

Parcel 2: Home, Parcel No.: R02306-003:

That part of Section 26, Township 3 South, Range 16 East as described as follows:


Lot 1 of Lake Jeffrey South, an unrecorded subdivision:

Commence at the Northwest corner of Section 26, and run South 73 deg. 14 min. 14 sec. East, 2248.26 feet for a point of beginning; thence continue South 73 deg. 14 min. 14 sec. East, 348.34 feet to its intersection with the occupied west line extension of that parcel described in Official Records Book 458, page 265 of the Public Records of Columbia County, Florida; thence South 03 deg. 44 min. 14 sec. East along said occupied line 992.97 feet to the Northerly right of way line of a 60.00 foot road; thence North 73 deg. 29 min. 52 sec. West along said right of way line 374.13 feet; thence North 02 deg. 22 min. 57 sec. West, 985.81 feet to the Point of Beginning.


Together with a non-exclusive perpetual easement for ingress and egress over and upon the following described property:

A strip of land 60 feet wide lying 30 feet right and 30 feet left of the following described centerline:

Begin at the Northern terminal point of Harris Lake Drive per plat of Fairway View Unit 2-A, as recorded in Plat Book 4, Page 115 of the Public Records of Columbia County, Florida, said point being also on the arc of a curve concave to the Southwest having a radius of 320.00 feet and a total central angle of 82 deg. 36 min. 00 sec.; thence Northwesterly along the arc of said curve 144.92 feet to the point of reverse curve of a curve concave to the Northeast having a radius of 305.00 feet and a total central angle of 79 deg. 51 min. 04 sec.; thence Northwesterly along the arc of said curve 425.07 feet to the point of tangency of said curve, thence North 03 deg. 55 min. 49 sec. East, 150.00 feet to the point of curve of a curve concave to the East having a radius of 410.00 feet and a total central angle of 09 deg. 57 min. 00 sec.; thence Northerly along the arc of said curve 71.20 feet to the point of tangency of said curve; thence North 06 deg. 01 min. 11 sec. East, 98.20 feet to its intersection with the arc of a curve concave to the North having a radius of 530.00 feet and a total central angle of 47 deg. 59 min. 37

sec.; thence Easterly along the arc of said curve 132.15 feet to the point of tangency of said curve, thence North 81 deg. 43 min. 31 sec. East, 177.76 feet to the point of curve of a curve concave to the South having a radius of 460.00 feet and a total central angle of 24 deg. 52 min. 14 sec.; thence easterly along the arc of said curve 199.67 feet to the point of tangency of said curve; thence South 73 deg. 24 min. 13 sec. East, 257.41 feet; thence North 16 deg. 35 min. 47 sec. East, 290.07 feet to the point of beginning of said strip of land; thence North 22 deg. 03 min. 40 sec. East, 47.54 feet to the point of tangency of a curve concave to the Southeast having a radius of 62.00 feet and a total central angle of 97 deg. 42 min. 12 sec.; thence Northerly, Easterly and Southeasterly along the arc of said curve 105.73 feet to the point of tangency of said curve; thence South 60 deg. 14 min. 08 sec. East, 18.67 feet to the point of curve of a curve concave to the North having a radius of 625.00 feet and a total central angle of 12 deg. 54 min. 40 sec.; thence Southeasterly along the arc of said curve 140.84 feet to the point of tangency of said curve, thence South 73 deg. 08 min. 48 sec. East, 587.05 feet to the point of tangency of a curve concave to the Northwest having a radius of 100.00 feet and a total central angle of 103 deg. 47 min. 35 sec.; thence Northerly along the arc of said curve 181.15 feet to the point of tangency of said curve; thence North 03 deg. 03 min. 37 sec. East, 506.17 feet to the point of curve of a curve concave to the Southeast having a radius of 130.00 feet and a total central angle of 43 deg. 50 min. 24 sec.; thence Northeasterly along the arc of said curve 99.47 feet to the point of tangency of said curve; thence North 46 deg. 54 min. 01 sec. East, 295.93 feet; thence North 42 deg. 47 min. 49 sec. East, 335.82 feet to the point of curve of a curve concave to the Northwest having a radius of 320.00 feet and a total central angle of 32 deg. 08 min. 15 sec.; thence Northeasterly along the arc of said curve 179.49 feet to the point of tangency of said curve; thence North 10 deg. 39 min. 34 sec. East, 99.94 feet to the point of curve of a curve concave to the Southeast having a radius of 480.00 feet and a total central angle of 11 deg. 48 min. 00 sec.; thence Northerly along the arc of said curve 98.86 feet to the point of tangency of said curve; thence North 22 deg. 27 min. 34 sec. East, 90.46 feet to the point of curve of a curve concave to the Northwest having a radius of 620.00 feet and a total central angle of 26 deg. 34 min. 30 sec.; thence Northerly along the arc of said curve 287.57 feet to the point of tangency of said curve; thence North 04 deg. 06 min. 56 sec. West, 537.15 feet to the point of curve of a curve concave to the Southeast having a radius of 250.00 feet and a total central angle of 47 deg. 36 min. 15 sec.; thence Northerly along the arc of said curve 207.71 feet to the point of tangency of said curve; thence North 43 deg. 29 min. 19 sec. East, 825.97 feet to the Southwesterly right of way line of State Road No. 250 and the terminal point of said centerline. 

Also:

A part of the Northwest 1/4 of Section 26, Township 3 South, Range 16 East, more particularly described as follows: Commence at the Northwest corner of said Section 26 and run South 02 deg. 22 min. 57 sec. East, along the West line thereof 954.34 feet, thence run South 73 deg. 29 min. 52 sec. East, parallel with the North right of way of the S.C.L. Railroad and 60.00 feet therefrom as measured perpendicular thereto, 224.13 feet for a point of beginning; thence continue South 73 deg. 29 min. 52 sec. East, parallel with said right of way line a distance of 524.13 feet to a point of curve for a curve to the left, having a radius of 1146.91 feet, an included angle of 10 deg. 12 min. 50 sec.; thence Southeasterly along the arc of said curve for an arc distance of 204.45 feet to the end of said curve; thence South 88 deg. 42 min. 42 sec. East, 83.00 feet to a point of curve for a curve to the right; thence Southeasterly along the arc of said curve whose radius is 337.71 feet, through an included angle of 37 deg. 42 min. 10 sec., for an arc distance of 222.22 feet to a point of reverse curve; thence Southeasterly along the arc of a curve to the left having a radius of 389.54 feet, an included angle of 27 deg. 29 min. 20 sec. for an arc distance of 186.89 feet to the end of said curve; thence South 73 deg. 29 min. 52 sec. East, 1217.70 feet; thence South 03 deg. 44 min. 14 sec. East, 63.99 feet to the North right of way line of the said S.C.L. Railroad; thence North 73 deg. 29 min. 52 sec. West, along said railroad right of way, 1742.74 feet to the South line of the Northwest 1/4 of said Northwest 1/4, thence North 88 deg. 42 min. 44 sec. East, along said South line 130.92 feet; thence continue along said right of way line North 73 deg. 29 min. 52 sec. West, 790.38 feet; thence North 02 deg. 22 min. 57 sec. West, 63.41 feet to the point of beginning, Columbia County, Florida. 

Parcel 3: South Town Square, Parcel No. R07610-002:

Land lying and being in the Southwest 1/4, Section 5, Township 4 South, Range 17 East, Columbia County (Lake City), Florida, more fully described as follows:

Beginning at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 5, Township 4 South, Range 17 East, Columbia County, Florida, said point being further described as lying in the Southern line of St. Margaret Road; thence North 89 deg. 56 min. 43 sec. East along the Southern line of St. Margaret Road, 181.45 feet to a point; thence South 6 deg. 24 min. 25 sec. West, 149.56 feet to a point, said point being the Northwest corner of the property of Columbia Arms, Inc.; thence South 6 deg. 57 min. 11 sec. West along the Western line of the Columbia Arms property, 685.70 feet to a point, said point lying in the Northern line of a 50 foot drainage easement previously granted to the City of Lake City, Florida;

thence North 84 deg. 10 min. 30 sec. West along the Northern line of said easement, 464.47 feet to a point in the Eastern line of U.S. Highway No. 41 (State Road No. 25); thence North 9 deg. 53 min. 30 sec. East along the Eastern line of said U.S. Highway No. 41, 794.24 feet to the South right-of-way line of St. Margaret Road; thence North 89 deg. 56 min. 43 sec. East along the Southern right-of-way line of St. Margaret Road, 244.00 feet, more or less to the Point of Beginning.

LESS AND EXCEPT the property described in Official Records Book 777 at Page 2370 of the Public Records of Columbia County, Florida. *SM*

Parcel 4: South Town Square, Parcel No. R07610-005:

Commence at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 5, Township 4 South, Range 17 East, said point being further described as lying in the Southern line of St. Margaret Road; run thence North 89 deg. 56 min. 43 sec. East along the Southern line of St. Margaret Road, 181.45 feet to the true point of beginning; thence North 89 deg. 56 min. 43 sec. East along the Southern line of St. Margaret Road 91.0 feet to a point; thence South 0 deg. 03 min. 17 sec. East, 161.9 feet to a point in the Northern line of the property of Columbia Arms, Inc.; thence North 83 deg. 01 min. 59 sec. West along the Northern line of the said Columbia Arms property, 108.65 feet to the Northwestern corner thereof; thence North 06 deg. 24 min. 25 sec. East, 149.56 feet to the Point of Beginning. *SM*

Parcel 5: Two-unit retail buildings, Parcel Nos: R12997-000 and R12997-001:

That tract, piece or parcel of land more particularly described as follows:

Begin at the NE corner of SW 1/4 of the NW 1/4 of Section 33, Township 3 South, Range 17 East and run thence South 8 deg. 3 min. West a distance of 49 feet for a Point of Beginning; thence run South 8 deg. 3 min. West a distance of 508 feet to the North line of St. Johns Street; thence Westerly along the North line of said St. Johns Street a distance of 244 feet to the East line of Chestnut Street; thence North 7 deg. 47 min. East along the East line of Chestnut Street a distance of 484 feet to the South line of Duval Street; thence North 86 deg. 16 min. East along the South line of said Duval Street, a distance of 249.9 feet to the Point of Beginning; except a tract of land in the Northwest corner thereof measuring 150 feet East and West on Duval Street and 150 feet North and South on Chestnut Street, all of the above lying and being in the SW 1/4 of the NW 1/4 of Section 33, Township 3 South, Range 17 East, Columbia County, Florida. *SM*

Parcel 6: Vacant, Parcel No.: R12998-000:

Situate in the City of Lake City, Florida, being a portion of the SW 1/4 of the NW 1/4 of Section 33, Township 3 South, Range 17 East, Columbia County, Florida, and being more particularly described as follows:

Beginning at a set straight-cut in concrete walk at the intersection of the Southerly right of way line of East Duval Street (U.S. Highway #90) (42 foot right of way) with the Easterly right of way line of Chestnut Street (33 foot right of way); running thence (1) along said right of way line of East Duval Street North 86 deg. 16 min. East 150 feet to a set concrete monument in a line of land now or formerly of Chestnut Street Plaza, Inc., thence (2) along said line of land of Chestnut Street Plaza, Inc., South 07 deg. 47 min. West 150 feet to a set iron in another line of land of Chestnut Street Plaza, Inc.; thence (3) along said other line of land of Chestnut Street Plaza, Inc. North 82 deg. 13 min. West 145.69 feet to a set concrete monument in the said right of way line of Chestnut Street; and thence (4) along said right of way line of Chestnut Street, North 07 deg. 10 min. East 120.06 feet to the Place of Beginning.

Less additional right of way for State Road 10 (US 90) per O.R. Book 772, Page 1800 of the Public Records of Columbia County, Florida. *SM*

Parcel 7: Vacant, Parcel No.: R13061-000:

Section 33, Township 3 South, Range 17 East: Commence at the intersection of the South line of Duval Street and the West line of Colburn Avenue, said Colburn Avenue being 30 feet in width, and run West along the South line of said Duval Street, a distance of 212.5 feet for a Point of Beginning; run South 7 deg. 48 min. West 527 feet to the North line of St. Johns Street; run North 88 deg. 35 min. West along the North line of said St. Johns Street, 211 feet; run North 7 deg. 40 min. East 508 feet to the South line of Duval Street; run North 86 deg. 16 min. East along the South line of said Duval Street, 212.5 feet to Point of Beginning; said lands being bounded on the West by land formerly owned by C.B. Messer and known as Duval Tourist Camp, all of the above described lands lying and being wholly within the SE 1/4 of NW 1/4 of Section 33, Township 3 South, Range 17 East, Columbia County, Florida.

Less additional right of way for State Road 10 (US 90) per O.R. Book 772, Page 1800 of the Public Records of Columbia County, Florida.

Parcel 8: Vacant, Parcel No.: R13079-000:

Section 33, Township 3 South, Range 17 East: Commence at the intersection of the West line of Colburn Street and the North line of St. Johns Street and run North 88 deg. 52 min. West along the North line of said St. Johns Street, 95.85 feet for a Point of Beginning; run North 88 deg. 52 min. West 100 feet; run North 7 deg. 48 min. East, along the East line of Waldron Street, 200 feet; run South 88 deg. 52 min. East 100 feet; run South 7 deg. 48 min. West 200 feet to Point of Beginning, said lands being wholly within the SE 1/4 of the NW 1/4 of Section 33, Township 3 South, Range 17 East, Columbia County, Florida.

Parcel 9: Vacant, Parcel No. R13070-000:

Commence at the South line of Duval Street at its intersection with the West line of Colburn Avenue and run thence South 86 deg. 16 min. West along the South line of Duval Street, a distance of 127.3 feet for a Point of Beginning; and thence run South 86 deg. 16 min. West along the South line of Duval Street, a distance of 70 feet; thence run South 07 deg. 48 min. West along the East line of Waldron Street a distance of 170 feet; thence run North 86 deg. 16 min. East 70 feet; thence run North 07 deg. 48 min. East 170 feet to the South line of Duval Street and the Point of Beginning. All lying and being in Section 33, Township 3 South, Range 17 East, Columbia County, Florida.

Less additional right of way for State Road 10 (US 90) per O.R. Book 772, Page 1798, of the Public Records of Columbia County, Florida.

Also:

A parcel of land lying in the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 3 South, Range 17 East, Lake City, Florida, being more particularly described as follows:

Commence at the intersection of the South right of way line of Duval Street (U.S. Highway No. 90) and the East right of way line of Waldron Street and run South 8 deg. 41 min. 21 sec. West along said East right of way line of Waldron Street, 170.49 feet to the Point of Beginning; thence run North 86 deg. 48 min. 31 sec. East, a distance of 70.97 feet; thence run South 8 deg. 48 min. 58 sec. West, a distance of 44.11 feet; thence run North 88 deg. 00 min. 52 sec. West, a distance of 69.83 feet to the East right of way line of Waldron Street; thence run North 8 deg. 41 min. 21 sec. West along said East right of way line 37.65 feet to the Point of Beginning.

Parcel 10: Vacant, Parcel No. R13092-000:

Section 33, Township 3 South, Range 17 East: Commence at the South line of Duval Street at its intersection with the East line of Waldron Street and run South along the East line of Waldron Street for a Point of Beginning, a distance of 207.83 feet, thence South along the said East line of Waldron Street, a distance of 120 feet; thence East along a line parallel with the North line of East St. Johns Street, a distance of 100 feet; thence North along a line parallel with the East line of Waldron Street, a distance of 120 feet; thence West along a line parallel with the North line of East St. Johns Street, a distance of 100 feet to the Point of Beginning, said lands lying and being wholly within the SE 1/4 of NW 1/4 of Section 33, Columbia County, Florida.

Less and Except:

A parcel of land lying in the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 3 South, Range 17 East, Lake City, Florida, being more particularly described as follows:

Commence at the intersection of the South right of way line of Duval Street (U.S. Highway No. 90) and the East right of way line of Waldron Street and run South 8 deg. 41 min. 21 sec. West along said East right of way line of Waldron Street 208.14 feet; thence run South 88 deg. 00 min. 52 sec. East, a distance of 69.83 feet to the Point of Beginning; thence continue South 88 deg. 00 min. 52 sec. East, a distance of 30.00 feet; thence run South 8 deg. 36 min. 19 sec. West, a distance of 137.72 feet; thence run North 81 deg. 53 min. 00 sec. West, a distance of 30.30 feet; thence run North 8 deg. 48 min. 58 sec. East, a distance of 134.52 feet to the Point of Beginning.

Grantor herein reserves a life estate in and to Parcel 2: Home, Parcel No.: R02306-003 described above.

Grantor and Harvey L. Boris were continuously and uninterruptedly married from the date they acquired said property until the date of death of Harvey L. Boris on February 7, 2005.

N.B. This deed has been prepared at Grantor's request without examination or legal opinion of title.

In the event Patricia Faye Boris cannot continue to serve as Trustee, the successor trustee shall be Michael Harvey Boris and Mark David Boris, jointly. If one of them should be unable or unwilling to act, the next successor Trustee shall be Tina Marie Matsubara. If two of them should be unable or unwilling to act, the remaining Trustee shall act as sole Trustee.

The Trustee and all successor Trustees are hereby granted the power to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

- A. The written resignation of the prior Trustee sworn to and acknowledge before a notary public.
- B. A certified death certificate of the prior Trustee.
- C. The order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated, or removing said Trustee for any reason.
- D. The written certificates of two physicians currently practicing medicine that the Trustee is physically or mentally incapable of handling the duties of Trustee.
- E. The written removal of a successor Trustee and/or the appointment of an additional successor Trustee by the Grantor sworn to and acknowledged before a notary public; this right being reserved to the Grantor.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witnesses to signature(s) of Patricia Faye Boris


Amy L. Kenner

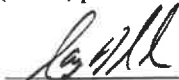

Patricia Faye Boris


Gary D. Grunder

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me MAY 16, 2007 by Patricia Faye Boris who

- () is/are personally known to me.
- () produced a current Florida driver's license as identification.
- () produced _____ identification.


Signature of Notary
My Commission Expires:
7951





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

AGENT AUTHORIZATION FORM

I, BORIS, PATRICIA FAYE REVOCABLE LIVING TRUST (owner name), owner of property parcel
 number 33-35-17-13061-000 33-35-17-13070-000
33-35-17-13079-000 33-35-17-13092-000 (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. <u>TERRY C. JINERATH, III</u>	1.
2. <u>Paul Maccinco</u>	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.

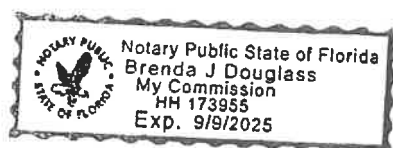
Patricia Faye Boris Date 4/12/23
 Owner Signature (Notarized) _____

NOTARY INFORMATION:
 STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is PATRICIA F. BORIS,
 personally appeared before me and is known by me or has produced identification
 (type of I.D.) _____ on this 12 day of APRIL, 2023.

Brenda Douglass
 NOTARY'S SIGNATURE

(Seal/Stamp)



Account Number	Tax Type	Tax Year			
R13092-000	REAL ESTATE	2022			
Mailing Address		Property Address			
BORIS PATRICIA FAYE REVOCABLE LIVING TRUST P O BOX 2095 LAKE CITY FL 32056		GEO Number 333S17-13092-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
<u>Legal Description (click for full description)</u>					
33-3S-17 0000/0000.19 Acres E DIV: BEG 207.83 FT S OF INTERS S R/W DUVAL ST & E R/W WALDRON ST, RUN S 120 FT, E 100 FT, N 120 FT, W 100 FT TO POB, EX THE E 30 FT DESC IN ORB 933-2377, DC ORB 1060-31, LOA IN ORB 1075-2790, WD 1120-405					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	5,333	0	\$5,333	\$26.13
BOARD OF COUNTY COMMISSIONERS	7.8150	5,333	0	\$5,333	\$41.68
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	6,141	0	\$6,141	\$4.59
LOCAL	3.2990	6,141	0	\$6,141	\$20.26
CAPITAL OUTLAY	1.5000	6,141	0	\$6,141	\$9.21
SUWANNEE RIVER WATER MGT DIST	0.3368	5,333	0	\$5,333	\$1.80
LAKE SHORE HOSPITAL AUTHORITY	0.0001	5,333	0	\$5,333	\$0.00
Total Millage		18.5989	Total Taxes		\$103.67
Non-Ad Valorem Assessments					
Code	Levyng Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$50.40
Total Assessments					\$50.40
Taxes & Assessments					\$154.07
If Paid By				Amount Due	
				\$0.00	
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/30/2022	PAYMENT	1800507.0002	2022	\$147.91	

Account Number	Tax Type	Tax Year			
R13079-000	REAL ESTATE	2022			
Mailing Address		Property Address			
BORIS PATRICIA FAYE REVOCABLE LIVING TRUST PO BOX 2095 LAKE CITY FL 32056		GEO Number 333S17-13079-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
<u>Legal Description (click for full description)</u>					
33-3S-17 0000/0000.45 Acres E DIV: COMM INTERS W R/W COLBURN AVE & N R/W ST JOHNS ST, RUN W 95.85 FT FOR POB, CONT W 100 FT, N 200 FT, E 100 FT, S 200 FT TO POB. (PART OF SE1/4 OF NW1/4) ORB 508-711, DC ORB 1060-31, LOA IN ORB 1075-2790, WD 1120-405					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	11,422	0	\$11,422	\$55.97
BOARD OF COUNTY COMMISSIONERS	7.8150	11,422	0	\$11,422	\$89.26
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	13,153	0	\$13,153	\$9.84
LOCAL	3.2990	13,153	0	\$13,153	\$43.39
CAPITAL OUTLAY	1.5000	13,153	0	\$13,153	\$19.73
SUWANNEE RIVER WATER MGT DIST	0.3368	11,422	0	\$11,422	\$3.85
LAKE SHORE HOSPITAL AUTHORITY	0.0001	11,422	0	\$11,422	\$0.00
Total Millage		18.5989	Total Taxes		\$222.04
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$50.40
Total Assessments					\$50.40
Taxes & Assessments					\$272.44
If Paid By				Amount Due	
				\$0.00	
Date Paid	Transaction	Receipt	Item	Amount Paid	
12/8/2022	PAYMENT	1502290.0001	2022	\$261.54	

Account Number	Tax Type	Tax Year			
R13070-000	REAL ESTATE	2022			
Mailing Address BORIS PATRICIA FAYE REVOCABLE LIVING TRUST P O BOX 2095 LAKE CITY FL 32056		Property Address GEO Number 333S17-13070-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code			
Legal Description (click for full description) 33-3S-17 1000/1000.33 Acres E DIV: BEG INTERS OF S R/W OF DUVAL ST & E R/W OF WALDRON ST, RUN E ALONG R/W 36.54 FT, S 169.44 FT, W 71 FT TO E R/W WALDRON ST, N ALONG R/W 154.98 FT, NE 23.40 FT TO POB, ALSO COMM INTERS S R/W DUVAL ST & E R/W WALDRON ST, RUN S 8 DEG 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	36,146	0	\$36,146	\$177.12
BOARD OF COUNTY COMMISSIONERS	7.8150	36,146	0	\$36,146	\$282.48
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	36,146	0	\$36,146	\$27.04
LOCAL	3.2990	36,146	0	\$36,146	\$119.25
CAPITAL OUTLAY	1.5000	36,146	0	\$36,146	\$54.22
SUWANNEE RIVER WATER MGT DIST	0.3368	36,146	0	\$36,146	\$12.17
LAKE SHORE HOSPITAL AUTHORITY	0.0001	36,146	0	\$36,146	\$0.00
Total Millage		18.5989	Total Taxes		\$672.28
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$50.40
Total Assessments					\$50.40
Taxes & Assessments					\$722.68
If Paid By				Amount Due	
				\$0.00	
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/30/2022	PAYMENT	1800507.0001	2022	\$693.77	

Account Number	Tax Type	Tax Year			
R13061-000	REAL ESTATE	2022			
Mailing Address BORIS PATRICIA FAYE REVOCABLE LIVING TRUST PO BOX 2095 LAKE CITY FL 32056		Property Address GEO Number 333S17-13061-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code			
Legal Description (click for full description) 33-3S-17 1000/10002.27 Acres E DIV BEG INTERS S DUVAL ST & W R/W WALDRON ST, RUN SE 18.86 FT, SW ALONG R/W 512 FT TO N R/W ST JOHN ST, W ALONG R/W 187.32 FT, N 506.17 FT TO S R/W DUVAL ST, E ALONG R/W 183.97 FT TO POB. ORB 772-1800 1801, DC ORB 1060-31, LOA IN ORB 1075-2790, WD 1120-405					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	151,545	0	\$151,545	\$742.57
BOARD OF COUNTY COMMISSIONERS	7.8150	151,545	0	\$151,545	\$1,184.32
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	151,545	0	\$151,545	\$113.35
LOCAL	3.2990	151,545	0	\$151,545	\$499.95
CAPITAL OUTLAY	1.5000	151,545	0	\$151,545	\$227.32
SUWANNEE RIVER WATER MGT DIST	0.3368	151,545	0	\$151,545	\$51.04
LAKE SHORE HOSPITAL AUTHORITY	0.0001	151,545	0	\$151,545	\$0.02
Total Millage		18.5989	Total Taxes		\$2,818.57
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$50.40
Total Assessments					\$50.40
Taxes & Assessments					\$2,868.97
If Paid By				Amount Due	
				\$0.00	
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/30/2022	PAYMENT	1800507.0004	2022	\$2,754.21	

Project Summary

Project Name: Tractor Supply Rezoning

Project Number: Z23-04

Parcel Number: 13061-000, 13070-000, 13079-000, and
13092-000

Project Notes

- Project type: Rezoning
- Future land use is: Commercial
- Proposed future land use is: Commercial
- Zoning designation is: Commercial General
- Proposed zoning is: Commercial Intensive
- Proposed use of the property: Retail Store
- Land is conducive for use: Yes, per the LDR section 4.13.2.1. The parcel is not contiguous with other parcels that are commercial intensive but is in close proximity.
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project Z23-04 is for a re-zoning and has been reviewed by city staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.



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

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

Date: 07/17/2023

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

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

Project Number: Z23-04

Project Name: Tractor Supply Company

Project Address: TBD

Project Parcel Number: 13061-000, 13070-000, 13079-000, and 13092-000

Owner Name: Boris Patricia Faye Revocable Living Trust

Owner Address: PO Box 2095

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: H. Ray Hix, JR

Owner Agent Address: 805 Trione Ave

Owner Agent Contact Information: Telephone: 251-243-0708 Email: ken@hixnedeker.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: Reviewed by: _____ **Date:** _____

Comments: _____

Planning and Zoning: Reviewed by: Robert Angelo **Date:** 07/18/2023

Comments: _____

This property is not contiguous to the Commercial Intensive zoning district but is in close proximity.

Business License: Reviewed by: Marshall Sova **Date:** 7/18/2023
Marshall Sova (Jul 18, 2023 08:00 EDT)

Comments: Will need to apply for a business license

Code Enforcement: Reviewed by: Marshall Sova **Date:** 7/18/2023
Marshall Sova (Jul 18, 2023 08:00 EDT)

Comments: _____

No issues

Permitting: Reviewed by: _____ **Date:** _____

Comments: _____

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

Water Department: Reviewed by: Michael L. Osborn Jr. Michael L. Osborn Jr. | Jul 18, 2023 08:28 EDT **Date:** 7/18/23

Comments: Make sure and follow Utility Cross Connection Control guidelines.

Sewer Department: Reviewed by: Cody Pritchard Cody Pritchard | Jul 18, 2023 10:08 EDT **Date:** 7/18/23

Comments: _____

Gas Department: Reviewed by: Steve Brown Steve Brown | Jul 18, 2023 13:26 EDT **Date:** 7/18/23

Comments: _____

Water Distribution/Collection: Reviewed by: Brian Scott Brian Scott | Jul 18, 2023 11:48 EDT **Date:** _____

Comments: locate needed

Customer Service: Reviewed by: _____ **Date:** _____

Comments: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: *Steve Brown* Steve Brown (Jul 18, 2023 13:26 EDT) **Date:** _____

Comments: _____

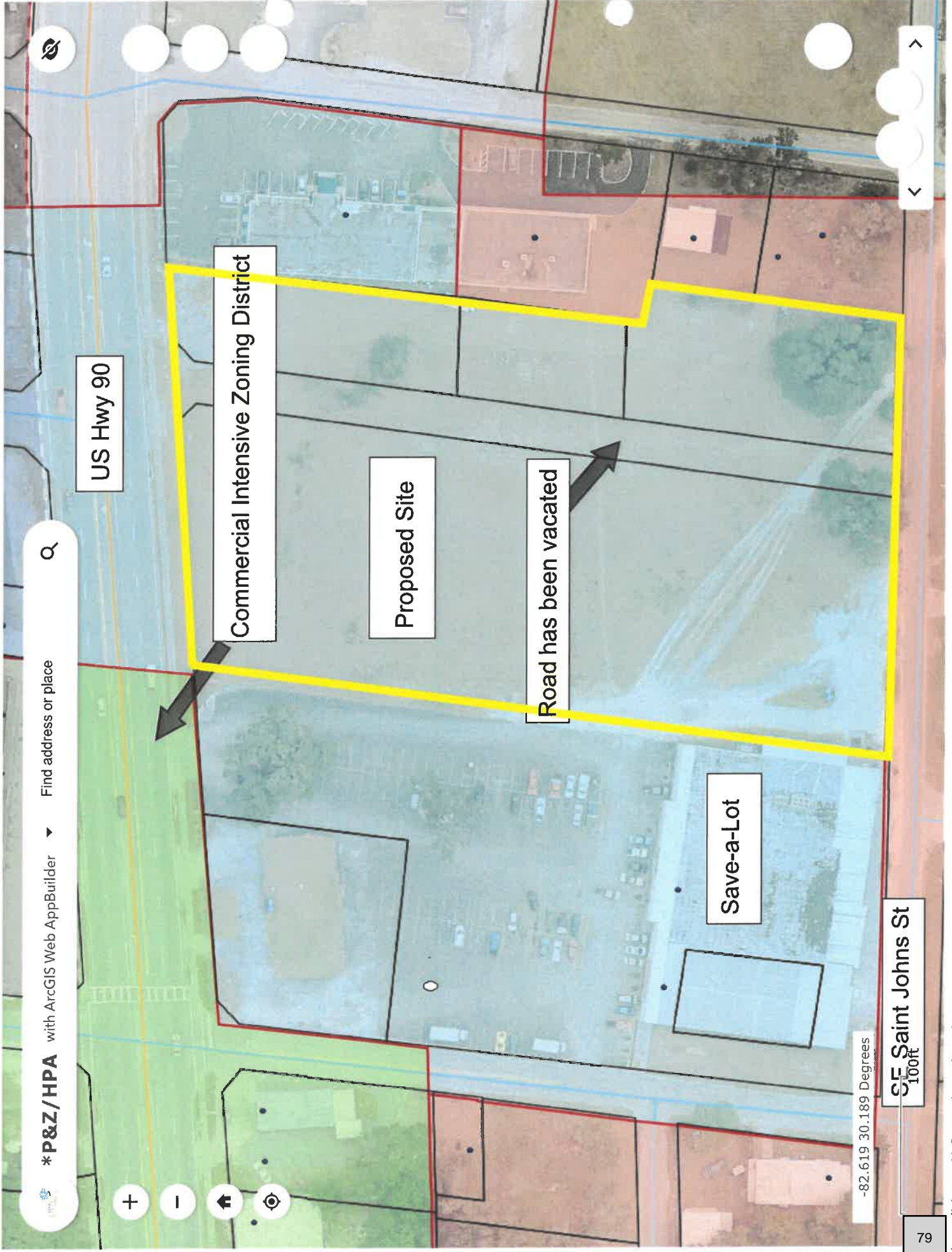
Fire Department: Reviewed by: *Dwight Booger* **Date:** _____

Comments: No Concerns at this time.

Police Department: Reviewed by: _____ **Date:** _____

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.



Find address or place



*P&Z/HPA with ArcGIS Web AppBuilder

US Hwy 90

Commercial Intensive Zoning District

Proposed Site

Road has been vacated

Save-a-Lot

-82.619 30.189 Degrees

SE Saint Johns St
100ft

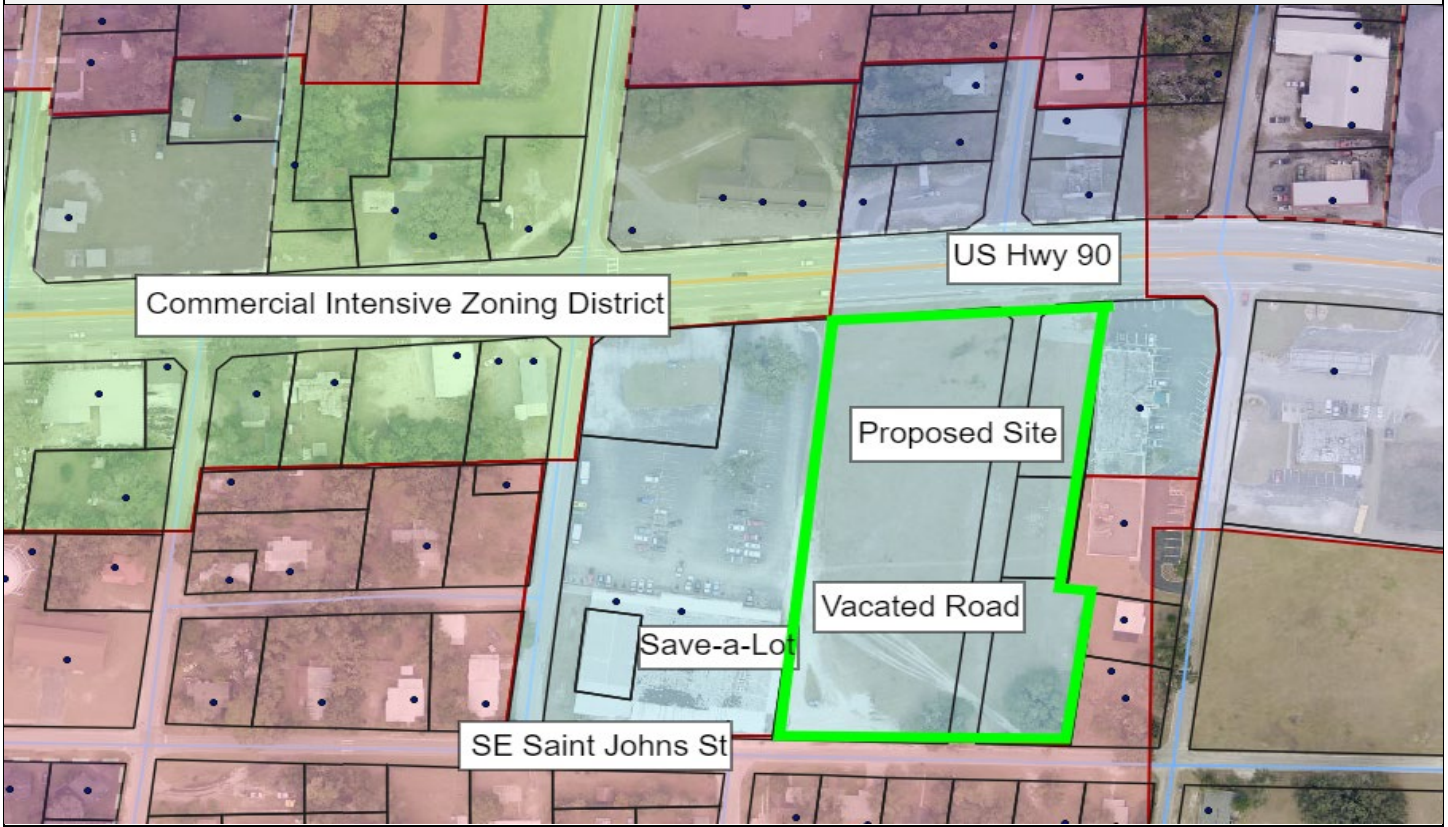
LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Tractor Supply Rezoning-Z23-04
Applicant	H. Ray Hix, Jr
Owner	Boris Patricia Faye Revocable Living Trust
Requested Action	Rezone parcels 13061-000, 13070-000, 13079-000, and 13092-000 from Commercial General to Commercial Intensive.
Hearing Date	08-01-2023
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 3.56 Acres
Location	E. Duval St, Lake City, FL
Parcel Number	13061-000, 13070-000, 13079-000, and 13092-000
Future Land Use	Commercial
Proposed Future Land Use	Commercial
Current Zoning District	Commercial General (CG)
Proposed Zoning	Commercial Intensive (CI)
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial	CG	Retail	
E	Commercial/ Res. Medium	CG/ RSF-3	Office and Residential	
S	Res. Medium	RSF-3	Residential	
W	Commercial	CG	Retail	

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned to rezone the above parcels from Commercial General to Commercial Intensive. The parcels are not contiguous with the Commercial General Zoning District, but are in close proximity to it. The Commercial Intensive Zoning District is 253 feet to the west. If approved to rezone, section 4.13.2.1 of the Land Development Regulations would permit the proposed type of use of the land.

File Attachments for Item:

iv. SPR23-12, Petition submitted by Mark Ganskop (owner), for a Site Plan Review for Pines at Forest Meadows, in the Residential Office Zoning District, and located on Parcel 02461-601 and 02461-602, which is regulated by the Land Development Regulations section 4.10.



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

PLANNING USE ONLY
 Application # ~~SPR23-05~~ SPR23-12
 Application Fee: \$200.00 5
 Receipt No. 2023-00022998
 Filing Date 1/6/23
 Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

- Project Name: The Pines at Forest Meadows
- Address of Subject Property: 450 NW Lake City Ave Lake City, FL 32055
- Parcel ID Number(s): 34-35-16-02461-601 & 34-35-16-02461-602
- Future Land Use Map Designation: _____
- Zoning Designation: Multi-family
- Acreage: 1 acre
- Existing Use of Property: Vacant
- Proposed use of Property: Multi-family
- Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage _____
 - New construction: Total square footage 14,268
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Mark Ganskop Title: Owner
 Company name (if applicable): _____
 Mailing Address: 756 SW Arbor Ln
 City: Lake City State: FL Zip: 32024
 Telephone: (386) 867-0269 Fax: (_____) Email: explumbing@outlook.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.

- If the applicant is agent for the property owner*:
 - Property Owner Name (title holder): The Pines at Forest Meadows
 - Mailing Address: 175 NW Amenity Ct
 - City: Lake City State: FL Zip: 32055
 - Telephone: (386) 867-0269 Fax: (_____) Email: explumbing@outlook.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: No
If yes, is the contract/option contingent or absolute: Contingent Absolute
- 2. Has a previous application been made on all or part of the subject property? Yes No
Future Land Use Map Amendment: Yes _____ No _____
Future Land Use Map Amendment Application No. _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: Yes _____ No _____
Variance Application No. _____
Special Exception: Yes _____ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- ✓ Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- ✓ 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.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
- vii. Number of proposed parking spaces.
- viii. Street layout.
- ix. Layout of mobile home stands (for mobile home parks only).

- 3. 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.
- 4. 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.
- 5. 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.
- 6. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
- 7. Legal Description with Tax Parcel Number (In Word Format).
- 8. Proof of Ownership (i.e. deed).
- 9. Agent Authorization Form (signed and notarized).
- 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

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

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

Mark Ganskop

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

12/14/2022

Date

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 14 day of Dec, 2022, by Mark Ganskop (name of person acknowledging).



CLAYTON TROY SHAHEEN
Notary Public
State of Florida
Comm# HH223111
Expires 2/1/2026

[Signature]
Signature of Notary
Clayton Shaheen
Printed Name of Notary

Personally Known OR Produced Identification _____
Type of Identification Produced

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

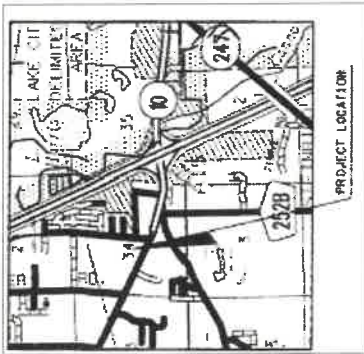
CIVIL ENGINEER

AFFINE ENGINEERING AND SURVEYING, INC.
128 NW GREEN LANE, LAKE CITY FL, 32825
TELEPHONE: 407-421-5534

SURVEYOR

MARK D. DUREN AND ASSOCIATES, INC.
1804 SW SISTERS WELCOME ROAD
LAKE CITY FL 32025
TELEPHONE: 386-758-8831

VICINITY MAP
N/S



LEGAL DESCRIPTION

LOT 1C AND 2C, FOREST PLANTATION COMMERCIAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 50, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA



COLUMBIA COUNTY SUBMITTAL
NOT FOR CONSTRUCTION

STORM WATER MANAGEMENT SYSTEM DESIGN HAS
BEEN DONE IN REASONABLE CONFORMANCE WITH THE
SUNNIMAKEE RIVER WATER MANAGEMENT DISTRICT
DESIGN CRITERIA AND THE LAKE CITY LAND DEV.
REGULATIONS.

ENGINEERING PLANS

PINES OF FOREST MEADOWS
COLUMBIA COUNTY FLORIDA

PREPARED FOR
GANSKOP PROPERTIES, LLC
657 NW SAVANNAH CIR. LAKE CITY FL 32055
CONTACT: MARK GASKOP
PHONE: (386) 867-0269

SITE DATA

PARCEL ID: 34-JS-16-02461-601
ZONING: RO ± 46,365.20 SF = ±1,064 ACRES
PROJECT AREA: FRONT: 25'; BACK: 15'; SIDES: 10'
BUILDING SETBACKS:

PRE DEVELOPMENT SITE DATA

PRE DEV PERVIOUS AREA: ± 46,365 SF
PRE DEV IMPERVIOUS AREA: ± 0 SF
PRE DEV PERVIOUS %: 0%
PRE DEV PERVIOUS %: 100%

POST DEVELOPMENT SITE DATA

POST DEV OPEN SPACE ± 31,909 SF
POST DEV OPEN SPACE % 68.8%
POST DEV IMPERVIOUS AREA: ± 14,456 SF
POST DEV POND AREA: ± 4,766 SF
POST DEV PERVIOUS AREA: ± 27,143 SF
POST DEV IMPERVIOUS %: 41.5%
POST DEV PERVIOUS %: 58.5%

PARKING REQUIREMENTS

CODE REQUIREMENTS:
(MULTI FAMILY DWELLING) 2 SPACES PER UNIT
ACCESSIBLE SPACES 1 FOR EVERY 25

SPACES PROVIDED:
(MULTI FAMILY DWELLING) 2 SPACES PER UNIT
ACCESSIBLE SPACES 1 FOR EVERY 25

REVISIONS

- △ 7/16/23 - REVISED SITE DATA
- △ 5/16/23 - REVISED SITE DATA

- SHEET INDEX**
- 1 COVER SHEET
 - 2 NOTES AND DETAILS
 - 3 TOPOGRAPHIC SURVEY
 - 4 PROPOSED SITE PLAN
 - 5 LANDSCAPING PLAN
 - 6 DETAILS

PREPARED FOR
GANSKOP PROPERTIES LLC

AFFINE ENGINEERING
AND SURVEYING, INC.
CERTIFICATE OF
AUTHORIZATION No. 29140

Victor

Marrero

Date:

2023.07.18

Marrero 21:12:53 -04'00"



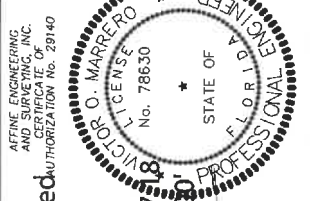
VICTOR O. MARRERO
FLORIDA P.E. # 78630

AFFINE ENGINEERING AND SURVEYING, INC
SURVEYORS
TELEPHONE NUMBER 407-421-5534
10354 LEFSON STREET, ORLANDO, FLORIDA 32825
CERTIFICATE OF AUTHORIZATION: No. 29140



SHEET 1

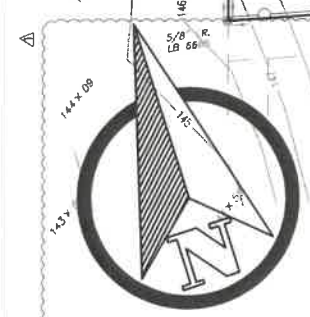
NO.	REVISIONS
1	7/17/23 REVISED ROAD LOCATION AND PARKING
2	REVISED BOUNDARY NORTH ARROW



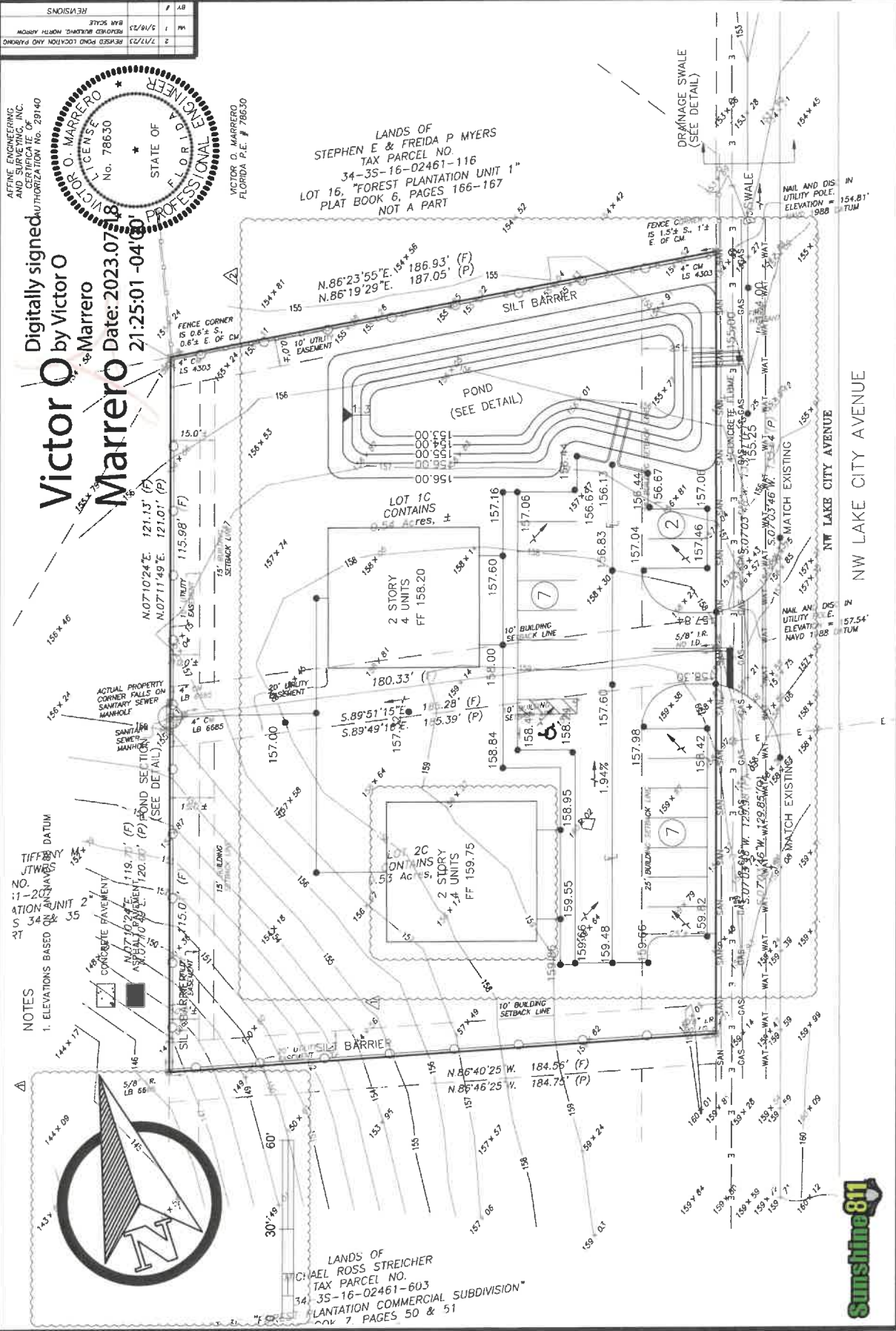
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 Date: 2023.07.18 21:25:01 -04'00'

LANDS OF STEPHEN E & FREIDA P MYERS
 TAX PARCEL NO. 34-35-16-02461-116
 LOT 16, "FOREST PLANTATION UNIT 1"
 PLAT BOOK 6, PAGES 166-167
 NOT A PART

NOTES
 1. ELEVATIONS BASED ON TIFFIN BY DATUM
 NO. 11-2023
 LOCATION UNIT 27, 34, 35



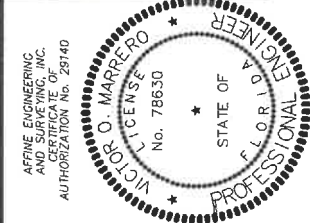
LANDS OF MICHAEL ROSS STREICHER
 TAX PARCEL NO. 34-35-16-02461-603
 PLANTATION COMMERCIAL SUBDIVISION
 PLAT BOOK 7, PAGES 50 & 51



DATE	07/17/20
SCALE	1" = 30'
JOB #	20001
DRAWN BY	MS
CHECKED BY	MS

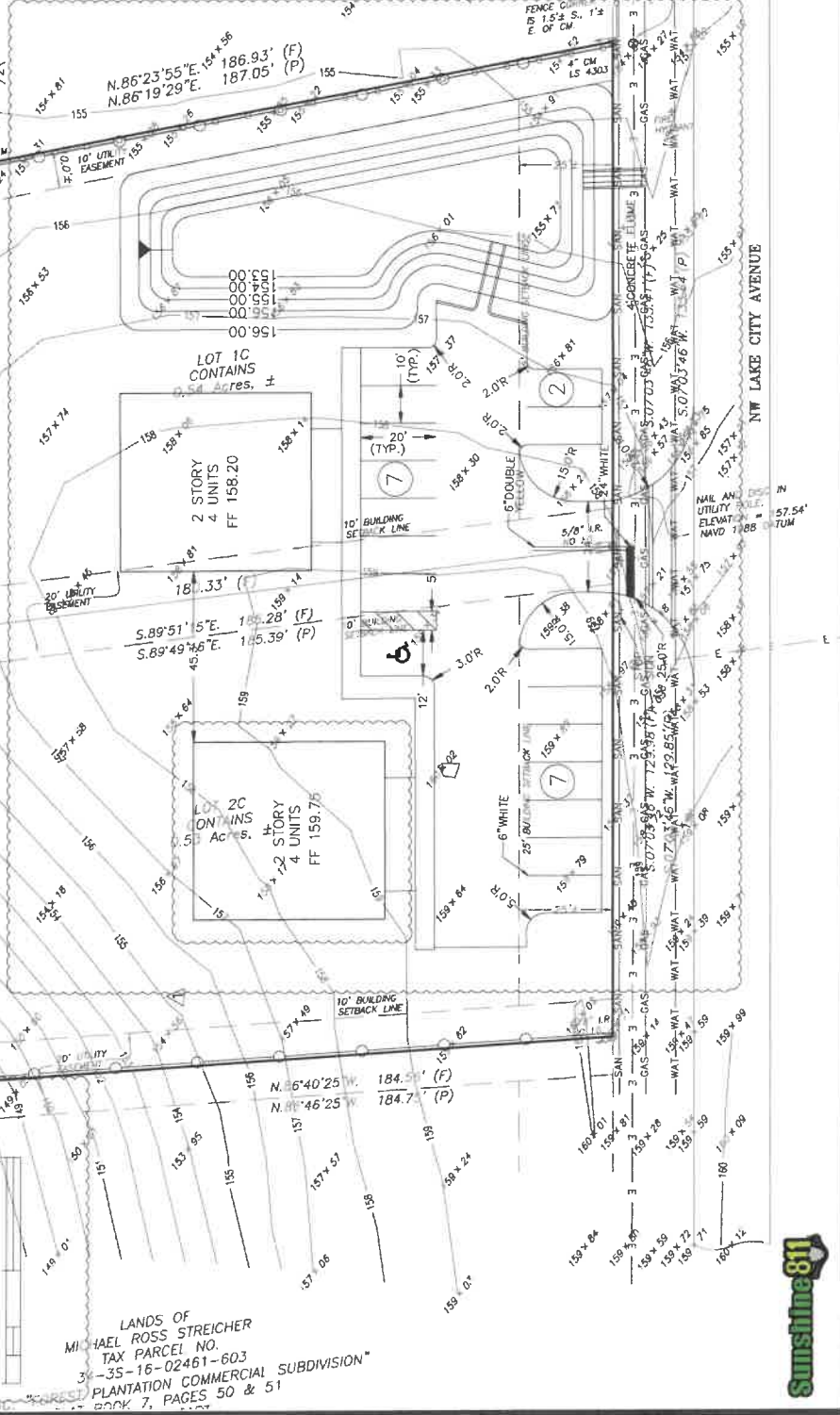
PREPARED FOR: GANSKOP PROPERTIES LLC
 AFFINE CIVIL ENGINEERS AND SURVEYORS, INC.
 AFFINE
 CIVIL ENGINEERS AND SURVEYORS
 128 W. ORANGE BLVD., SUITE 201, ORANGE, FL 32667
 TELEPHONE NUMBER 407-271-5534
 LICENSE NO. 10444
 REGISTERED PROFESSIONAL ENGINEER

DRAMA SHEET 20-001
 PREPARED FOR: GANSKOP PROPERTIES LLC
 4

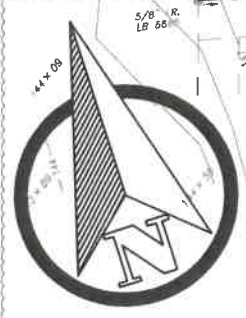


Digitally signed
 by Victor O
 Marrero
 Date: 2023.07.18
 21:29:16 -0400

LANDS OF
 STEPHEN E & FREIDA P MYERS
 TAX PARCEL NO.
 34-35-16-02461-116
 LOT 16, "FOREST PLANTATION UNIT 1"
 PLAT BOOK 6, PAGES 166-167
 NOT A PART



& TIFFANY
 CA JTWRS
 NO.
 461-207
 STATION UNIT 2'
 RES 34 & 35
 ART



LANDS OF
 MICHAEL ROSS STREICHER
 TAX PARCEL NO.
 34-35-16-02461-603
 "FOREST PLANTATION COMMERCIAL SUBDIVISION"
 PLAT BOOK 7, PAGES 50 & 51

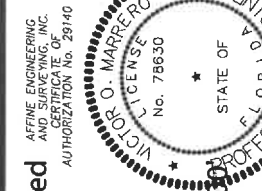


THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G015-23.004 F.A.C.

DATE	07/23/20
CHECKED BY	MA
DRAWN BY	MA
JOB #	20001
SCALE	1"=20'
BR #	1
DATE	5/8/23
REVISED	REVISED BUILDING NORTH ARROW
BR #	2
DATE	7/17/23
REVISED	REVISED POND LOCATION AND PARKING

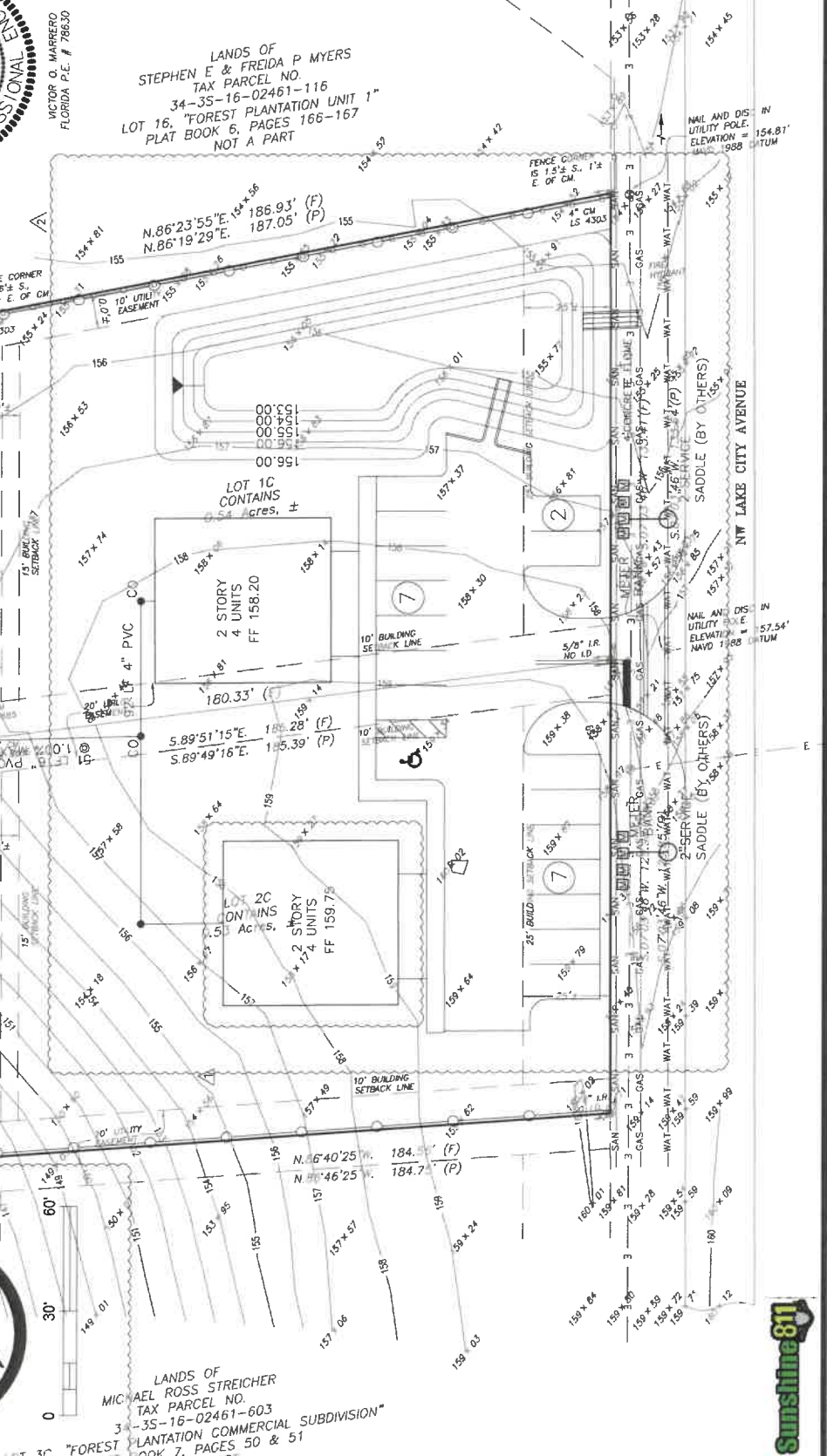
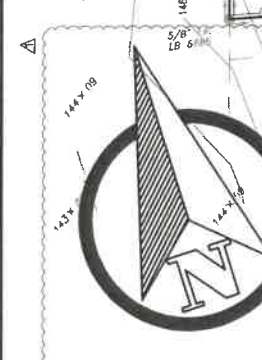
AFFINE
AFFINE ENGINEERING AND SURVEYING, INC
CIVIL ENGINEERS
SURVEYORS
120 NW GREEN LANE CTR., OMAHA, NE 68102
TELEPHONE NUMBER 402-421-5544
FAX NUMBER 402-421-5544

PREPARED FOR: GANSKOP PROPERTIES LLC
SHEET 5
DRAWING NO. 20-001



Victor Marrero
Digitally signed by Victor O Marrero
Date: 2023.07.18 21:31:08 -0400

NOTES
1. ELEVATIONS BASED ON TIFSBY & JTWBAY STA 61-207 STATION DATUM
ES 34 & 35
ART



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

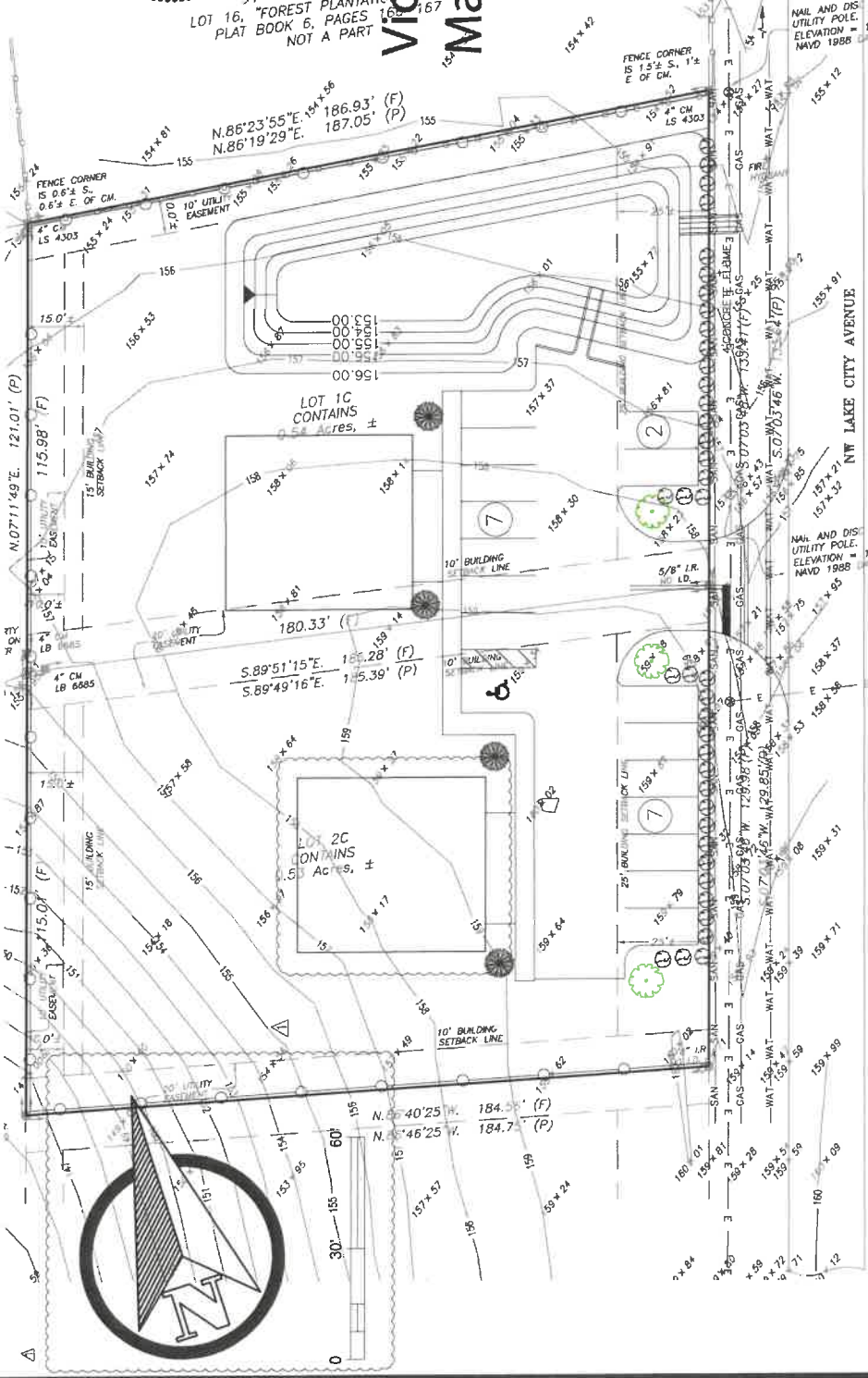
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SCALE	1"=20'	
JOB #	20001	
DRAWN BY	MM	
CHECKED BY	MM	
REVISIONS		
NO.	DATE	DESCRIPTION
1	5/16/23	REVISED BUILDING NORTH ARROW
2	7/17/23	REVISED ROAD LOCATION AND PARKING

AFFINE ENGINEERING AND SURVEYING, INC.
 CIVIL ENGINEERS
 AFFINE

PREPARED FOR:
 GANSKOP PROPERTIES LLC
 SHEET
 20-001
 DRAWING
 6



Digitally signed
 by Victor O
 Marrero
 Date: 2023.07.18
 21:33:58 -04'00



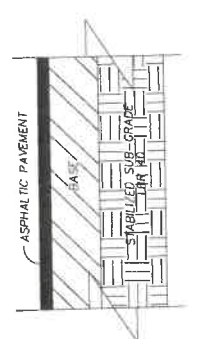
TREE AND SHRUBBERY REQUIREMENTS			
MAP SYMBOL	COMMON NAME	SCIENTIFIC NAME	NO. SIZE NOTES
	DWARF BURFORD HOLLY / LOROPETALUM	ILEX CORNUTA BURFORDI / LOROPETALUM	0 1 GAL (1) PLANT FOR EVERY 20 SF
	DWARF AZALEAS / KNOCK OUT ROSE	RHOODODENDRON ATLANTICUM / ROSA RADRAZZ	40 1 GAL (1) PLANT FOR EVERY 16 SF
	GRAPE WYRTE	LAGERSTROEMIA	4 2" GAL (MIN.)
	LIVE OAK	QUERCUS VIRGINIANA	4 4" GAL (MIN.)

NOTES
 1. ELEVATIONS BASED ON AN NAVD 88 DATUM



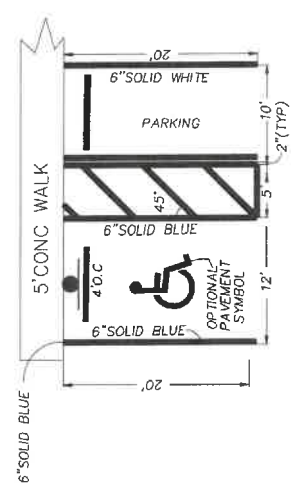
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-33.004 F.A.C.

PAVEMENT DESIGN

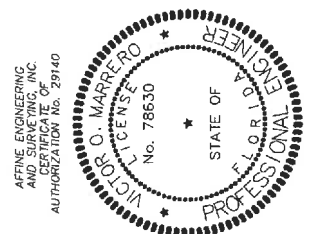


- ASPHALT 1.5" TYPE SP 12.5 ASPHALTIC CONCRETE SURFACE COURSE
- BASE 6" LIMESTONE BASE MIN. LER 100 COMPACT TO FDOT STANDARDS
- BASE 12" STABILIZED SUB-BASE LER 40 COMPACT TO FDOT STANDARDS

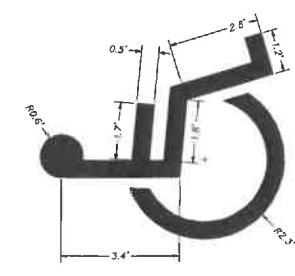
H.C. PARKING



NOTE: SUGGESTED HANDICAP PARKING LAYOUT SEE PARKING PLAN FOR PROPOSED LOCATION

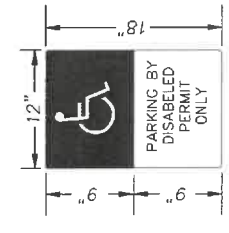


VICTOR O. MARRERO
FLORIDA P.E. # 78630



PARKING SYMBOL

NTS.

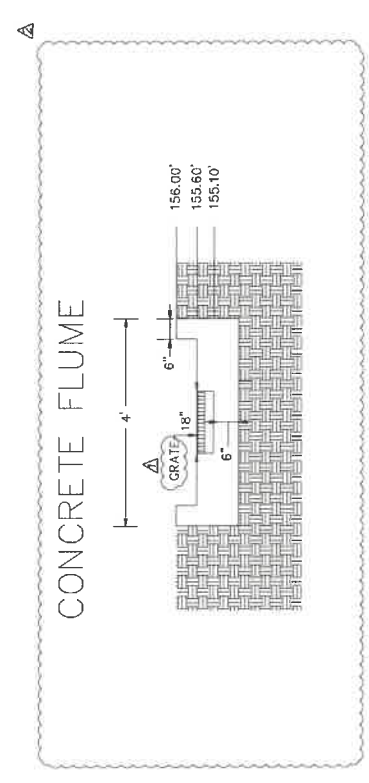
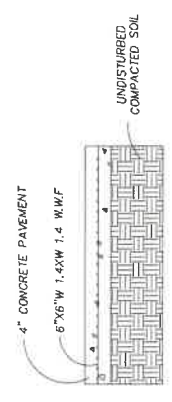


\$250.00 FINE
PER 78-40
CITY CODE

SIGN DETAIL

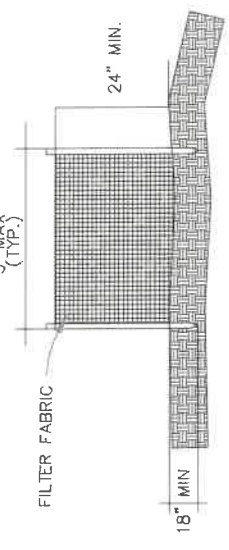
NTS.

SIDEWALK SECTION

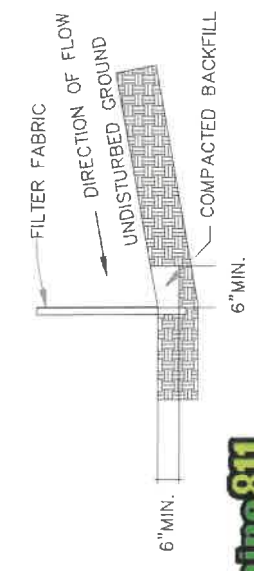


EROSION CONTROL

5' MAX (TYP.)



EROSION CONTROL



Digitally signed
by Victor O Marrero
Date: 2023.07.18
21:35:25 -0400



DRWN BY	MS
CHECKED BY	MS
DATE	5/21/21
SCALE	A1
JOB #	3000

AFFINE ENGINEERING AND SURVEYING, INC
AFFINE CIVIL ENGINEERS SURVEYORS
120 NORTH LAKE DRIVE SUITE 100
MIDDLEBOROUGH, MA 01545
TELEPHONE NUMBER 407-431-5514
FAX NUMBER 407-431-5514

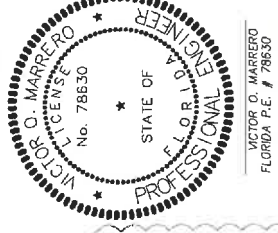
GANSKOP PROPERTIES LLC
DRAWING SHEET 20-001
7
PREPARED FOR: GANSKOP PROPERTIES LLC
DATE: 2023.07.18
21:35:25 -0400

JOB #	20007
SCALE	1"=30'
DATE	8/11/23
DRAWN BY	JMB
CHECKED BY	JMB
DATE	7/17/23
REVISION	REVISED POND LOCATION AND PARKING

AFFINE ENGINEERING AND SURVEYING, INC.
 AFFINE ENGINEERS
 CIVIL ENGINEERS
 122 NW OCEAN LAKE CITY, FLORIDA 33595
 TELEPHONE NUMBER 407-421-5534
 LICENSE NO. 12204

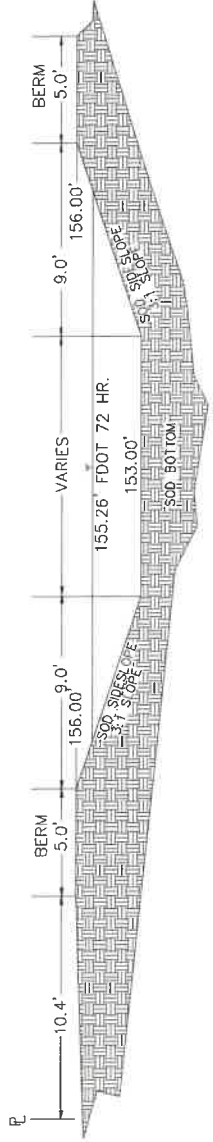
PREPARED FOR:
 GANSKOP PROPERTIES LLC
 DRAWING SHEET 20-001 8
 DETAILS-2

AFFINE ENGINEERING AND SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION No. 29140

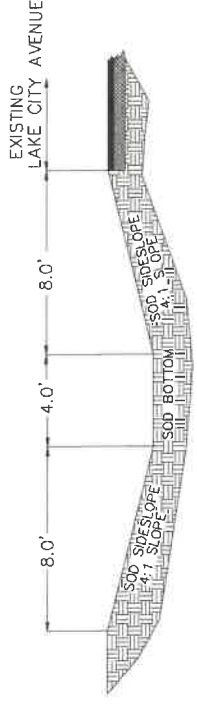


Victor O. Marrero
 Digitally signed by Victor O. Marrero
 Date: 2023.07.18 21:36:43 -04'00'

POND SECTION



DRAINAGE SWALE



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



FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

**SELF-CERTIFICATION FOR
A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING
LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND
LESS THAN 2 ACRES OF IMPERVIOUS SURFACES**

Owner(s)/Permittee(s): Mark Ganskop, Mark Ganskop
File No: 0437238001EG
File Name: THE PINES AT FOREST MEADOWS
Site Address: 450 NW Lake City Ave
Lake City FL - 32055 4823
County: Columbia
Latitude: 30° 11' 10.2893"
Longitude: -82° 42' 3.3519"
Total Project Area: 1
Total Impervious Surface Area: 0.64
**Approximate Date of Commencement
of Construction:** 10/15/2023

Registered Florida Professional: Victor Omar Marrero
License No.: 78630
Company:

Date: July 05, 2023

Mark Ganskop certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

- (a) The total project area involves less than 10 acres and less than 2 acres of impervious surface;
- (b) Activities will not impact wetlands or other surface waters;
- (c) Activities are not conducted in, on, or over wetlands or other surface waters;
- (d) Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
- (e) The project is not part of a larger common plan, development, or sale; and
- (f) The project does not:
 - 1. Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

- 2.Cause adverse impacts to existing surface water storage and conveyance capabilities;
- 3.Cause a violation of state water quality standards; or
- 4.Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards. Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer. This notice can be submitted to:

FDEP Northeast District
 8800 Baymeadows Way West
 Jacksonville, FL32256

This certification was submitted along with the following electronic documents:

File Description
Plans

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, Victor Omar Marrero, License No. 78630, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at DEP_NED@dep.state.fl.us, or as a hardcopy, at the postal address below:

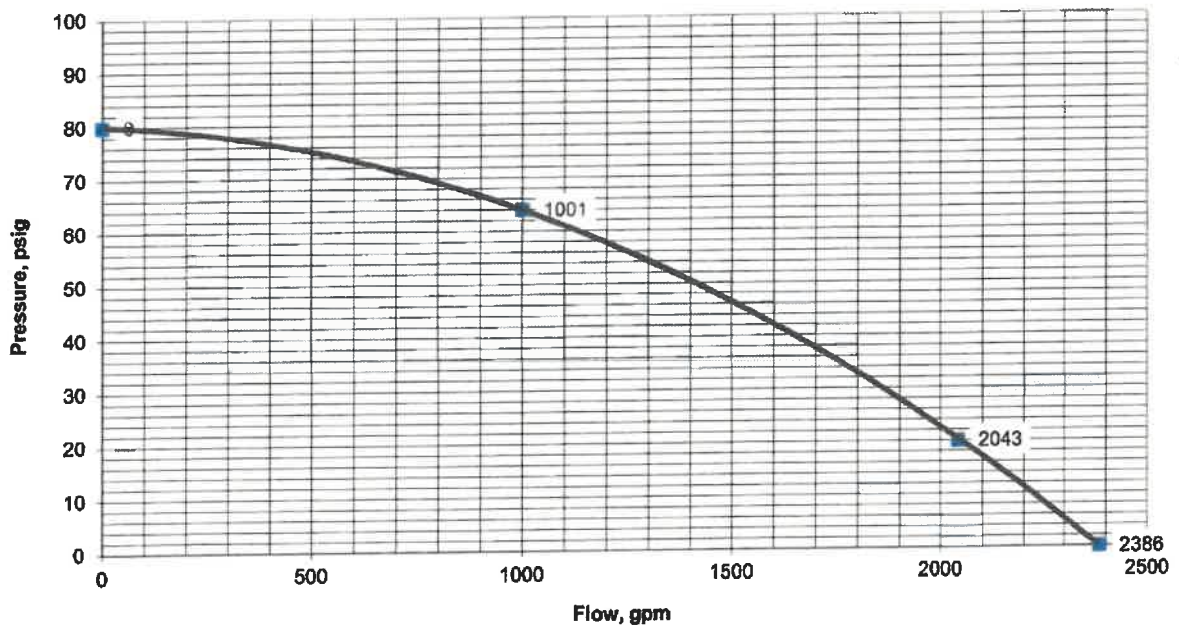
FDEP Northeast District
 8800 Baymeadows Way West
 Jacksonville, FL32256

City of Lake City Water flow report

HYDRANT # & LOCATION: **NW Lake City Ave and NW Huntsboro ST** DATE: **6/27/2023**
 TEST BY: **AI/Daniel** Day: **Friday** Time: **11:00** Minutes: **2**
 WATER SUPPLIED BY: **Municipal**
 PURPOSE OF TEST: **request**

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.8	 	
PITOT READING:	45	 	
GPM:	1001	0	0
TOTAL FLOW DURING TEST:	1001 GPM		
STATIC READING:	80 PSI	RESIDUAL:	64 PSI
RESULTS: AT 20 PSI RESIDUAL	2043 GPM		AT 0 PSI 2386 GPM
ESTIMATED CONSUMPTION:	2001 GAL.		
REMARKS:			





Affine Engineering and Surveying, Inc.

**Drainage Report
Pines of Forest Meadows
Lake City, Florida**

Pines of Forest Meadows Lake City, Florida

Project Description

The project is located off Lake City Avenue, Lots 1C and 2C, Forest Plantation Commercial Subdivision in Section 34, Township 3 South, Range 16 East, Lake City, Florida. The parcel number is 34-3S-16-601. The project involves constructing apartment buildings, parking, and other areas associated with the apartments. A retention pond will also be constructed for stormwater management.

Existing Site Conditions

The project site is a recently cleared mostly open area. See Appendix A for location map. The project is not located in a flood area. See Appendix B for map.

The USDA soil report indicates the project site has Blanton fine sand with Hydrologic Soil Group A. Holes were dug in 2 locations to a depth of approximately 48” and the soil found is consistent with the USDA classification. See Appendix C for soil map.

Proposed Stormwater Management Plan

A retention/detention pond will be used for storm water management. The plan calls for treatment of the runoff from the first 1 inch of rainfall for water quality treatment. Proposed mitigation for water quantity shall approximate the rate and volume of storm water runoff that occurred under the site's natural unimproved or existing state as required by Section 7.3.4 of the Lake City Land Development Regulations and by State Stormwater Regulations.

Pond Elevation			
Elevation	Area (sq ft)	Area (ac)	Volume (cu ft)
156.0	4,766	0.109	10,139
155.5	4,283	0.098	7,877
155.0	3,799	0.087	5,857
154.5	3,354	0.077	4,068
154.0	2,909	0.067	2,503
153.5	2,503	0.057	1,150
153.0	2,096	0.048	0

7/15/2023

WATER QUALITY

DESCRIPTION	AREA (SQ.FT.)	AREA (AC)	C		COMPOSITE	
Buildings	4,764.00	0.109	0.95	4,525.80		
Exist. Imp.	-	0.000	0.80	-		
Pond	4,766.00	0.109	1.00	4,766.00		
Drives/Parking	9,692.00	0.222	0.95	9,207.40		
Open	7,977.00	0.183	0.20	1,595.40		
TOTAL	27,199.00	0.624		20,094.60	0.74	

Treatment Volume required $0.74 \times 1' \times 27,199 = 1,675$ Cu. Ft.
 Treatment Volume available below weir at 155.1 = 6,241 Cu. Ft.

WATER QUANTITY

Pre-Developed Conditions

DESCRIPTION	AREA (SQ. FT)	AREA (AC)	CN		COMPOSITE	
Buildings	-	0.000		0.00		
Exist. Imp.	-	0.000		0.00		
Pond	-	0.000		0.00		
Drives/Parking	-	0.000		0.00		
Open	27,199.00	0.624	56	34.97		
TOTAL	27,199.00	0.624		34.97	56.0	

Post-Developed Conditions

DESCRIPTION	AREA (SQ. FT.)	AREA (AC)	CN		COMPOSITE	
Buildings	4,764.00	0.109	98	10.718		
Exist. Imp.	-	0.000		0.000		
Pond	4,766.00	0.109	100	10.941		
Drives/Parking	9,692.00	0.222	98	21.805		
Open	7,977.00	0.183	56	10.255		
TOTAL	27,199.00	0.624		53.719	86.0	

7/15/2023

Summary of Results

Event (hours)	Elevation (feet)	Rate Pre (cfs)	Rate Post (cfs)	Volume Pre (cf)	Volume Post (cf)
1	154.86	1.16	0.00	1,493.30	0.00
2	155.04	1.07	0.00	2,478.20	0.00
4	155.23	0.75	0.19	3,725.20	380.10
8	155.24	0.96	0.22	5,564.70	637.80
24	155.21	0.33	0.15	9,608.10	3,092.50
72	155.27	0.30	0.30	14,220.90	4,846.40
168	155.23	0.22	0.21	17,256.30	3,997.20
240	155.26	0.29	0.28	21,368.30	4,842.10

See App endix D for Detail Ponds Output.

Please contact me at 407.421.5534 if you have any questions.

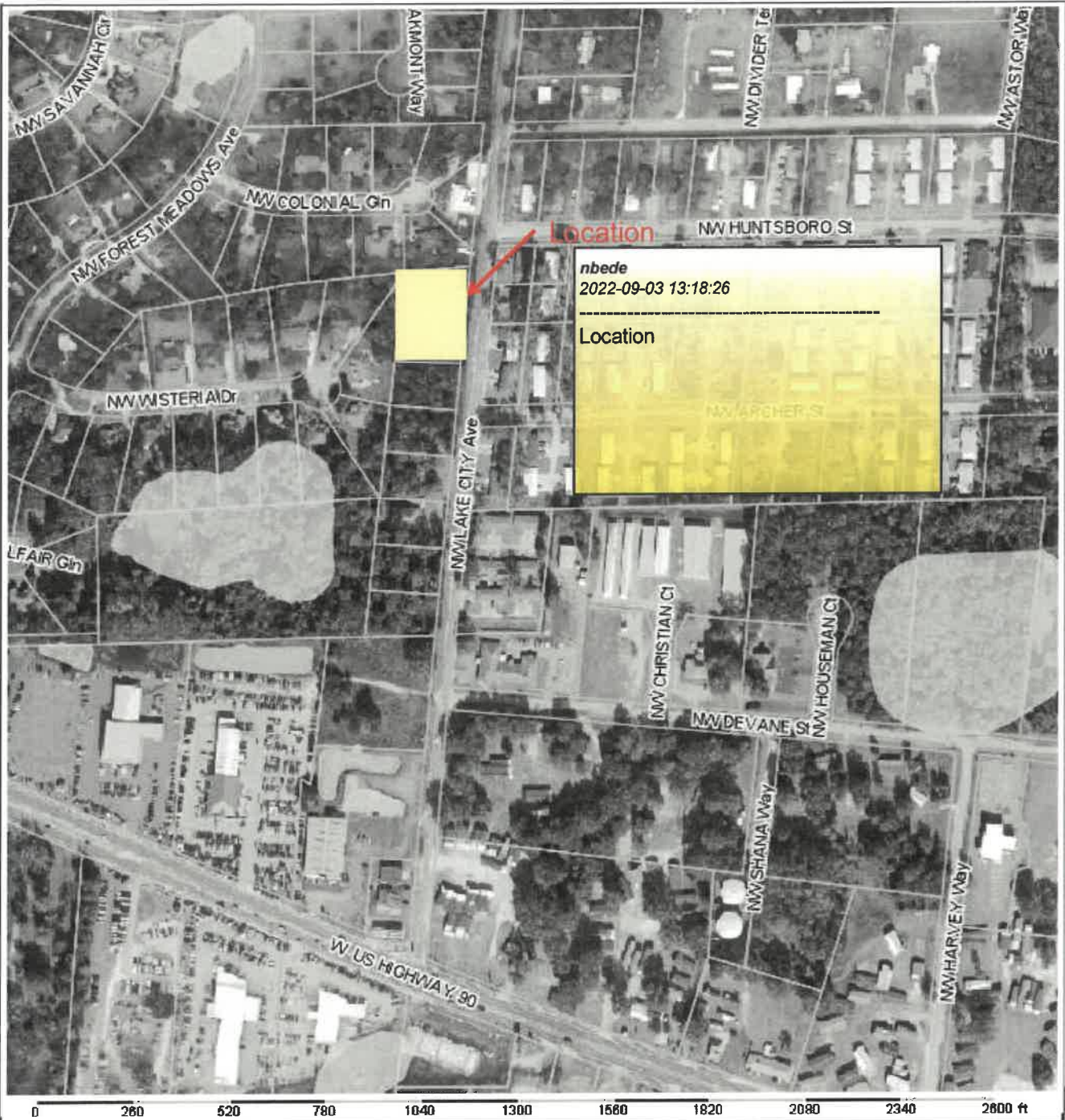
Respectfully,

Victor O. Marrero, P.E.

Digitally signed
 by Victor O
 Marrero
 Date: 2023.07.18
 21:11:18 -04'00'

7/15/2023

Appendix A



0 260 520 780 1040 1300 1560 1820 2080 2340 2600 ft

Columbia County Property Appraiser Jeff Hampton | Lake City, Florida 1386-758-1083

PARCEL: 34-35-16-02461-602 (10095) | VACANT COMMERCIAL (1000) | 0.53 AC
 LOT 2C FOREST PLANTATION COMMERCIAL S/O. WO 1231-151, DC 1356-1857, WO 1404-899.

GANSKOP PROPERTIES LLC

Owner: 736 SW ARBOR LN
 LAKE CITY, FL 32024

Site:

Sales 1124/2020 \$50,000 V(Q)
 Info 31812012 \$58,400 V(L)

2022 Working Values

Mkt Lnd	\$26,261	Appraised	\$26,261
Ag Lnd	\$0	Assessed	\$26,261
Bldg	\$0	Exempt	\$0
XFOB	\$0	county:	\$26,261
Just	\$26,261	city:	\$26,261
		other:	\$0
		school:	\$26,261

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

Appendix B

COLUMBIA COUNTY
UNINCORPORATED AREAS
120070

12023C0280D
eff. 11/2/2018

CITY OF
LAKE CITY
120406

12023C0290D
eff. 11/2/2018

Zone A

LOCATION



Appendix C



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Columbia County, Florida

Ganscop LC Ave.



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

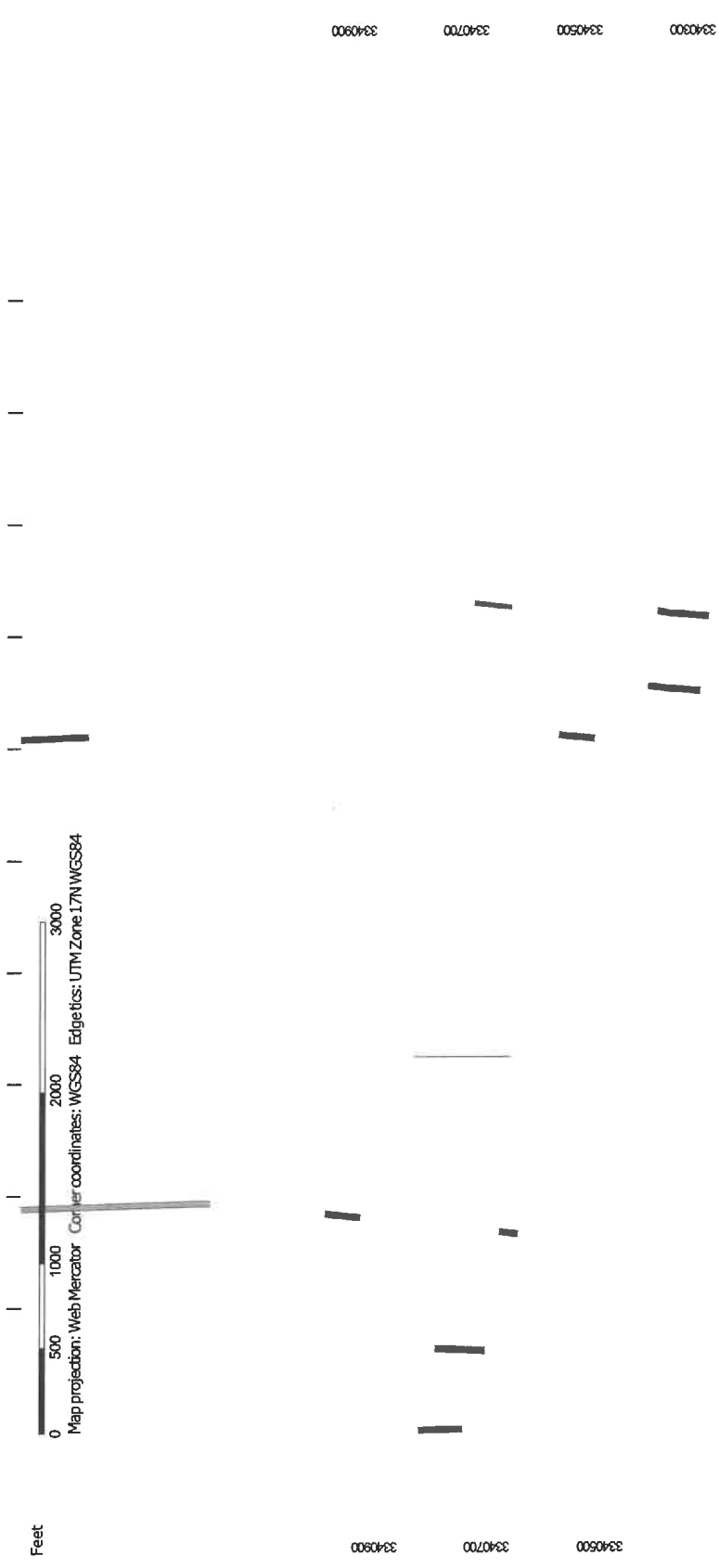
The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



































Map Scale: 1:12,000 if printed on A landscape (11" x 8.5") sheet.





MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
 -  Blowout
 -  Borrow Pit
 -  Clay Spot
 -  Closed Depression
 -  Gravel Pit
 -  Gravelly Spot
 -  Landfill
 -  Lava Flow
 -  Marsh or swamp
 -  Mine or Quarry
 -  Miscellaneous Water
 -  Perennial Water
 -  Rock Outcrop
 -  Saline Spot
 -  Sandy Spot
 -  Severely Eroded Spot
 -  Sinkhole
 -  Slide or Slip
 -  Sodic Spot
-  Water Features
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Columbia County, Florida
Survey Area Data: Version 17, Sep 2, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Blanton fine sand, 0 to 5 percent slopes	0.9	100.0%
Totals for Area of Interest		0.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Columbia County, Florida

8—Blanton fine sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2w0q2
Elevation: 30 to 200 feet
Mean annual precipitation: 51 to 59 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 258 to 310 days
Farmland classification: Not prime farmland

Map Unit Composition

Blanton and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blanton

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluve, riser
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
E - 7 to 52 inches: fine sand
Bt - 52 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 6.00 in/hr)
Depth to water table: About 42 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Forage suitability group: Sandy soils on rises, knolls, and ridges of mesic uplands
(G138XA121FL)
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic
uplands (G138XA121FL)
Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Albany

Percent of map unit: 6 percent
Landform: Ridges on marine terraces
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G138XA131FL), North Florida Flatwoods (R138XY004FL)
Hydric soil rating: No

Troup

Percent of map unit: 4 percent
Landform: Ridges, knolls
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G133AA111FL), Longleaf Pine-Turkey Oak Hills (R133AY002FL)
Hydric soil rating: No

Chipley

Percent of map unit: 3 percent
Landform: Knolls on marine terraces, rises on marine terraces, flats on marine terraces
Landform position (two-dimensional): Shoulder, footslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G138XA131FL)
Hydric soil rating: No

Alpin

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces, knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G138XA111FL), Sand Pine Scrub (R153AY001FL)
Hydric soil rating: No

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Appendix D

PONDS Version 3.3.0278
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Project Data

Project Name: Pines of Forest Meadows
Simulation Description: Lake City Ave Apartments Rev
Project Number:
Engineer :
Supervising Engineer:
Date: 07-15-2023

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum): 146.00
Water Table Elevation, [WT] (ft datum): 151.50
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 12.00
Fillable Porosity, [n] (%): 30.00
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day): 8.0
Maximum Area For Unsaturated Infiltration, [Av] (ft²): 4766.0

Geometry Data

Equivalent Pond Length, [L] (ft): 121.0
Equivalent Pond Width, [W] (ft): 41.0
Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

<u>Stage</u> (ft datum)	<u>Area</u> (ft ²)
153.00	2096.0
154.00	2909.0
155.00	3799.0
156.00	4766.0

Discharge Structures

Discharge Structure #1 is inactive

Discharge Structures (cont'd.)

Discharge Structure #2 is active as weir

Structure Parameters

Description: Wier

Weir elevation, (ft datum):	155.1
Weir coefficient:	2.861
Weir length, (ft):	1.5
Weir exponent:	1.5

Tailwater - disabled, free discharge

Discharge Structure #3 is active as weir

Structure Parameters

Description: 4' Weir

Weir elevation, (ft datum):	155.6
Weir coefficient:	2.861
Weir length, (ft):	4
Weir exponent:	1.5

Tailwater - disabled, free discharge

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Scenario Input Data

Scenario 1 :: FDOT 1 Hour (x1)

Hydrograph Type:	Inline SCS
• Modflow Routing:	Not routed
Repetitions:	1
Basin Area (acres)	0.624
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	56
Design Rainfall Depth (inches)	4.2
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 1 Hour
Initial ground water level (ft datum)	151.50 (default)
Time After Storm Event (days)	
	3.000

Scenario 2 :: FDOT 2 Hour (x1)

Hydrograph Type:	Inline SCS
• Modflow Routing:	Not routed
Repetitions:	1
Basin Area (acres)	0.624
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	56
Design Rainfall Depth (inches)	5.1
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 2 Hour
Initial ground water level (ft datum)	151.50 (default)
Time After Storm Event (days)	
	3.000

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Scenario Input Data (cont'd.)

Scenario 3 :: FDOT 4 Hour (x1)

Hydrograph Type:	Inline SCS
• Modflow Routing:	Not routed
Repetitions:	1
Basin Area (acres)	0.624
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	56
Design Rainfall Depth (inches)	6.1
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 4 Hour
Initial ground water level (ft datum)	151.50 (default)
Time After Storm Event (days)	
	3.000

Scenario 4 :: FDOT 8 Hour (x1)

Hydrograph Type:	Inline SCS
• Modflow Routing:	Not routed
Repetitions:	1
Basin Area (acres)	0.624
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	56
Design Rainfall Depth (inches)	7.4
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 8 Hour
Initial ground water level (ft datum)	151.50 (default)
Time After Storm Event (days)	
	3.000

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Scenario Input Data (cont'd.)

Scenario 5 :: FDOT 24 Hour (x1)

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 0.624
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 56
Design Rainfall Depth (inches) 9.8
Design Rainfall Duration (hours) 24.0
Shape Factor UHG 484
Rainfall Distribution FDOT 24 Hour

Initial ground water level (ft datum) 151.50 (default)

Time After
Storm Event
(days)

3.000

Scenario 6 :: FDOT 72 Hour (x1)

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 0.624
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 56
Design Rainfall Depth (inches) 12.4
Design Rainfall Duration (hours) 72.0
Shape Factor UHG 484
Rainfall Distribution FDOT 72 Hour

Initial ground water level (ft datum) 151.50 (default)

Time After
Storm Event
(days)

3.000

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Scenario Input Data (cont'd.)

Scenario 7 :: FDOT 168 Hour (x1)

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 0.624
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 56
Design Rainfall Depth (inches) 14.0
Design Rainfall Duration (hours) 168.0
Shape Factor UHG 484
Rainfall Distribution FDOT 168 Hour

Initial ground water level (ft datum) 151.50 (default)

Time After
Storm Event
(days)

3.000

Scenario 8 :: FDOT 240 Hour (x1)

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 0.624
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 56
Design Rainfall Depth (inches) 16.1
Design Rainfall Duration (hours) 240.0
Shape Factor UHG 484
Rainfall Distribution FDOT 240 Hour

Initial ground water level (ft datum) 151.50 (default)

Time After
Storm Event
(days)

3.000

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Scenario Input Data (cont'd.)

Scenario 9 :: FDOT 1 Hour (x1)

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1
Basin Area (acres)	0.624
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	86
Design Rainfall Depth (inches)	4.2
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 1 Hour
Initial ground water level (ft datum)	151.50 (default)
Time After Storm Event (days)	3.000

Scenario 10 :: FDOT 2 Hour (x1)

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1
Basin Area (acres)	0.624
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	86
Design Rainfall Depth (inches)	5.1
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 2 Hour
Initial ground water level (ft datum)	151.50 (default)
Time After Storm Event (days)	3.000

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Scenario Input Data (cont'd.)

Scenario 11 :: FDOT 4 Hour (x1)

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1
Basin Area (acres)	0.624
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	86
Design Rainfall Depth (inches)	6.1
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 4 Hour
Initial ground water level (ft datum)	151.50 (default)
Time After Storm Event (days)	
	<u>3.000</u>

Scenario 12 :: FDOT 8 Hour (x1)

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1
Basin Area (acres)	0.624
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	86
Design Rainfall Depth (inches)	7.4
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 8 Hour
Initial ground water level (ft datum)	151.50 (default)
Time After Storm Event (days)	
	<u>3.000</u>

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Scenario Input Data (cont'd.)

Scenario 13 :: FDOT 24 Hour (x1)

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1
Basin Area (acres)	0.624
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	86
Design Rainfall Depth (inches)	9.8
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 24 Hour
Initial ground water level (ft datum)	151.50 (default)
Time After Storm Event (days)	
	<u>3.000</u>

Scenario 14 :: FDOT 72 Hour (x1)

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1
Basin Area (acres)	0.624
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	86
Design Rainfall Depth (inches)	12.4
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 72 Hour
Initial ground water level (ft datum)	151.50 (default)
Time After Storm Event (days)	
	<u>3.000</u>

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Scenario Input Data (cont'd.)

Scenario 15 :: FDOT 168 Hour (x1)

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1
Basin Area (acres)	0.624
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	86
Design Rainfall Depth (inches)	14.0
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 168 Hour
Initial ground water level (ft datum)	151.50 (default)
Time After Storm Event (days)	3.000

Scenario 16 :: FDOT 240 Hour (x1)

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1
Basin Area (acres)	0.624
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	86
Design Rainfall Depth (inches)	16.1
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 240 Hour
Initial ground water level (ft datum)	151.50 (default)
Time After Storm Event (days)	3.000

Scenario 17 :: 1" of runoff from site

Hydrograph Type:	Slug Load
Modflow Routing:	Routed with infiltration
Treatment Volume (ft ³)	1675
Initial ground water level (ft datum)	151.50 (default)

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Scenario Input Data (cont'd.)

Scenario 17 (cont'd.) :: Slug Load :: 1" of runoff from site

<u>Time After Storm Event (days)</u>	<u>Time After Storm Event (days)</u>	<u>Time After Storm Event (days)</u>
0.100	2.000	7.000
0.250	2.500	10.000
0.500	3.000	15.000
1.000	3.500	30.000
1.500	4.000	

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Modflow Log

MODFLOW CONTROL PARAMETERS

Perimeter boundary condition: constant head
Maximum iterations of outer loop: 150
Maximum iterations of inner loop: 60
Horizontal conductivity within pond: 1000000 (if ground water mound is expected to intersect pond bottom)
Instantaneous storage coefficient: Volumetric balance
Default head closure tolerance: .01
Default residual closure tolerance: .5
Target water budget error: 1
On failure to converge: Rerun limiting inner loop to one iteration
 > Maximum number of iterations of outer loop: 500
Running Average Porosity is active
 > Starting on pass: 2
 > When outer iteration reaches: 50
 > Number of data points: 4
Running Average Pond Stage (for discharge structures with tailwater) is active
 > Starting on pass: 2
 > When outer iteration reaches: 50
 > Number of data points: 4
Grid size: 1000 ft (from pond centerline)
Mound Output: none

Begin Scenario 1 7/15/2023 14:23:32
End Scenario 1 7/15/2023 14:23:32

Begin Scenario 2 7/15/2023 14:23:32
End Scenario 2 7/15/2023 14:23:32

Begin Scenario 3 7/15/2023 14:23:33
End Scenario 3 7/15/2023 14:23:33

Begin Scenario 4 7/15/2023 14:23:33
End Scenario 4 7/15/2023 14:23:33

Begin Scenario 5 7/15/2023 14:23:34
End Scenario 5 7/15/2023 14:23:34

Begin Scenario 6 7/15/2023 14:23:34
End Scenario 6 7/15/2023 14:23:34

Begin Scenario 7 7/15/2023 14:23:35
End Scenario 7 7/15/2023 14:23:35

Begin Scenario 8 7/15/2023 14:23:36
End Scenario 8 7/15/2023 14:23:36

Begin Scenario 9 7/15/2023 14:23:37
End Scenario 9 7/15/2023 14:23:37

Begin Scenario 10 7/15/2023 14:23:37
End Scenario 10 7/15/2023 14:23:37

Begin Scenario 11 7/15/2023 14:23:38
End Scenario 11 7/15/2023 14:23:38

Begin Scenario 12 7/15/2023 14:23:38
End Scenario 12 7/15/2023 14:23:38

Begin Scenario 13 7/15/2023 14:23:39
End Scenario 13 7/15/2023 14:23:39

Begin Scenario 14 7/15/2023 14:23:40

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Modflow Log (cont'd.)

End Scenario 14 7/15/2023 14:23:42

Begin Scenario 15 7/15/2023 14:23:42
End Scenario 15 7/15/2023 14:23:45

Begin Scenario 16 7/15/2023 14:23:46
End Scenario 16 7/15/2023 14:23:51

Begin Scenario 17 7/15/2023 14:23:52
End Scenario 17 7/15/2023 14:23:52

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Sort-By-Category Report

Scenarios Considered: 1 to 17

Stage - Maximum

Rank	Scenario Number	Maximum Stage (ft datum)	Time (hours)	Description
1	14	155.268	60.044	FDOT 72 Hour (x1)
2	16	155.262	184.022	FDOT 240 Hour (x1)
3	12	155.238	5.022	FDOT 8 Hour (x1)
4	15	155.232	160.000	FDOT 168 Hour (x1)
5	11	155.225	3.156	FDOT 4 Hour (x1)
6	13	155.209	19.044	FDOT 24 Hour (x1)
7	10	155.038	1.933	FDOT 2 Hour (x1)
8	9	154.860	1.022	FDOT 1 Hour (x1)
9	17	153.703	0.002	1" of runoff from site
10	1	Not Available	Not Available	FDOT 1 Hour (x1)
11	2	Not Available	Not Available	FDOT 2 Hour (x1)
12	3	Not Available	Not Available	FDOT 4 Hour (x1)
13	4	Not Available	Not Available	FDOT 8 Hour (x1)
14	5	Not Available	Not Available	FDOT 24 Hour (x1)
15	6	Not Available	Not Available	FDOT 72 Hour (x1)
16	7	Not Available	Not Available	FDOT 168 Hour (x1)
17	8	Not Available	Not Available	FDOT 240 Hour (x1)

Infiltration - Cumulative Volume - Maximum Positive

Rank	Scenario Number	Maximum Positive Cumulative Infiltration Volume (ft ³)	Time (hours)	Description
1	16	24725.0	312.578	FDOT 240 Hour (x1)
2	15	20773.4	240.578	FDOT 168 Hour (x1)
3	14	16721.3	144.578	FDOT 72 Hour (x1)
4	13	13295.5	96.578	FDOT 24 Hour (x1)
5	12	10943.3	80.578	FDOT 8 Hour (x1)
6	11	9240.3	76.578	FDOT 4 Hour (x1)
7	10	2651.6	2.578	FDOT 2 Hour (x1)
8	9	1416.0	1.578	FDOT 1 Hour (x1)
9	17	1.5	0.002	1" of runoff from site
10	1	Not Available	Not Available	FDOT 1 Hour (x1)
11	2	Not Available	Not Available	FDOT 2 Hour (x1)
12	3	Not Available	Not Available	FDOT 4 Hour (x1)
13	4	Not Available	Not Available	FDOT 8 Hour (x1)
14	5	Not Available	Not Available	FDOT 24 Hour (x1)
15	6	Not Available	Not Available	FDOT 72 Hour (x1)
16	7	Not Available	Not Available	FDOT 168 Hour (x1)
17	8	Not Available	Not Available	FDOT 240 Hour (x1)

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Sort-By-Category Report (cont'd.)

Infiltration - Cumulative Volume - End of Simulation

Rank	Scenario Number	Cumulative Infiltration Volume End Of Simulation (ft ³)	Time (hours)	Description
1	16	24725.0	312.578	FDOT 240 Hour (x1)
2	15	20773.4	240.578	FDOT 168 Hour (x1)
3	14	16721.3	144.578	FDOT 72 Hour (x1)
4	13	13295.5	96.578	FDOT 24 Hour (x1)
5	12	10943.3	80.578	FDOT 8 Hour (x1)
6	11	9240.3	76.578	FDOT 4 Hour (x1)
7	10	8068.6	74.578	FDOT 2 Hour (x1)
8	9	6182.5	73.578	FDOT 1 Hour (x1)
9	17	1675.0	720.000	1" of runoff from site
10	1	Not Available	Not Available	FDOT 1 Hour (x1)
11	2	Not Available	Not Available	FDOT 2 Hour (x1)
12	3	Not Available	Not Available	FDOT 4 Hour (x1)
13	4	Not Available	Not Available	FDOT 8 Hour (x1)
14	5	Not Available	Not Available	FDOT 24 Hour (x1)
15	6	Not Available	Not Available	FDOT 72 Hour (x1)
16	7	Not Available	Not Available	FDOT 168 Hour (x1)
17	8	Not Available	Not Available	FDOT 240 Hour (x1)

Discharge - Rate - Maximum Positive

Rank	Scenario Number	Maximum Positive Discharge Rate (ft ³ /s)	Time (hours)	Description
1	1	1.1589	0.689	FDOT 1 Hour (x1)
2	2	1.0672	0.844	FDOT 2 Hour (x1)
3	4	0.9595	4.022	FDOT 8 Hour (x1)
4	3	0.7512	2.533	FDOT 4 Hour (x1)
5	5	0.3284	12.000	FDOT 24 Hour (x1)
6	6	0.2988	59.978	FDOT 72 Hour (x1)
7	14	0.2966	60.044	FDOT 72 Hour (x1)
8	8	0.2906	184.000	FDOT 240 Hour (x1)
9	16	0.2802	184.022	FDOT 240 Hour (x1)
10	12	0.2199	5.022	FDOT 8 Hour (x1)
11	7	0.2174	160.000	FDOT 168 Hour (x1)
12	15	0.2061	160.000	FDOT 168 Hour (x1)
13	11	0.1889	3.156	FDOT 4 Hour (x1)
14	13	0.1538	19.044	FDOT 24 Hour (x1)
15	9	None	N.A.	FDOT 1 Hour (x1)
16	10	None	N.A.	FDOT 2 Hour (x1)
17	17	None	N.A.	1" of runoff from site

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Sort-By-Category Report (cont'd.)

Discharge - Cumulative Volume - Maximum Positive

Rank	Scenario Number	Maximum Positive Cumulative Discharge Volume (ft ³)	Time (hours)	Description
1	8	21368.3	240.533	FDOT 240 Hour (x1)
2	7	17256.3	168.533	FDOT 168 Hour (x1)
3	6	14220.9	72.533	FDOT 72 Hour (x1)
4	5	9608.1	24.533	FDOT 24 Hour (x1)
5	4	5564.7	8.533	FDOT 8 Hour (x1)
6	14	4846.4	70.556	FDOT 72 Hour (x1)
7	16	4842.1	217.156	FDOT 240 Hour (x1)
8	15	3997.2	240.578	FDOT 168 Hour (x1)
9	3	3725.2	4.533	FDOT 4 Hour (x1)
10	13	3092.5	24.400	FDOT 24 Hour (x1)
11	2	2478.2	2.533	FDOT 2 Hour (x1)
12	1	1493.3	1.533	FDOT 1 Hour (x1)
13	12	637.8	8.378	FDOT 8 Hour (x1)
14	11	380.1	3.911	FDOT 4 Hour (x1)
15	9	None	N.A.	FDOT 1 Hour (x1)
16	10	None	N.A.	FDOT 2 Hour (x1)
17	17	None	N.A.	1" of runoff from site

Discharge - Cumulative Volume - End of Simulation

Rank	Scenario Number	Cumulative Discharge Volume End Of Simulation (ft ³)	Time (hours)	Description
1	8	21368.3	312.578	FDOT 240 Hour (x1)
2	7	17256.3	240.578	FDOT 168 Hour (x1)
3	6	14220.9	144.578	FDOT 72 Hour (x1)
4	5	9608.1	96.578	FDOT 24 Hour (x1)
5	4	5564.7	80.578	FDOT 8 Hour (x1)
6	14	4846.4	144.578	FDOT 72 Hour (x1)
7	16	4842.1	312.578	FDOT 240 Hour (x1)
8	15	3997.2	240.578	FDOT 168 Hour (x1)
9	3	3725.2	76.578	FDOT 4 Hour (x1)
10	13	3092.5	96.578	FDOT 24 Hour (x1)
11	2	2478.2	74.578	FDOT 2 Hour (x1)
12	1	1493.3	73.578	FDOT 1 Hour (x1)
13	12	637.8	80.578	FDOT 8 Hour (x1)
14	11	380.1	76.578	FDOT 4 Hour (x1)
15	9	0.0	73.578	FDOT 1 Hour (x1)
16	10	0.0	74.578	FDOT 2 Hour (x1)
17	17	0.0	720.000	1" of runoff from site

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Summary of Results :: Scenario 1 :: FDOT 1 Hour (x1)

Stage	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	0.689		1.1589	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	1.533			1493.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	73.578			1493.3
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	0.689		1.1589	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	1.533			1493.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	73.578			1493.3
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

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Summary of Results :: Scenario 2 :: FDOT 2 Hour (x1)

Stage	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	0.844		1.0672	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	2.533			2478.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.578			2478.2
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	0.844		1.0672	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	2.533			2478.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.578			2478.2
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

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Summary of Results :: Scenario 3 :: FDOT 4 Hour (x1)

Stage	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	2.533		0.7512	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.533			3725.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	76.578			3725.2
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	2.533		0.7512	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.533			3725.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	76.578			3725.2
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

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Summary of Results :: Scenario 4 :: FDOT 8 Hour (x1)

Stage	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	4.022		0.9595	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	8.533			5564.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	80.578			5564.7
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	4.022		0.9595	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	8.533			5564.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	80.578			5564.7
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

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Summary of Results :: Scenario 5 :: FDOT 24 Hour (x1)

Stage	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	12.000		0.3284	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			9608.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.578			9608.1
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	12.000		0.3284	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			9608.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.578			9608.1
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

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Summary of Results :: Scenario 6 :: FDOT 72 Hour (x1)

Stage	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	59.978		0.2988	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	72.533			14220.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	144.578			14220.9
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	59.978		0.2988	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	72.533			14220.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	144.578			14220.9
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

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Summary of Results :: Scenario 7 :: FDOT 168 Hour (x1)

Stage	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	160.000		0.2174	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	168.533			17256.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	240.578			17256.3
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	160.000		0.2174	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	168.533			17256.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	240.578			17256.3
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

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Summary of Results :: Scenario 8 :: FDOT 240 Hour (x1)

Stage	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	184.000		0.2906	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	240.533			21368.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	312.578			21368.3
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	184.000		0.2906	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	240.533			21368.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	312.578			21368.3
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

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Summary of Results :: Scenario 9 :: FDOT 1 Hour (x1)

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	0.000	151.50		
Maximum	1.022	154.86		
Inflow				
Rate - Maximum - Positive	0.600		4.0607	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	1.533			6182.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	73.578			6182.5
Infiltration				
Rate - Maximum - Positive	1.022		0.3408	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	1.578			1416.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	73.578			6182.5
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	73.578			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	73.578			0.0
Discharge Structure 3 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	73.578			0.0
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

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Summary of Results :: Scenario 10 :: FDOT 2 Hour (x1)

Stage	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Minimum	0.000	151.50		
Maximum	1.933	155.04		
Inflow				
Rate - Maximum - Positive	0.822		3.2783	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	2.533			8068.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.578			8068.6
Infiltration				
Rate - Maximum - Positive	1.933		0.3558	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	2.578			2651.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.578			8068.6
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.578			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.578			0.0
Discharge Structure 3 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.578			0.0
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

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Summary of Results :: Scenario 11 :: FDOT 4 Hour (x1)

Stage	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Minimum	0.000	151.50		
Maximum	3.156	155.22		
Inflow				
Rate - Maximum - Positive	2.022		1.7199	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.533			10164.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	76.578			10164.9
Infiltration				
Rate - Maximum - Positive	3.933		0.8486	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	76.578			9240.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	76.578			9240.3
Combined Discharge				
Rate - Maximum - Positive	3.156		0.1889	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.911			380.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	76.578			380.1
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.911			380.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	76.578			380.1
Discharge Structure 3 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	76.578			0.0
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

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Summary of Results :: Scenario 12 :: FDOT 8 Hour (x1)

Stage	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	0.000	151.50		
Maximum	5.022	155.24		
Inflow				
Rate - Maximum - Positive	4.000		1.8041	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	8.533			12945.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	80.578			12945.5
Infiltration				
Rate - Maximum - Positive	5.044		1.0809	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	80.578			10943.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	80.578			10943.3
Combined Discharge				
Rate - Maximum - Positive	5.022		0.2199	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	8.378			637.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	80.578			637.8
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	5.044		0.1861	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	8.378			637.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	80.578			637.8
Discharge Structure 3 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	80.578			0.0
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

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Summary of Results :: Scenario 13 :: FDOT 24 Hour (x1)

Stage	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Minimum	0.000	151.50		
Maximum	19.044	155.21		
Inflow				
Rate - Maximum - Positive	12.000		0.5799	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			18411.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.578			18411.3
Infiltration				
Rate - Maximum - Positive	9.289		0.4052	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	96.578			13295.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.578			13295.5
Combined Discharge				
Rate - Maximum - Positive	19.044		0.1538	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.400			3092.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.578			3092.5
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	19.044		0.1538	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.400			3092.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.578			3092.5
Discharge Structure 3 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.578			0.0
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

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Summary of Results :: Scenario 14 :: FDOT 72 Hour (x1)

Stage	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Minimum	0.000	151.50		
Maximum	60.044	155.27		
Inflow				
Rate - Maximum - Positive	59.978		0.3790	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	72.533			24112.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	144.578			24112.0
Infiltration				
Rate - Maximum - Positive	12.000		0.1580	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	144.578			16721.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	144.578			16721.3
Combined Discharge				
Rate - Maximum - Positive	60.044		0.2966	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	70.556			4846.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	144.578			4846.4
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	60.044		0.2966	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	70.556			4846.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	144.578			4846.4
Discharge Structure 3 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	144.578			0.0
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

PONDS Version 3.3.0278
Retention Pond Recovery - Refined Method
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Devo Seereeram, Ph.D., P.E.

Summary of Results :: Scenario 15 :: FDOT 168 Hour (x1)

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	0.000	151.50		
Maximum	160.000	155.23		
Inflow				
Rate - Maximum - Positive	160.000		0.2558	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	168.533			27692.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	240.578			27692.1
Infiltration				
Rate - Maximum - Positive	38.222		0.1312	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	240.578			20773.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	240.578			20773.4
Combined Discharge				
Rate - Maximum - Positive	160.000		0.2061	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	240.578			3997.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	240.578			3997.2
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	160.000		0.2061	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	240.578			3997.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	240.578			3997.2
Discharge Structure 3 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	240.578			0.0
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

PONDS Version 3.3.0278
Retention Pond Recovery - Refined Method
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Devo Seereeram, Ph.D., P.E.

Summary of Results :: Scenario 16 :: FDOT 240 Hour (x1)

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	0.000	151.50		
Maximum	184.022	155.26		
Inflow				
Rate - Maximum - Positive	184.000		0.3444	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	240.533			32403.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	312.578			32403.7
Infiltration				
Rate - Maximum - Positive	37.956		0.1618	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	312.578			24725.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	312.578			24725.0
Combined Discharge				
Rate - Maximum - Positive	184.022		0.2802	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	217.156			4842.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	312.578			4842.1
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	184.022		0.2802	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	217.156			4842.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	312.578			4842.1
Discharge Structure 3 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	312.578			0.0
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

PONDS Version 3.3.0278
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Summary of Results :: Scenario 17 :: 1" of runoff from site

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	0.000	151.50		
Maximum	0.002	153.70		
Inflow				
Rate - Maximum - Positive	0.002		279.1667	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	0.002			1675.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	720.000			1675.0
Infiltration				
Rate - Maximum - Positive	0.002		0.2468	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	0.002			1.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	720.000			1675.0
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	720.000			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	720.000			0.0
Discharge Structure 3 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	720.000			0.0
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	36.000	Dry		1675.0
72 Hour Stage and Infiltration Volume	72.000	Dry		1675.0

Stage-Area-Storage for Pond

<u>Elevation</u> (feet)	<u>Surface</u> (sq-ft)	<u>Storage</u> (cubic-feet)	<u>Elevation</u> (feet)	<u>Surface</u> (sq-ft)	<u>Storage</u> (cubic-feet)
153.00	2,096	0	155.60	4,379	8,310
153.05	2,137	106	155.65	4,428	8,530
153.10	2,177	214	155.70	4,476	8,753
153.15	2,218	324	155.75	4,524	8,978
153.20	2,259	435	155.80	4,573	9,205
153.25	2,299	549	155.85	4,621	9,435
153.30	2,340	665	155.90	4,669	9,667
153.35	2,381	783	155.95	4,718	9,902
153.40	2,421	903	156.00	4,766	10,139
153.45	2,462	1,026			
153.50	2,503	1,150			
153.55	2,543	1,276			
153.60	2,584	1,404			
153.65	2,624	1,534			
153.70	2,665	1,666			
153.75	2,706	1,801			
153.80	2,746	1,937			
153.85	2,787	2,075			
153.90	2,828	2,216			
153.95	2,868	2,358			
154.00	2,909	2,503			
154.05	2,954	2,649			
154.10	2,998	2,798			
154.15	3,043	2,949			
154.20	3,087	3,102			
154.25	3,132	3,258			
154.30	3,176	3,415			
154.35	3,220	3,575			
154.40	3,265	3,737			
154.45	3,309	3,902			
154.50	3,354	4,068			
154.55	3,399	4,237			
154.60	3,443	4,408			
154.65	3,488	4,581			
154.70	3,532	4,757			
154.75	3,577	4,935			
154.80	3,621	5,115			
154.85	3,665	5,297			
154.90	3,710	5,481			
154.95	3,754	5,668			
155.00	3,799	5,857			
155.05	3,847	6,048			
155.10	3,896	6,241			
155.15	3,944	6,437			
155.20	3,992	6,636			
155.25	4,041	6,836			
155.30	4,089	7,040			
155.35	4,137	7,245			
155.40	4,186	7,453			
155.45	4,234	7,664			
155.50	4,283	7,877			
155.55	4,331	8,092			



Affine Engineering and Surveying, Inc.

July 4, 2023

re: Pines of Forest Meadows Impact Analysis

The site is currently vacant. The maximum allowed dwelling units is 8 (4 units per building). Three bedroom dwelling units were used for these calculations.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 8th edition, ITE code 220
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 53 ADT & 5 Peak PM trips

Table 1

Trip Generation Analysis						
ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	DU	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	8.00	53	5

* FDOT 8th Ed. ITE Trip generation

- Potable Water: 2,400 gallons per day

Table 2

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)
Apartment	300.00	8.00	2400.00

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

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Job (20001) Ganskop

□

- Sanitary Sewer Water: 2,400 gallons per day

Table 3

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)
Apartment	300.00	8.00	2400.00

* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

- Solid Waste: 17.52 tons per year

Table 4

Solid Waste Analysis			
Use	Tons Per Dwelling Unit**	bedrooms	Total (Tons Per Year)
Apartment	4.00	24.00	17.52

**4# per bedroom per day

Please contact me at 407.421.5534 if you have any questions.

Respectfully,

Victor O Marrero Digitally signed by Victor O Marrero
 Date: 2023.07.04 19:49:52 -04'00'

Victor O. Marrero, P.E.





January 24, 2023

re: Lake City Avenue Apartments

The Lake City Avenue Apartments proposed comprehensive plan amendment change is consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The subject project fronts Lake City Avenue, and is consistent with the City's Future Land Use plan. The generated traffic will not substantially impact any residential neighborhoods.

- Policy 1.1.1 The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private sub regional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The subject project has direct access to Lake City Avenue which is collector road where city water and city sewer are available.

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The subject project is consistent with the surrounding residential multi family and single family uses.

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2023.

Consistency: The project is consistent with the future land use map.

- Policy I.1.4 The City shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: The proposed project will not cause any adverse effects to existing land uses.

- Policy I.1.5 The City shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Consistency: The proposed project will be in conformance to the land topography and soil conditions and will be served by existing sewer, gas and water systems.

- Policy I.1.6 The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the City. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency: The proposed multifamily residential project is compatible with the adjacent properties and can co-exist without negative impacts to other uses in relative proximity to the development over time.

Please contact me at 407.421.5534 if you have any questions.

Respectfully,

Victor O
Marrero

Victor O. Marrero, P.E.

Digitally signed by
Victor O Marrero
Date: 2023.07.04
19:48:29 -04'00'

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Job (20000) Ganskop

Prepared by and return to:

Brent E. Baris P.A.
Brent E. Baris, Esq.
P.O. Box 223
High Springs, FL 32655
(386) 454-0688
File Number: 19-018

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 5th day of December, 2022 between **Ganskop Properties LLC, a Florida Limited Liability Company**, whose post office address is 175 NW Amenity Ct. Lake City, FL 32055, grantor, and **The Pines at Forest Meadows, LLC, a Florida Limited Liability Company**, whose post office address is 175 NW Amenity Ct. Lake City, FL 32055, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lots 1C and 2C, Forest Plantation Commercial Subdivision, according to the map or plat thereof as recorded in Plat Book 7, Page 50, Public Records of Columbia County, Florida


Subject to zoning, restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the plat or common to the subdivision; public utility easements of record; and taxes for the year 2022 and subsequent years.

This Instrument was prepared by Brent E. Baris, Esq. of Brent E. Baris, P.A. Title to the land described herein has not been examined by Brent E. Baris and no warranty or other representation is made and no opinion (either expressed or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances. Grantee by the acceptance and recordation of this document releases the preparer hereof of any liability regarding the above stated matters.


To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence as to both capacities:


Witness Name: Dillan Waters


Mark A. Ganskop, Manager


Witness Name: Robert Shaheen

State of Florida

County of Columbia


The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of December, 2022 by Mark A. Ganskop, Manager of Ganskop Properties LLC. Mark A. Ganskop is personally known or has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Robert Shaheen

My Commission Expires: _____

 **ROBERT SHAHEEN**
Notary Public
State of Florida
Comm# HH319149
Expires 10/5/2026



Kyle Keen, Tax Collector
Proudly Serving The People of Columbia County

Site Pro
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Search by Owner Name...

print Page 1 of 1

Click on a record below to view more details.

Searches

- Account Number
- GEO Number
- Owner Name**
- » Printable List
- Property Address
- Mailing Address

Search Results

R02461-601 - GANSKOP PROPERTIES LLC

Register for eBill

<i>Address:</i>	<i>Assessed</i>	<i>Paid:</i>	<i>Legal:</i>
GANSKOP PROPERTIES LLC	Year: 2022	Y	34-3S-16
736 SW ARBOR LN			1000/1000.54 Acres
LAKE CITY FL 32024			LOT 1C FOREST
			PLANTATION
			COMMERCIAL S/D. WD
			1231-151, DC 1356-
			1857, WD 1404-899,
			<i>GEO Number: 343S16-</i>
			<i>02461-601</i>

Site Functions

- Tax Search**
- Local Business Tax
- Contact Us
- County Login
- Home

R02461-602 - GANSKOP PROPERTIES LLC

Register for eBill

<i>Address:</i>	<i>Assessed</i>	<i>Paid:</i>	<i>Legal:</i>
GANSKOP PROPERTIES LLC	Year: 2022	Y	34-3S-16
736 SW ARBOR LN			1000/1000.53 Acres
LAKE CITY FL 32024			LOT 2C FOREST
			PLANTATION
			COMMERCIAL S/D. WD
			1231-151, DC 1356-
			1857, WD 1404-899,
			<i>GEO Number: 343S16-</i>
			<i>02461-602</i>

Search performed on 12/14/2022 2:08:27 PM EST
 with Owner Name = GANSKOP PROPERTIES
 and Search Type = STARTSWITH
 and Show list using = DETAIL

<< First ¹ Last >>



Kyle Keen, Tax Collector
Proudly Serving The People of Columbia County

Site Pro
ument

Search by Owner Name...

print [left arrow] [right arrow] [right arrow] [right arrow] Page 1 of 1

Click on a record below to view more details.

Searches

- Account Number
- GEO Number
- Owner Name**
 - » Printable List
- Property Address
- Mailing Address

Search Results

R02461-601 - GANSKOP PROPERTIES LLC

Register for eBill

<i>Address:</i>	<i>Assessed</i>	<i>Paid:</i>	<i>Legal:</i>
GANSKOP PROPERTIES LLC	<i>Year:</i> 2022	Y	34-3S-16
736 SW ARBOR LN			1000/1000.54 Acres
LAKE CITY FL 32024			LOT 1C FOREST
			PLANTATION
			COMMERCIAL S/D. WD
			1231-151, DC 1356-
			1857, WD 1404-899,
			 <i>GEO Number:</i> 343S16-
			02461-601

Site Functions

- Tax Search**
- Local Business Tax
- Contact Us
- County Login
- Home

R02461-602 - GANSKOP PROPERTIES LLC

Register for eBill



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

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

Date: 06/15/23

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

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

Project Number: SPR23-12

Project Name: Pines at Forest Meadows Site Plan Review

Project Address: 450 NW Lake City Ave, Lake City, FL 32055

Project Parcel Number: 02461-601 and 602

Owner Name: Mark Ganskop

Owner Address: 736 SW Arbor Lane, Lake City, FL 32024

Owner Contact Information: Telephone Number: 386-867-0269 Email: explumbing@outlook.com

Owner Agent Name: Victor Marrero

Owner Agent Address: 128 NW Green Lane, Lake City, FL 32055

Owner Agent Contact Information: Telephone: 407-421-5534 Email: vmarrero.affine.us@gmail.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: Reviewed by: _____ **Date:** _____

Comments: _____

Planning and Zoning: Reviewed by: Robert Angelo **Date:** 07/20/2023

Comments: _____
Land is conducive for multi-family dwellings per LDR sections 4.10.2.3
Rezoning of parcel to higher density was not approved by City Council.

Business License: Reviewed by: Marshall Sova Marshall Sova Jun 12, 2023 12:03 EDT **Date:** 06/12/23

Comments: Will need to apply for a business license

Code Enforcement: Reviewed by: Marshall Sova Marshall Sova Jun 12, 2023 12:03 EDT **Date:** 6/12/23

Comments: _____
No open code cases

Permitting: Reviewed by: [Signature] **Date:** _____

Comments: Needs to apply for Access permits for new drive ways if City. Waste pro form when at Building stage.

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

Water Department: Reviewed by: Michael L. Osborn Jr. Michael L. Osborn Jr. (Jun 13, 2023 08:15 EDT) **Date:** 6/13/23

Comments: _____

Sewer Department: Reviewed by: Cody Pridgen Cody Pridgen (Jun 13, 2023 07:27 EDT) **Date:** 6/13/23

Comments: None

Gas Department: Reviewed by: Steve Brown Steve Brown (Jul 10, 2023 08:15 EDT) **Date:** 7/10/2023

Comments: _____

Water Distribution/Collection: Reviewed by: Brian Scott Brian Scott (Jul 6, 2023 10:26 EDT) **Date:** _____

Comments: Meters will be set at right a way on lake city ave, not up on private property. They need to make sure they don't encroach
on the city easement at rear of property. I have a lot of concern with the retention pond that flows to the sanitary sewer manholes and the city not being able to access the manholes. City Inspector needs to be on site during construction and easement needs marked

Customer Service: Reviewed by: _____ **Date:** _____

Comments: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Steve Brown | Jul 10, 2023 08:15 EDT **Date:** 7/10/2023

Comments: _____

Fire Department: Reviewed by: *Dwight Berger* **Date:** 7/10/2023

Comments: No Concerns at this time.

Police Department: Reviewed by: _____ **Date:** _____

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.

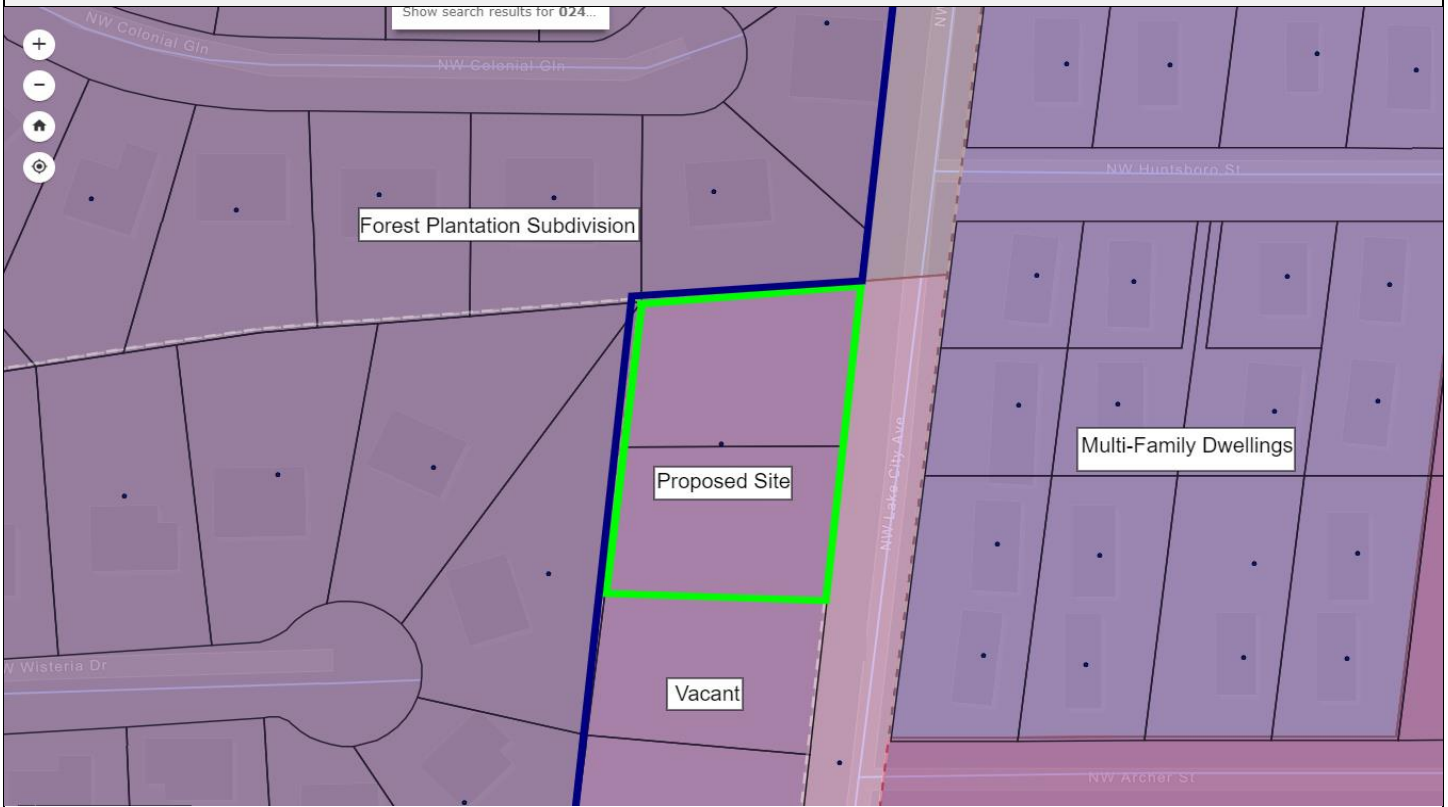
LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Pines at Forest Meadows SPR23-05
Applicant	Marc Ganskop
Owner	Marc Ganskop
Requested Action	Site plan review for Pines at Forest Meadows multi-family dwelling units.
Hearing Date	08-01-2023
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 1 Acres
Location	450 NW Lake City Ave, Lake City, FL
Parcel Number	02461-601 and 02461-602
Future Land Use	Residential Medium
Proposed Future Land Use	Residential Medium
Current Zoning District	Residential Office
Proposed Zoning	Residential Office
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Low	RSF-2 CO	Residential	
E	Residential Low	RSF-2 CO	Residential	
S	Res. Medium	RO	Vacant	
W	Residential High	N/A	Residential	

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned to build multi-family dwelling and have there site plan reviewed and approved. Multi-Family dwellings are permitted in the Residential Office zoning district per section 4.10.2.3 of the land development regulations. The property has a density of 8 dwelling units per acre. Proposed site plan is for 8 dwelling units.

File Attachments for Item:

v. SPR23-13, Petition submitted by Samuel Boadi, COO as (Agent) for Natomi Hospital of Florida INC (Owner), for a Site Plan Review for HCA Florida Lake City Hospital- Tower Expansion, in the Commercial General Zoning District, and located on Parcel 02556-003, which is regulated by the Land Development Regulations section 4.12.



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

R PLANNING USE ONLY
 Application # SPR23-13
 Application Fee: **\$200.00**
 Receipt No. 2023-0062153
 Filing Date 6/16/23
 Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: HCA Florida Lake City Hospital - Tower Expansion
2. Address of Subject Property: 340 NW Commerce Drive Lake City, Florida 32055
3. Parcel ID Number(s): 35-3S-16-02556-003
4. Future Land Use Map Designation: Commercial - Columbia County
5. Zoning Designation: CG (Commercial General Columbia County)
6. Acreage: +/- 41.25 AC
7. Existing Use of Property: Medical
8. Proposed use of Property: Medical
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage 65,094 SF
 - New construction: Total square footage _____
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Samuel Boadi Title: Chief Operating Officer
 Company name (if applicable): Notami Hospitals of Florida, Inc., dba HCA Florida Lake City Hospital
 Mailing Address: 340 NW Commerce Dr., Lake City, FL 32055
 City: Lake City State: FL Zip: 32055
 Telephone: (386) 719-9000 Fax: () Email: Samuel.Boadi@hcahealthcare.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. _____
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

- d. Vicinity Map - Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- ✓ 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.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
8. 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.
 9. 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.
 10. 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.
 11. 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).
 12. Legal Description with Tax Parcel Number (In Word Format).
 13. Proof of Ownership (i.e. deed).
 14. Agent Authorization Form (signed and notarized).
 15. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
 16. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

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

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

Samuel Boadi, Chief Operating Officer

Applicant/Agent Name (Type or Print)

[Handwritten Signature]

Applicant/Agent Signature

6/7/23

Date

Applicant/Agent Name (Type or Print)

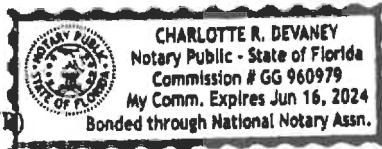
Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this June day of 7, 2023, by (name of person acknowledging) Samuel Boadi.

(NOTARY SEAL or STAMP)



Charlotte R. Devaney
Signature of Notary

Charlotte R. Devaney
Printed Name of Notary

Personally Known OR Produced Identification _____
Type of Identification Produced

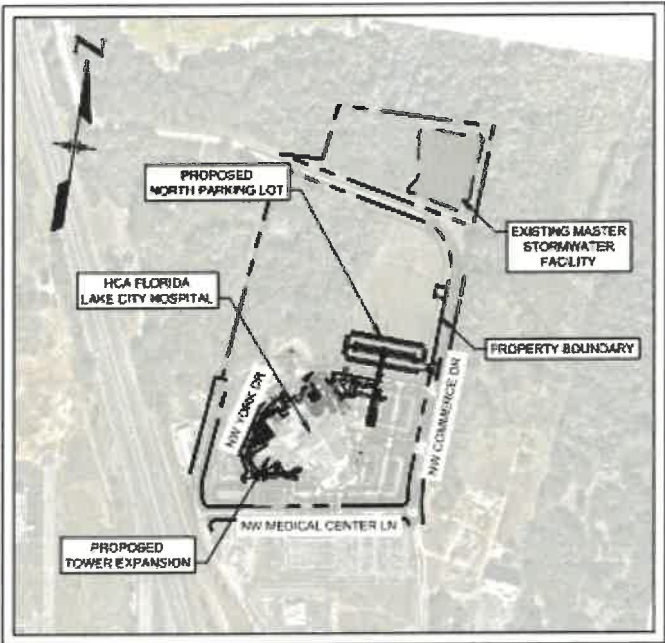
City of Lake City - Growth Management Department
205 North Marion Ave, Lake City, FL 32055 ♦ (386) 719-5750

**Vicinity Map
For**

HCA Florida Lake City Hospital

June 16, 2023

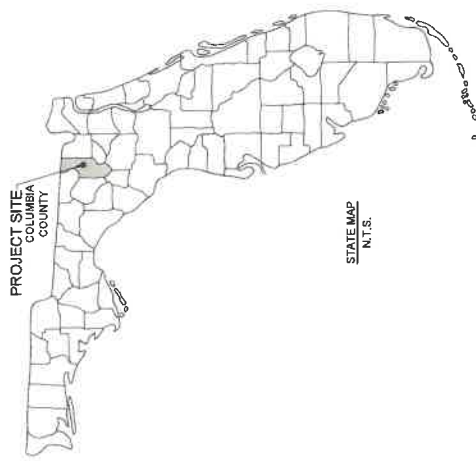
Please see vicinity map on the cover sheet of the plan set.



SITE LOCATION MAP
N.T.S.

CIVIL DOCUMENTS FOR HCA FLORIDA LAKE CITY HOSPITAL TOWER EXPANSION LAKE CITY, FLORIDA

EARLY RELEASE PACKAGE 6/15/2023



SITE DATA TABLE

DATE OF RECORD	24 JULY 1992, 12 APR 1995
PROJECT NAME	LAKE CITY HOSPITAL
PROJECT NUMBER	17-1000
PROJECT DESCRIPTION	LAKE CITY HOSPITAL
OWNER	HCA FLORIDA LAKE CITY
ADDRESS	1100 S. W. 11TH AVENUE, LAKE CITY, FL 32055
PROJECT NUMBER	17-1000
PROJECT DESCRIPTION	LAKE CITY HOSPITAL
OWNER	HCA FLORIDA LAKE CITY
ADDRESS	1100 S. W. 11TH AVENUE, LAKE CITY, FL 32055
PROJECT NUMBER	17-1000
PROJECT DESCRIPTION	LAKE CITY HOSPITAL
OWNER	HCA FLORIDA LAKE CITY
ADDRESS	1100 S. W. 11TH AVENUE, LAKE CITY, FL 32055

Sheet List Table

NO.	DESCRIPTION	DATE
1	STATE MAP	6/15/2023
2	SITE LOCATION MAP	6/15/2023
3	PROJECT DESIGN TEAM	6/15/2023
4	ARCHITECT	6/15/2023
5	LANDSCAPE ARCHITECT	6/15/2023
6	NATURAL GAS	6/15/2023
7	SERVICE PROVIDERS	6/15/2023
8	WATER & SEWER	6/15/2023
9	SURVEY	6/15/2023
10	GEOTECH / ENVIRONMENTAL	6/15/2023
11	BITE DATA TABLE	6/15/2023
12	COVER SHEET	6/15/2023

ARCHITECT
GRESHAM SMITH
300 W. BAY ST.
TALLAHASSEE, FL 32301
CONTACT: JANA BARNES
JANA@GSMITH.COM

LANDSCAPE ARCHITECT
MILLER AND ASSOCIATES, INC.
100 W. WASHINGTON ST.
TALLAHASSEE, FL 32301
CONTACT: CHARLIE JOHNSON, P.L.A.
CJOHNSON@MILLERANDASSOCIATES.COM

CIVIL ENGINEER
SUNBELT ENGINEERING, INC.
100 W. WASHINGTON ST.
TALLAHASSEE, FL 32301
CONTACT: BOB KIRBY, P.E.
BKIRBY@SUNBELTENGINEERING.COM

GEOTECH / ENVIRONMENTAL
PETERSON & ASSOCIATES
14100 W. HUNTERS TRAIL
MARIETTA, GA 30067
CONTACT: MALCOLM L. HERGEN
MH@PETERSONANDASSOCIATES.COM

SURVEY
SURVEYING SERVICES, INC.
100 W. WASHINGTON ST.
TALLAHASSEE, FL 32301
CONTACT: MALCOLM L. HERGEN
MH@SURVEYSERVICES.COM

WATER & SEWER
CITY OF LAKE CITY
1100 S. W. 11TH AVENUE
LAKE CITY, FL 32055
CONTACT: BRIAN SCOTT

SERVICE PROVIDERS
ELECTRICAL SERVICE, INC.
1100 S. W. 11TH AVENUE
LAKE CITY, FL 32055
CONTACT: ANDREW HUDSON

NATURAL GAS
CITY OF LAKE CITY
1100 S. W. 11TH AVENUE
LAKE CITY, FL 32055
CONTACT: STEVE BROWN

Gresham Smith
GreshamSmith.com

100 W. WASHINGTON ST.
TALLAHASSEE, FL 32301
CONTACT: JANA BARNES
JANA@GSMITH.COM

1100 S. W. 11TH AVENUE
LAKE CITY, FL 32055
CONTACT: BOB KIRBY, P.E.
BKIRBY@SUNBELTENGINEERING.COM

ICT
ICT, Inc.
100 W. WASHINGTON ST.
TALLAHASSEE, FL 32301
CONTACT: JANA BARNES
JANA@GSMITH.COM

Kimley-Horn
1100 S. W. 11TH AVENUE
LAKE CITY, FL 32055
CONTACT: BOB KIRBY, P.E.
BKIRBY@SUNBELTENGINEERING.COM

HCA Healthcare
1100 S. W. 11TH AVENUE
LAKE CITY, FL 32055
CONTACT: BOB KIRBY, P.E.
BKIRBY@SUNBELTENGINEERING.COM

TOWER EXPANSION

HCA Florida Lake City Hospital
1100 W. Commerce Dr.
Lake City, FL 32055
HCA Project No. 379390016
Project Submission No.
Client Code / File No.

No.	Date	Description

COVER SHEET
C000

DATE: 06/15/2023
DRAWN BY: JANA BARNES
PROJECT NO: 379390016
SHEET NO: 001
FILE: 379390016_001_P001.dwg



GreshamSmith.com

LAKE CITY MEDICAL CENTER
 340 NW Commerce Dr.
 Lake City, FL 32065

DATE: SEPTEMBER 14, 2021
 REVISED: NOVEMBER 17, 2021

TOPOGRAPHIC SURVEY FOR:

**LAKE CITY MEDICAL CENTER
 NOTAMI HOSPITALS OF
 FLORIDA, INC.**

SECTION 35, TOWNSHIP 3 SOUTH, RANGE 18
 EAST, LAKE CITY, COLUMBIA COUNTY, FLORIDA

DATE: SEPTEMBER 14, 2021
 REVISED: NOVEMBER 17, 2021



- 1" = 100'
- 1" = 200'
- 1" = 400'
- 1" = 800'
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- 1" = 189713758986035828639261486022478311111122400'
- 1" = 3794275179



GreshamSmith.com

ADDRESS: 11111 South Atlantic Ave., Suite 100
 33400 Boca Raton, FL 33433
 Phone: 561.373.1200
 Fax: 561.373.1201

PROJECT ADDRESS: 340 NW Commerce Dr., Suite 100
 Lake City, FL 32055
 Phone: 407.776.1200
 Fax: 407.776.1201

PROJECT CONTACT: Bill A. Smith, P.E.
 Bill A. Smith, P.E.
 11111 South Atlantic Ave., Suite 100
 Boca Raton, FL 33433
 Phone: 561.373.1200
 Fax: 561.373.1201

PROJECT CONTACT: Bill A. Smith, P.E.
 Bill A. Smith, P.E.
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 Boca Raton, FL 33433
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 Fax: 561.373.1201



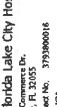
ICT
1.C. Theodoro Associates, Inc.
 CONSULTING ENGINEERS
 11111 South Atlantic Ave., Suite 100
 Boca Raton, FL 33433
 Phone: 561.373.1200
 Fax: 561.373.1201



SDP
ENGINEERS
 11111 South Atlantic Ave., Suite 100
 Boca Raton, FL 33433
 Phone: 561.373.1200
 Fax: 561.373.1201



Kimley-Horn
 211 CENTENNIAL BLVD SUITE 200
 TALLAHASSEE, FL 32308
 Phone: 904.487.1200
 Fax: 904.487.1201



HCA Healthcare
 340 NW Commerce Dr.
 Lake City, FL 32055
 HCA Project No.: 379390016
 Project Submission No.:
 Client Code / File No.:

Revision	No.	Date	Description
	1		
	2		
	3		
	4		

TOWER EXPANSION

HCA Florida Lake City Hospital
 340 NW Commerce Dr.
 Lake City, FL 32055
 HCA Project No.: 379390016
 Project Submission No.:
 Client Code / File No.:

SURVEY BY OTHERS (4 OF 4)

C005

DATE PLOTTED: 11/17/2021 10:48 AM
 PLOT SCALE: 1"=40' (AS SHOWN)
 PLOT SHEET: 4 OF 4
 PLOT SHEET AREA: 8.4242'



SHEET 4 OF 4

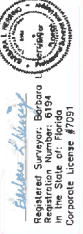
TOPOGRAPHIC SURVEY FOR:
LAKE CITY MEDICAL CENTER
NOTAMI HOSPITALS OF
FLORIDA, INC.

SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16
 EAST, LAKE CITY, COLUMBIA COUNTY, FLORIDA

DATE: SEPTEMBER 14, 2021
 REVISED: NOVEMBER 17, 2021



1	FLOW DIRECTION
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3	BOUNDARY
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Southeastern Surveying, Inc.
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 Fax: 904.241.1101

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 Jacksonville, FL 32202
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 Fax: 904.241.1101

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 Jacksonville, FL 32202
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LANDSCAPE ARCHITECTURE
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 JACKSONVILLE, FL 32216
 PHONE: 904.241.1100
 FAX: 904.241.1101



SDF
 STRUCTURAL
 ENGINEER



Kimley-Horn
 3415 CENTRAL BLVD. SUITE 200
 JACKSONVILLE, FL 32216



HCA Healthcare
 240 NW Commerce Dr.
 Lake City, FL 32025
 Phone: 407.353.2200
 Fax: 407.353.2201

Special Conditions
 1. All work shall be in accordance with the approved plans and specifications.
 2. All work shall be completed within the approved schedule.
 3. All work shall be done in accordance with the approved safety plan.
 4. All work shall be done in accordance with the approved erosion control plan.
 5. All work shall be done in accordance with the approved stormwater management plan.

TOWER EXPANSION

HCA Florida Lake City Hospital
 240 NW Commerce Dr.
 Lake City, FL 32025
 Project Submittal No. 773980016
 Client Code: 1746 No.

No.	Date	Description

EROSION CONTROL - TOWER

C300

DATE: 06/15/2023
 DRAWN: J. SMITH
 PROJECT: 773980016
 SHEET: C300



EROSION CONTROL NOTES

1. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES AND SHALL REPAIR OR REPLACE ANY DAMAGED MEASURES.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES AND SHALL REPAIR OR REPLACE ANY DAMAGED MEASURES.
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10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES AND SHALL REPAIR OR REPLACE ANY DAMAGED MEASURES.

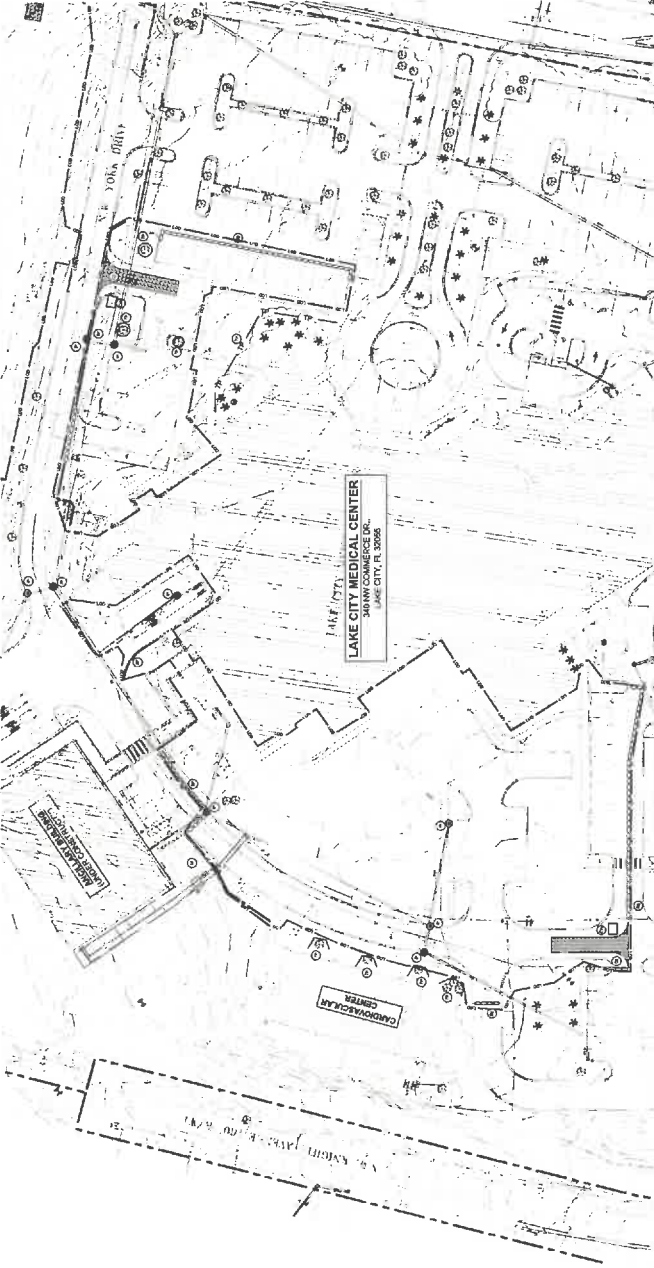
EROSION CONTROL CONSTRUCTION SEQUENCE

1. INSTALL EROSION CONTROL MEASURES AT THE START OF CONSTRUCTION.
2. MAINTAIN EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
3. REMOVE EROSION CONTROL MEASURES AT THE END OF CONSTRUCTION.
4. REPAIR OR REPLACE ANY DAMAGED EROSION CONTROL MEASURES.
5. MAINTAIN EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
6. REMOVE EROSION CONTROL MEASURES AT THE END OF CONSTRUCTION.
7. REPAIR OR REPLACE ANY DAMAGED EROSION CONTROL MEASURES.
8. MAINTAIN EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
9. REMOVE EROSION CONTROL MEASURES AT THE END OF CONSTRUCTION.
10. REPAIR OR REPLACE ANY DAMAGED EROSION CONTROL MEASURES.

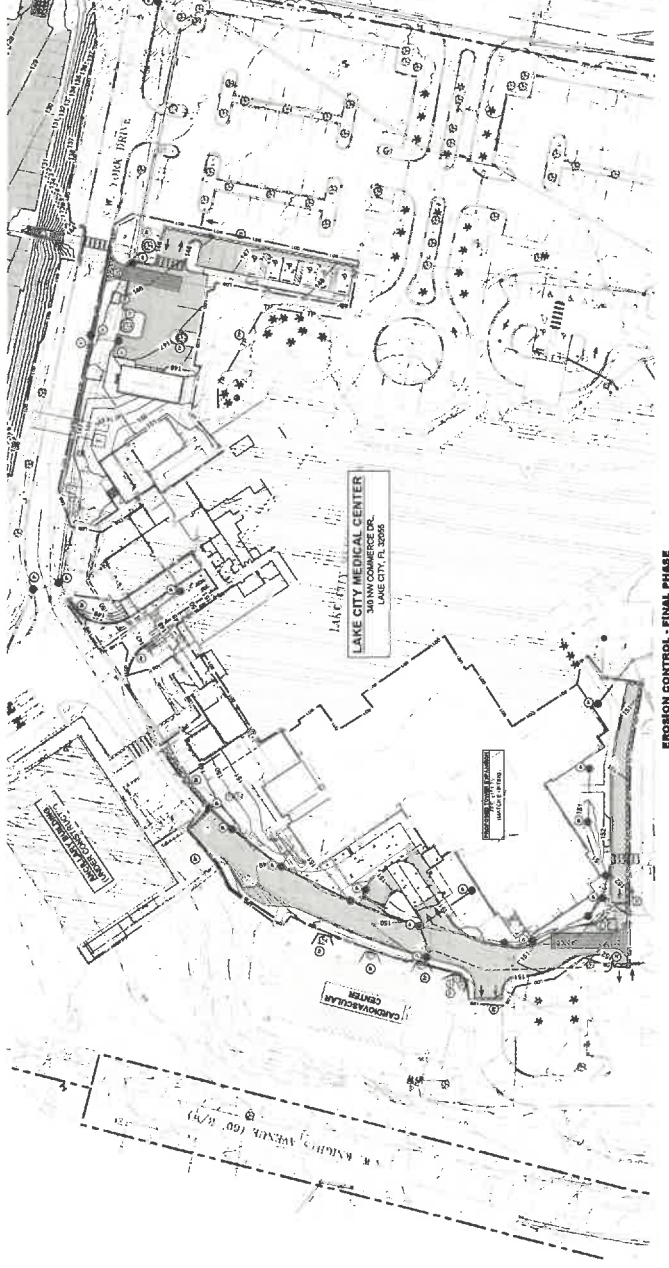
Kimley-Horn
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 JACKSONVILLE, FL 32216
 PHONE: 904.241.1100
 FAX: 904.241.1101

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 1-800-4-A-DIG

THE PRESENCE OF LOGS OR BRUSH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. INCLUDE CONSIDERATION FOR LOGS AND BRUSH REMOVAL AND STORAGE. NECESSARY PERMITS.



EROSION CONTROL - INITIAL PHASE



EROSION CONTROL - FINAL PHASE



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 American Society of Transportation Engineers (ASCE)
 American Society of Water Engineers (ASWE)
 American Society of Water Resources Engineers (ASWRE)
 American Society of Water Resources Engineers (ASWRE)
 American Society of Water Resources Engineers (ASWRE)

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 Washington, DC



ICT
 International Construction Technology
 1000 North 17th Street
 Tampa, FL 33604



SDF
 Structural Design Firm
 1000 North 17th Street
 Tampa, FL 33604



Kimley-Horn
 300 North 17th Street
 Tampa, FL 33604



HCA Healthcare
 300 North 17th Street
 Tampa, FL 33604

TOWER EXPANSION

HCA Florida Lake City Hospital
 240 NW Commerce Dr.
 Lake City, FL 32855
 Project No. 2733400616
 Client Code / File No.

No.	Date	Description

**EROSION CONTROL -
 POWERHOUSE & NORTH
 PARKING LOT**

C301

DATE PLOTTED: 11/18/2023
 PLOT NO: 11899701
 PROJECT: 2733400616
 SHEET: C301 OF 301



EROSION CONTROL LEGEND

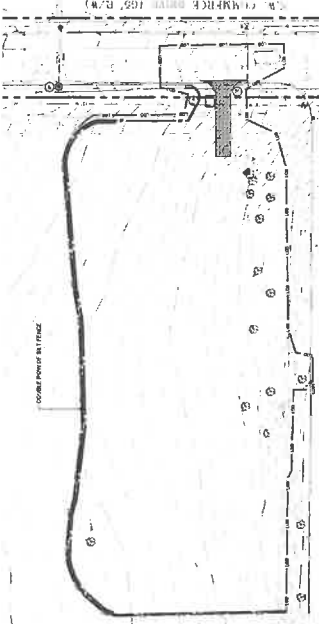
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EROSION CONTROL NOTES

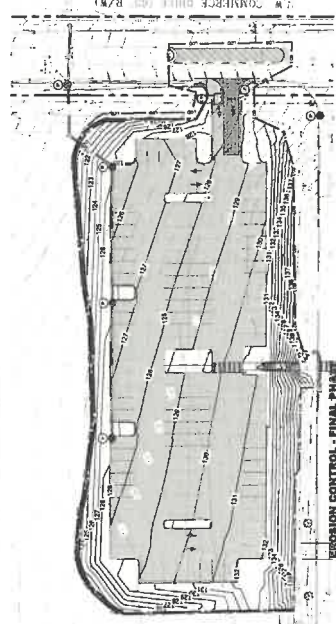
1. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES UNTIL THE PROJECT IS COMPLETE.
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EROSION CONTROL CONSTRUCTION SEQUENCE

1. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES UNTIL THE PROJECT IS COMPLETE.
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EROSION CONTROL - INITIAL PHASE



EROSION CONTROL - FINAL PHASE

Kimley-Horn
 300 North 17th Street
 Tampa, FL 33604
 (813) 251-1111
 WWW.KIMLEY-HORN.COM

CALL 2 MICHIGAN DAYS BEFORE YOU DO IT'S THE LAW
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THE PRESENCE OF EROSION CONTROL MEASURES DOES NOT GUARANTEE THAT EROSION CONTROL MEASURES WILL BE EFFECTIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES UNTIL THE PROJECT IS COMPLETE.

ASPECT CONSULTING DESIGN, INC.
 222 East Main Street, Suite 1100
 Tallahassee, Florida 32301
 Phone: (904) 875-1200
 Fax: (904) 875-1201
 Email: info@aspectconsulting.com
PROJECT INFORMATION:
 Project Name: HCA Florida Lake City Hospital
 Project Location: 300 NW Commercial Dr., Lake City, FL 32065
 Project No.: 278280016
 Drawing No.: 18-001
 Date: 09/15/2023



ICT
 I.C. Thompson Associates, Inc.
 2400 EAST PALM BLVD., SUITE 200
 PALM BEACH, FLORIDA 33411
 PHONE: (561) 842-2000
 FAX: (561) 842-2001
 WWW: ITHOMPSON.COM



Kimley-Horn
 2811 CENTRAL AVENUE, SUITE 200
 TALLAHASSEE, FL 32308



HCA Building & Construction
 300 NW Commercial Dr.
 Lake City, FL 32065

Project Engineer: [Name]
 Project Designer: [Name]
 Project Checker: [Name]
 Project Approver: [Name]

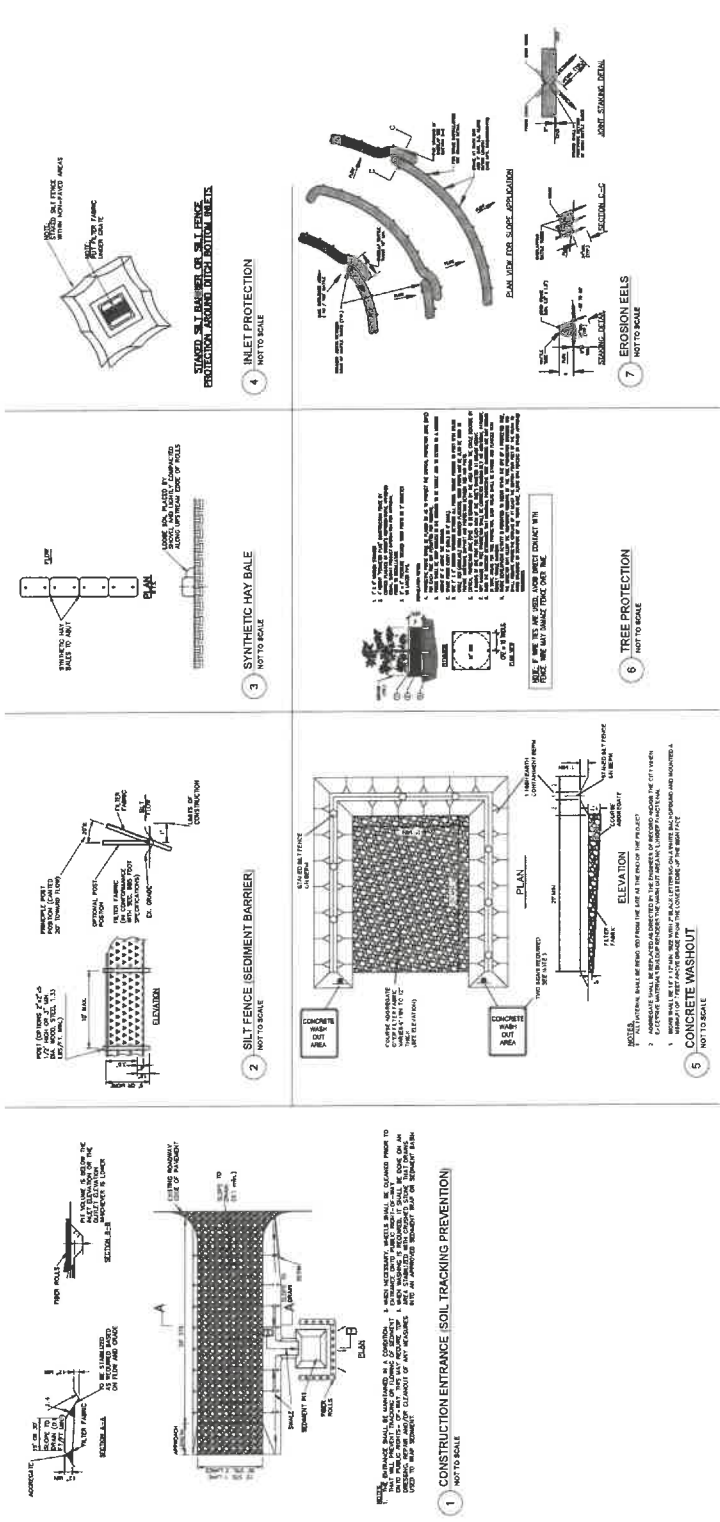
TOWER EXPANSION

HCA Florida Lake City Hospital
 300 NW Commercial Dr.
 Lake City, FL 32065
 Project No.: 278280016
 Drawing No.: 18-001
 Date: 09/15/2023

No.	Date	Description

EROSION CONTROL
 DETAILS

C302



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 FAX: (904) 875-1201
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TOWER EXPANSION

HCA Florida Lake City Hospital
 140 NW Commerce Dr.
 Lake City, FL 32055
 Project No. 2733060616
 Project Submission No.
 Client Code / File No.

Revision No.	Date	Description

**SITE LAYOUT
 ENLARGEMENT - TOWER**

C401

DATE PLOTTED: 05/18/2023
 DRAWN BY: [Name]
 PROJECT: 2733060616
 SHEET: C401 OF 428

PAVEMENT LEGEND

[Symbol]	CONCRETE DRIVEWAY
[Symbol]	ASPH/CONCRETE DRIVEWAY
[Symbol]	ASPH/CONCRETE DRIVEWAY
[Symbol]	ASPH/CONCRETE DRIVEWAY

SPECIALTY SIDEWALK PAVEMENT NOTE

1. SIDEWALKS SHALL BE CONCRETE WITH A FINISH AS NOTED ON THE PLAN.

2. SIDEWALKS SHALL BE 18" THICK WITH A FINISH AS NOTED ON THE PLAN.

3. SIDEWALKS SHALL BE 18" THICK WITH A FINISH AS NOTED ON THE PLAN.

4. SIDEWALKS SHALL BE 18" THICK WITH A FINISH AS NOTED ON THE PLAN.

5. SIDEWALKS SHALL BE 18" THICK WITH A FINISH AS NOTED ON THE PLAN.

SITE LAYOUT NOTES

1. ALL UTILITIES SHALL BE AS NOTED ON THE PLAN.

2. ALL UTILITIES SHALL BE AS NOTED ON THE PLAN.

3. ALL UTILITIES SHALL BE AS NOTED ON THE PLAN.

4. ALL UTILITIES SHALL BE AS NOTED ON THE PLAN.

5. ALL UTILITIES SHALL BE AS NOTED ON THE PLAN.

CURB TYPE LEGEND

1. CURB TYPE 1: 18" CONCRETE CURB WITH 2" FINISH.

2. CURB TYPE 2: 18" CONCRETE CURB WITH 2" FINISH.

3. CURB TYPE 3: 18" CONCRETE CURB WITH 2" FINISH.

SITE DATA TABLE

ITEM	DESCRIPTION	QUANTITY	UNIT
1	ASPH/CONCRETE DRIVEWAY	11,147	SQ. FT.
2	CONCRETE DRIVEWAY	11,147	SQ. FT.
3	ASPH/CONCRETE DRIVEWAY	11,147	SQ. FT.
4	CONCRETE DRIVEWAY	11,147	SQ. FT.
5	ASPH/CONCRETE DRIVEWAY	11,147	SQ. FT.

PERCENTAGE PLANTING SCHEDULE

PLANTING	PLANTING	PLANTING	PLANTING	PLANTING
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30

NOTICE OF PREPAREDNESS (NPP)

THIS PROJECT IS SUBJECT TO THE NPP REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE FLORIDA DEPARTMENT OF HIGHWAYS (FDOT).

NOTICE TO PROCEED (NTP)

THIS PROJECT IS SUBJECT TO THE NTP REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE FLORIDA DEPARTMENT OF HIGHWAYS (FDOT).

NOTICE OF WORKING DAYS (NOWD)

THIS PROJECT IS SUBJECT TO THE NOWD REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE FLORIDA DEPARTMENT OF HIGHWAYS (FDOT).

NOTICE OF TRAFFIC CONTROL PLAN (NTCP)

THIS PROJECT IS SUBJECT TO THE NTCP REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE FLORIDA DEPARTMENT OF HIGHWAYS (FDOT).

NOTICE OF UTILITIES (NOU)

THIS PROJECT IS SUBJECT TO THE NOU REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE FLORIDA DEPARTMENT OF HIGHWAYS (FDOT).

NOTICE OF ENVIRONMENTAL IMPACT STATEMENT (NEIS)

THIS PROJECT IS SUBJECT TO THE NEIS REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE FLORIDA DEPARTMENT OF HIGHWAYS (FDOT).

NOTICE OF PUBLIC HEARING (NOPH)

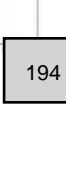
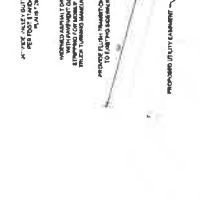
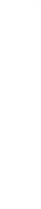
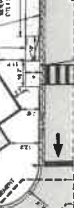
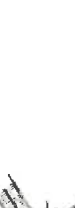
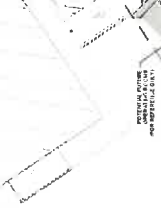
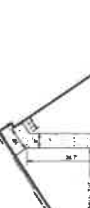
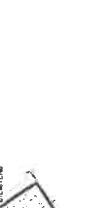
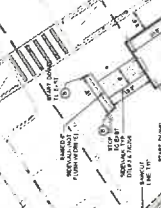
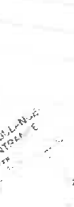
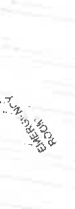
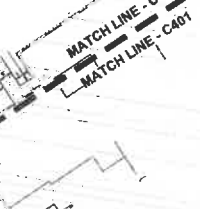
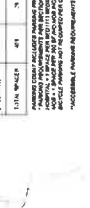
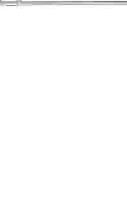
THIS PROJECT IS SUBJECT TO THE NOPH REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE FLORIDA DEPARTMENT OF HIGHWAYS (FDOT).

NOTICE OF CONSTRUCTION (NOC)

THIS PROJECT IS SUBJECT TO THE NOC REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE FLORIDA DEPARTMENT OF HIGHWAYS (FDOT).

NOTICE OF COMPLETION (NOCOMP)

THIS PROJECT IS SUBJECT TO THE NOCOMP REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE FLORIDA DEPARTMENT OF HIGHWAYS (FDOT).





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 www.kimley-horn.com



HCA Healthcare
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 P: (407) 399-0016
 www.hcahealthcare.com

TOWER EXPANSION

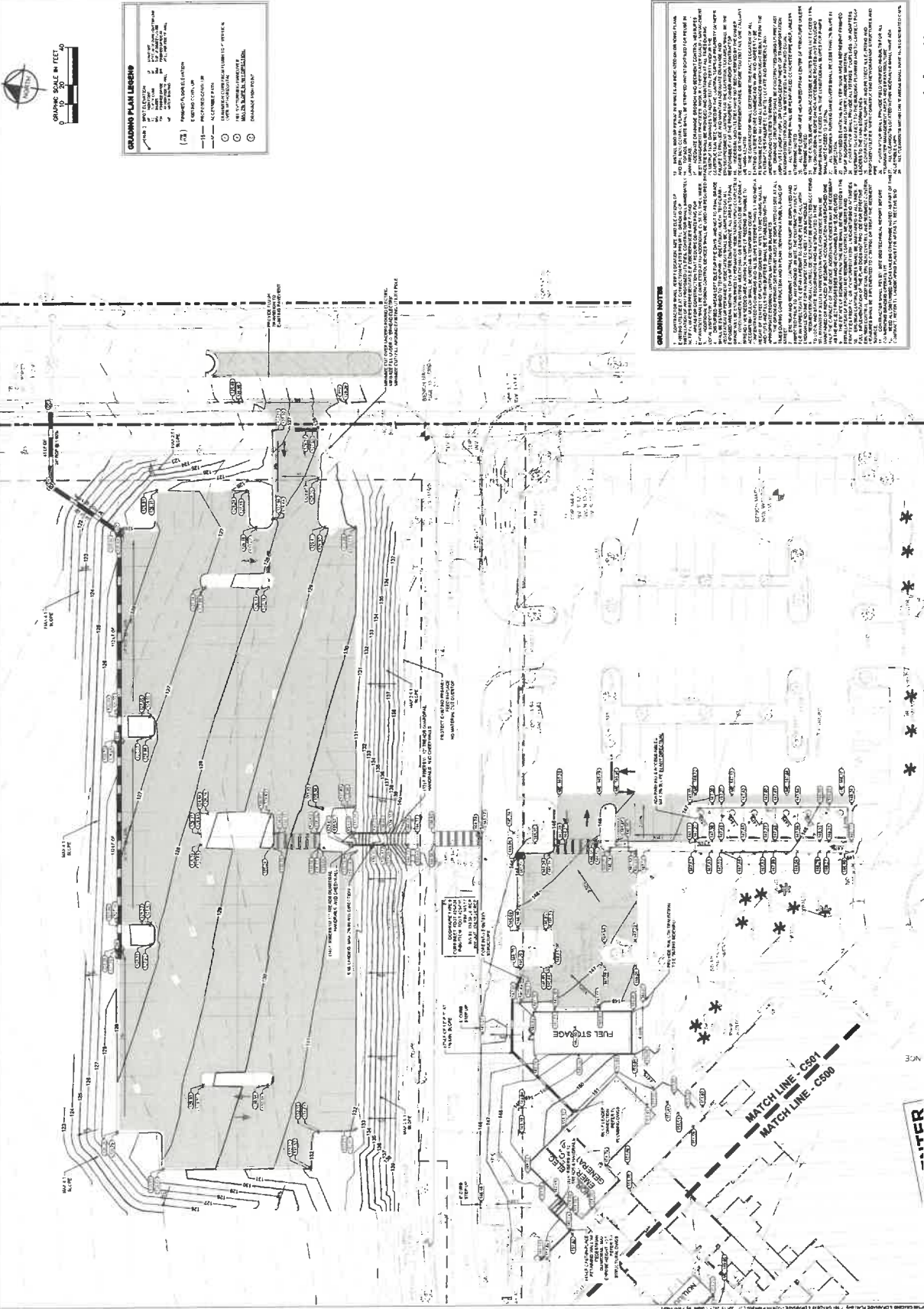
HCA Florida Lake City Hospital
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 Lake City, FL 32753
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 www.hcahealthcare.com

No.	Date	Description

GRADING & DRAINAGE - PARKING HOUSE & NORTH PARKING LOT

C501

DATE: 09/15/2023
 GSA PROJECT: 11808017
 GSA PART: 047-4242



GRADING NOTES

1. CONTRACTOR SHALL VERIFY ELEVATIONS, SLOPE, AND THE LOCATION OF ALL EXISTING AND PROPOSED GRADE AND FINISH SURFACES. VERIFY ALL ELEVATIONS AND SLOPES AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL ELEVATIONS AND SLOPES AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL ELEVATIONS AND SLOPES AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING.
2. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITY LINES. VERIFY ALL UTILITY LINES AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL UTILITY LINES AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL UTILITY LINES AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED FOUNDATION WALLS. VERIFY ALL FOUNDATION WALLS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL FOUNDATION WALLS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL FOUNDATION WALLS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING.
4. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED FOUNDATION PILES. VERIFY ALL FOUNDATION PILES AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL FOUNDATION PILES AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL FOUNDATION PILES AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING.
5. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED FOUNDATION BEAMS. VERIFY ALL FOUNDATION BEAMS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL FOUNDATION BEAMS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL FOUNDATION BEAMS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING.
6. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED FOUNDATION SLABS. VERIFY ALL FOUNDATION SLABS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL FOUNDATION SLABS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL FOUNDATION SLABS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING.
7. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED FOUNDATION WALLS. VERIFY ALL FOUNDATION WALLS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL FOUNDATION WALLS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL FOUNDATION WALLS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING.
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9. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED FOUNDATION BEAMS. VERIFY ALL FOUNDATION BEAMS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL FOUNDATION BEAMS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL FOUNDATION BEAMS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING.
10. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED FOUNDATION SLABS. VERIFY ALL FOUNDATION SLABS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL FOUNDATION SLABS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL FOUNDATION SLABS AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING.

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811
 CALL 811 BEFORE YOU DIG
 IT'S THE LAW
 DALL 811

ON THE PRESENCE OF OLD UTILITIES, CONTRACTORS SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITY LINES. VERIFY ALL UTILITY LINES AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL UTILITY LINES AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING. VERIFY ALL UTILITY LINES AGAINST THE SURVEY AND AS SHOWN ON THE DRAWING.



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FAX: 407.755.1001
www.hca-healthcare.com

MECHANICAL ENGINEER: HCA HEALTHCARE
1000 N. UNIVERSITY AVENUE, SUITE 200
LAKE CITY, FL 32055
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FAX: 407.755.1001
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ELECTRICAL ENGINEER: HCA HEALTHCARE
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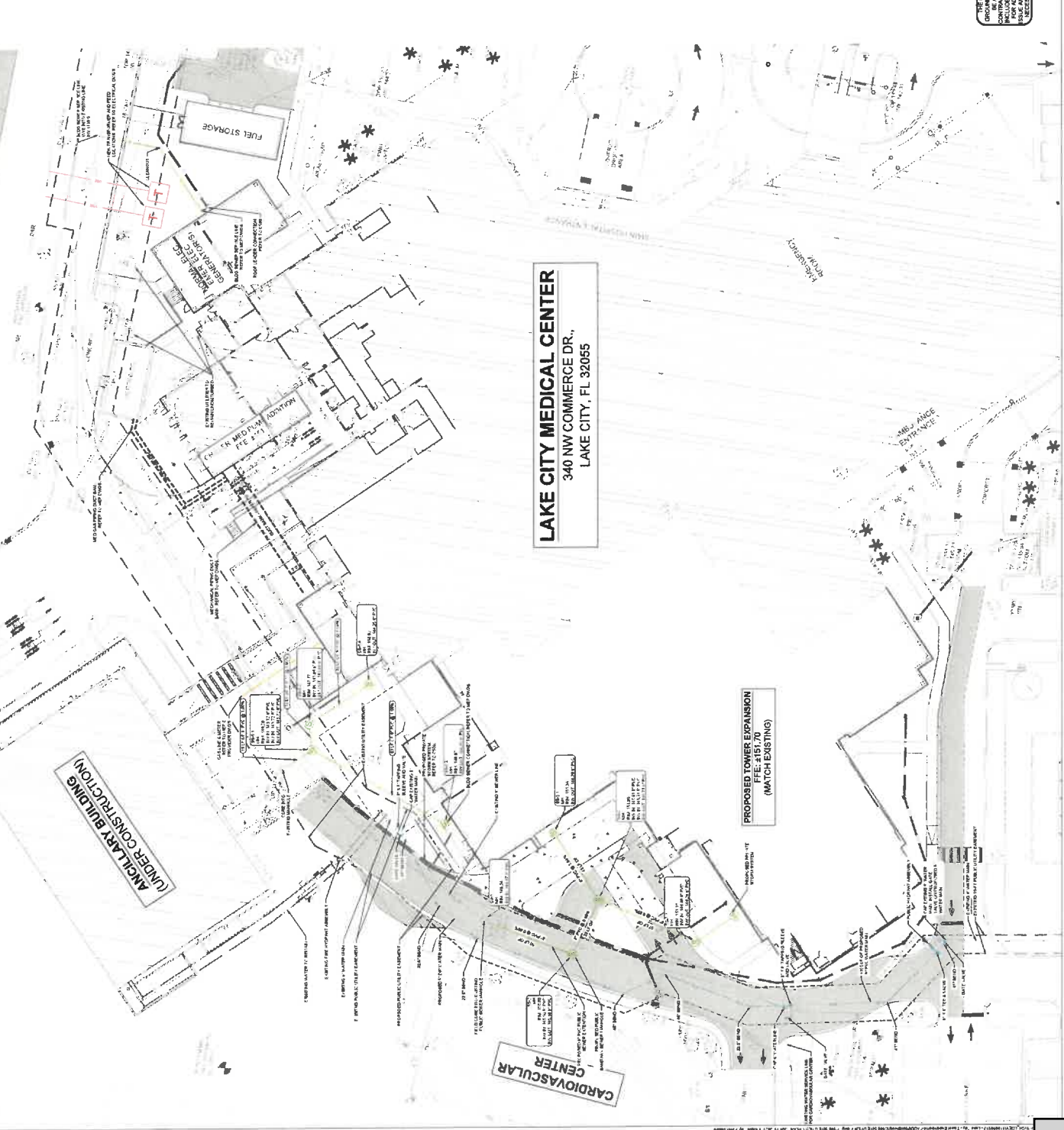
PLUMBING ENGINEER: HCA HEALTHCARE
1000 N. UNIVERSITY AVENUE, SUITE 200
LAKE CITY, FL 32055
TEL: 407.755.1000
FAX: 407.755.1001
www.hca-healthcare.com



UTILITY LEGEND table with symbols for gas, water, sewer, etc.

- UTILITY NOTES: 1. CONSULT THE UTILITY LOCATOR... 2. VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES...

- EXPLANATORY GENERAL NOTES: 1. THIS PLAN SHOWS THE PROPOSED... 2. ALL UTILITIES SHOWN ON THIS PLAN...



LAKE CITY MEDICAL CENTER
340 NW COMMERCE DR.,
LAKE CITY, FL 32055

PROPOSED TOWER EXPANSION
FEE: \$151,700
(MATCH EXISTING)

ANGIOLARI BUILDING
(UNDER CONSTRUCTION)

CARDIOVASCULAR
CENTER

EMERGENCY
ENTRANCE

Revision table with columns for No., Date, and Description.

SITE UTILITY PLAN
C600

Kimley-Horn logo and contact information including phone number 813-442-7700.

ARCHITECT: STERLING SIMMONS
 10000 Westheimer Avenue, Suite 100
 Houston, Texas 77042
 Tel: 281.416.1000
 Fax: 281.416.1001
 www.sterlingsimmons.com

GENERAL CONTRACTOR: GRESHAM SMITH
 10000 Westheimer Avenue, Suite 100
 Houston, Texas 77042
 Tel: 281.416.1000
 Fax: 281.416.1001
 www.greshamsmith.com

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 www.greshamsmith.com



ICT
 11000 Westheimer Avenue, Suite 100
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 Fax: 281.416.1001
 www.ict.com



SDS
 11000 Westheimer Avenue, Suite 100
 Houston, Texas 77042
 Tel: 281.416.1000
 Fax: 281.416.1001
 www.sds.com



Kimley-Horn & Horn
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 Houston, Texas 77042
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 Fax: 281.416.1001
 www.kimley-horn.com



HCA Healthcare
 11000 Westheimer Avenue, Suite 100
 Houston, Texas 77042
 Tel: 281.416.1000
 Fax: 281.416.1001
 www.hcahealthcare.com

ED EXPANSION, PHARMACY AND DIETARY RENOVATION

LAKE CITY MEDICAL CENTER
 348 NW Commerce Dr.
 Lake City, FL 32055
 Project No. 279380616, 279380614
 Project Submission No. 231107259
 Client Code / File No. 115

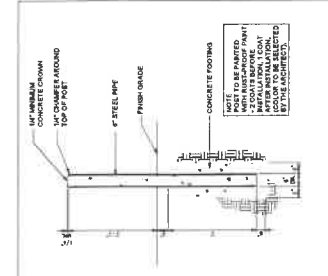
C700

No.	Date	Description
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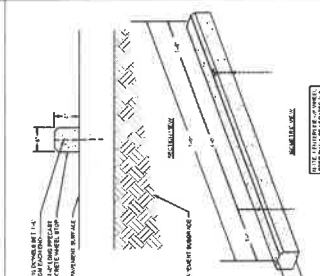
SITE DETAILS

Kimley-Horn & Horn
 811
 CALL 2 WORKING DAYS BEFORE YOU DIG
 IT'S THE LAW
 DIAL 811

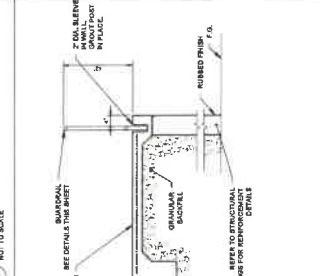
CRITICAL AREAS OF THE PROJECT



1 RIBBON CURB
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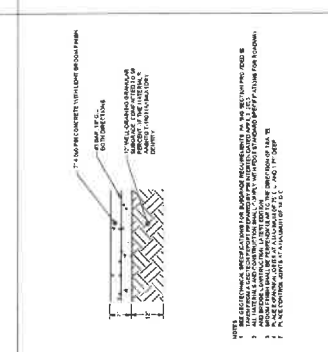
2 TYPICAL MEDIUM DUTY ASPHALT PAVEMENT SECTION
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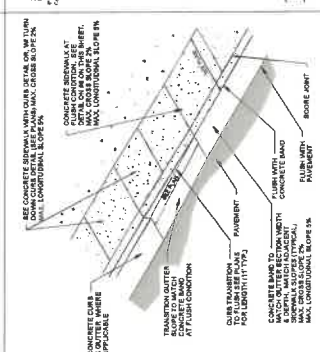
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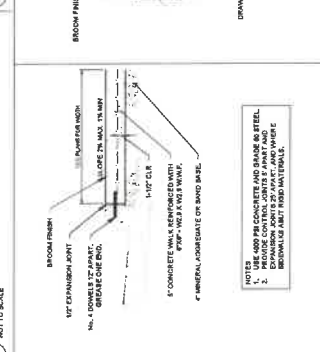
4 CONCRETE PAVEMENT SECTION
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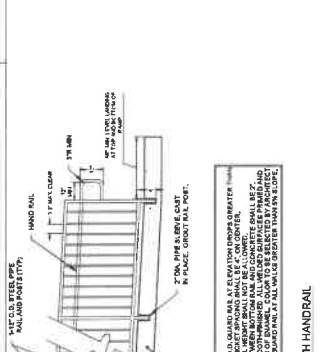
5 6\"/>



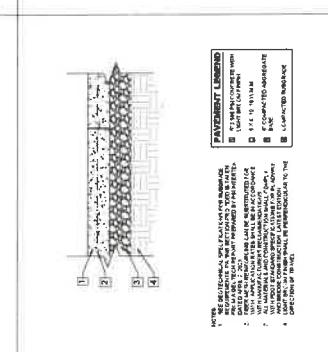
6 CONCRETE JOINT
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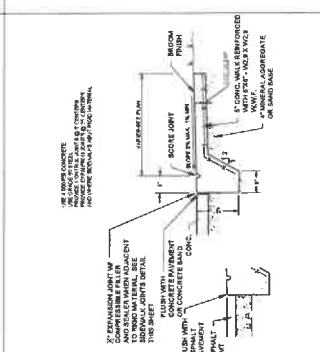
7 SIDEWALK JOINT DETAIL
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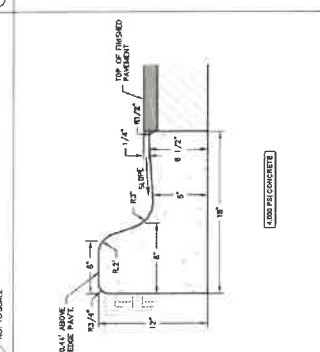
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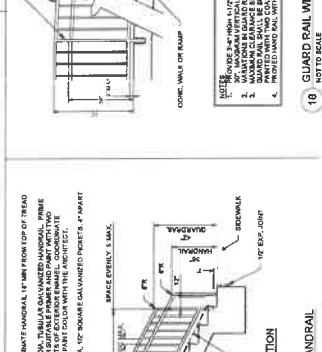
9 SIDEWALK TRANSITION TO FLUSH
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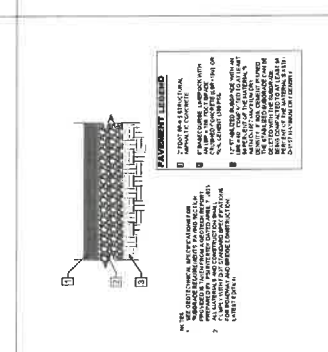
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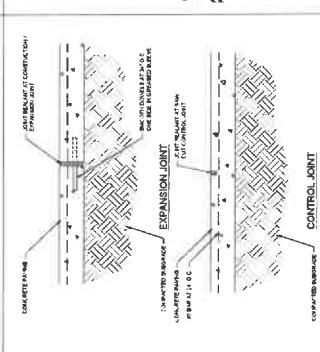
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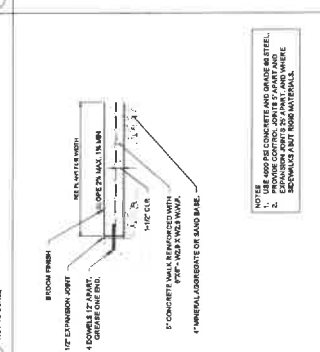
12 SIDEWALK AT POST CURB
NOT TO SCALE



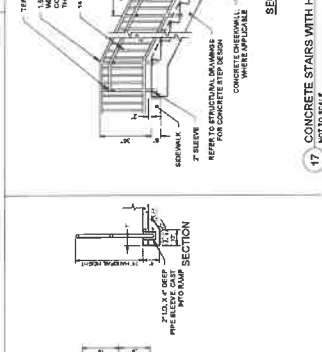
13 MODIFIED TYPE 'F' CURB
NOT TO SCALE



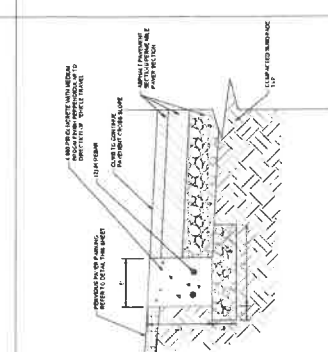
14 SIDEWALK AT CURB & GUTTER
NOT TO SCALE



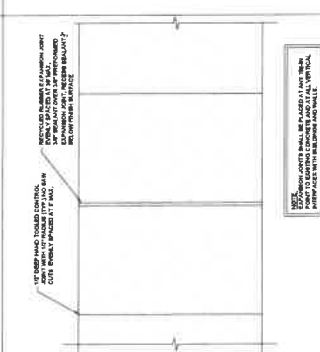
15 ELEVATED WALK
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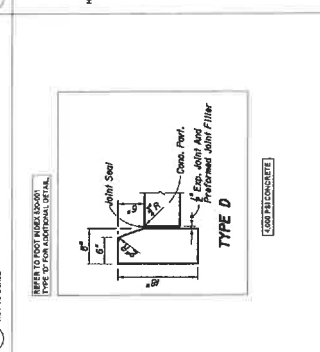
16 ACCESSIBLE RAMP WITH HANDRAIL
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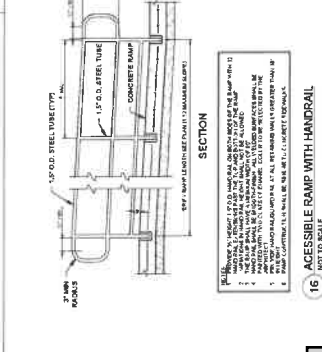
17 CONCRETE STAIRS WITH HANDRAIL
NOT TO SCALE



18 GUARD RAIL WITH HANDRAIL
NOT TO SCALE



19 SIDEWALK AT CURB & GUTTER
NOT TO SCALE



20 CONCRETE WHEEL STOP
NOT TO SCALE



GreshamSmith.com

ADMINISTRATIVE
 1222 West 10th Street, Suite 100
 Oklahoma City, OK 73106
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 F: (405) 521-1001
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PROJECT MANAGER
 Project Manager
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ENGINEER
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IC Thibodeau Associates, Inc.
 3500 N. Lincoln Blvd., Suite 100
 Oklahoma City, OK 73112
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 F: (405) 521-1001
 www.ict-thibodeau.com



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 DESIGN
 1222 West 10th Street, Suite 100
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 P: (405) 521-1000
 F: (405) 521-1001
 www.sdpsd.com



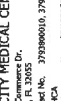
Kimley-Horn
 CONSULTING ENGINEERS
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 Oklahoma City, OK 73106
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 F: (405) 521-1001
 www.kimley-horn.com



HCA Healthcare
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 www.hcahealthcare.com



LAKE CITY MEDICAL CENTER
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 Lake City, FL 32003
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 www.lakecitymedicalcenter.com



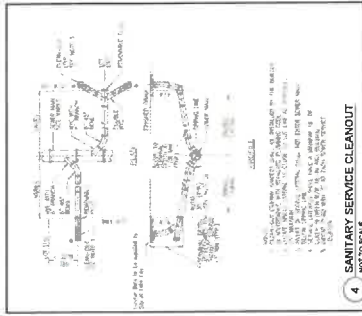
UTILITY DETAILS
 1222 West 10th Street, Suite 100
 Oklahoma City, OK 73106
 P: (405) 521-1000
 F: (405) 521-1001
 www.utilitydetails.com



Revision
 No. | Date | Description

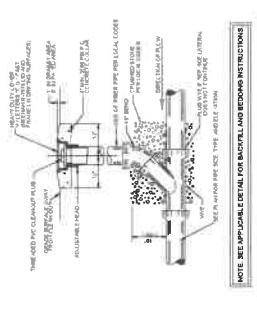


C701
 PROJECT NO. 1222 WEST 10TH STREET, SUITE 100
 OKLAHOMA CITY, OK 73106



4 SANITARY SERVICE CLEANOUT
 NOT TO SCALE
 CITY OF LAKE CITY
 SANITARY SERVICE DETAIL

NOTE: CLEAN OUT WITH THE APPROPRIATE USE AREAS SHALL BE IN COMPLIANCE WITH THE CITY OF LAKE CITY SANITARY SERVICE DETAIL.



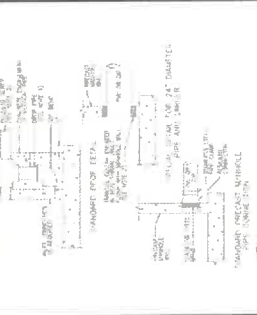
8 STORM / SANITARY SEWER CLEANOUT
 NOT TO SCALE
 CITY OF LAKE CITY
 SANITARY SERVICE DETAIL

NOTE: CLEAN OUT WITH THE APPROPRIATE USE AREAS SHALL BE IN COMPLIANCE WITH THE CITY OF LAKE CITY SANITARY SERVICE DETAIL.



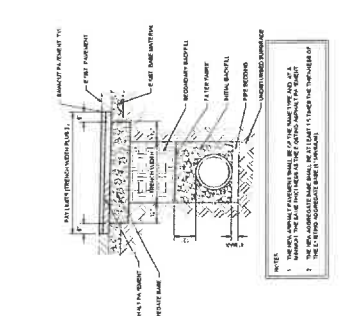
7 MANHOLE CONNECTION DETAILS
 NOT TO SCALE
 CITY OF LAKE CITY
 SANITARY SERVICE DETAIL

NOTE: MANHOLE CONNECTION DETAILS SHALL BE IN COMPLIANCE WITH THE CITY OF LAKE CITY SANITARY SERVICE DETAIL.



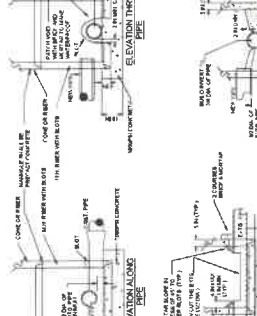
7 MANHOLE CONNECTION DETAILS
 NOT TO SCALE
 CITY OF LAKE CITY
 SANITARY SERVICE DETAIL

NOTE: MANHOLE CONNECTION DETAILS SHALL BE IN COMPLIANCE WITH THE CITY OF LAKE CITY SANITARY SERVICE DETAIL.



2 PAVEMENT TRENCH REPAIR
 NOT TO SCALE
 CITY OF LAKE CITY
 SANITARY SERVICE DETAIL

NOTE: PAVEMENT TRENCH REPAIR SHALL BE IN COMPLIANCE WITH THE CITY OF LAKE CITY SANITARY SERVICE DETAIL.



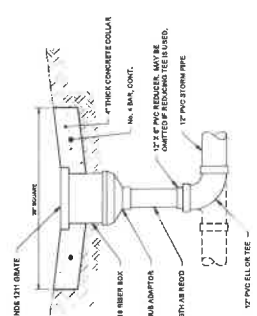
6 DOGHOUSE MANHOLE
 NOT TO SCALE
 CITY OF LAKE CITY
 SANITARY SERVICE DETAIL

NOTE: DOGHOUSE MANHOLE SHALL BE IN COMPLIANCE WITH THE CITY OF LAKE CITY SANITARY SERVICE DETAIL.



17 AREA DRAIN INLET
 NOT TO SCALE
 CITY OF LAKE CITY
 SANITARY SERVICE DETAIL

NOTE: AREA DRAIN INLET SHALL BE IN COMPLIANCE WITH THE CITY OF LAKE CITY SANITARY SERVICE DETAIL.



17 AREA DRAIN INLET
 NOT TO SCALE
 CITY OF LAKE CITY
 SANITARY SERVICE DETAIL

NOTE: AREA DRAIN INLET SHALL BE IN COMPLIANCE WITH THE CITY OF LAKE CITY SANITARY SERVICE DETAIL.

**Stormwater Management Plan
For**

HCA Florida Lake City Hospital

June 16, 2023

The Stormwater Management Plan for the HCA Florida Lake City Hospital Tower Expansion project will include utilizing the existing master on-site stormwater management facility located at the northeast corner of the project parcel. Kimley-Horn reviewed historical permits for the site and prepared a capacity accounting table associated with the master stormwater management facility shown below. This project will add 1.31 AC of impervious area to the site and there will be no wetland and floodplain impacts. After the project is constructed, there is remaining capacity in the master stormwater management facility. Stormwater runoff from this site will be conveyed through a stormwater conveyance system consisting of a series of pipes and inlets that discharges to the master stormwater management facility.

Kimley-Horn plans to submit a Minor Modification to the Environmental Resource Permit to the Suwannee River Water Management District (SRWMD). Kimley-Horn held a Pre-Application Meeting with the SRWMD on April 13, 2023. Meeting notes are attached.

Permitted Impervious Area per ERP 97-0226 = 17.00 AC			
	Impervious Area	Net Impervious Area	'Bank' Remaining
Existing Condition per ERP# 205142 - 2	11.86 AC	0.00 AC	5.14 AC
Existing Condition per ERP# 205142 - 3	13.87 AC	2.01 AC	3.13 AC
Emergency Department, Ancillary, & Heliapd	13.16 AC	-0.71 AC	3.84 AC
Bed Tower Expansion & North Parking Lot	14.47 AC	1.31 AC	2.53 AC

SRWMD PRE-APP MEETING – MEETING MINTUES

Project: HCA Florida Lake City Florida – Bed Tower Expansion
 KH Project No.: 118099017
 2619 Centennial Blvd Suite 200, Tallahassee, FL 32308

Attendees: Matthew Hamby (KHA) Sarah Corbett
 Zack Newman (KHA) Ashley Lewis
 Kelsey Lewis (KHA) Garrett Spencer

Subject: SRWMD Pre-App Meeting Agenda – *Meeting Minutes*

Date: April 13, 2023

MEETING OVERVIEW:

Permitted Impervious Area per ERP 97-0226 = 17.00 AC			
	Impervious Area	Net Impervious Area	'Bank' Remaining
Exisitng Condition per <i>ERP# 205142 - 2</i>	11.86 AC	0.00 AC	5.14 AC
Exisitng Condition per <i>ERP# 205142 - 3</i>	13.87 AC	2.01 AC	3.13 AC
Emergency Department, Ancillary, & Heliapd	13.16 AC	-0.71 AC	3.84 AC
Bed Tower Expansion & North Parking Lot	14.47 AC	1.31 AC	2.53 AC

GENERAL QUESTIONS / COMMENTS:

1. De Minimums or Minor Modification?
 - a. *Minor Modification*
 - b. *Submit through portal*
 - c. *Ensure no wetland or flood plain impact*
 - i. *Concept should outline how we are not impacting the wetlands*
2. Confirm the stormwater maintenance facility is in compliance with the SRWMD Standards
 - a. *Representative of SRWMD will confirm stormwater facility compliance*
 - i. *If in compliance, no issues*
 - ii. *If not in compliance, HCA shall bring up to compliance*
3. Confirm no development in the wetlands
 - a. *Environmental Scientist will take soil samples within 25 feet of all proposed development to ensure no wetland impacts.*
4. KH must provide Agent Authorization
5. www.Srwmdfloodreport.com (internal website for future reference)
 - a. Shows FEMA's flood maps & other wetlands for their jurisdiction

End of Meeting

Please contact me at (615) 314-5617 or zack.newman@kimley-horn.com should you have any questions.

Sincerely,

Zack Newman, EI

**Fire Department Access and Water Supply Plan
For**

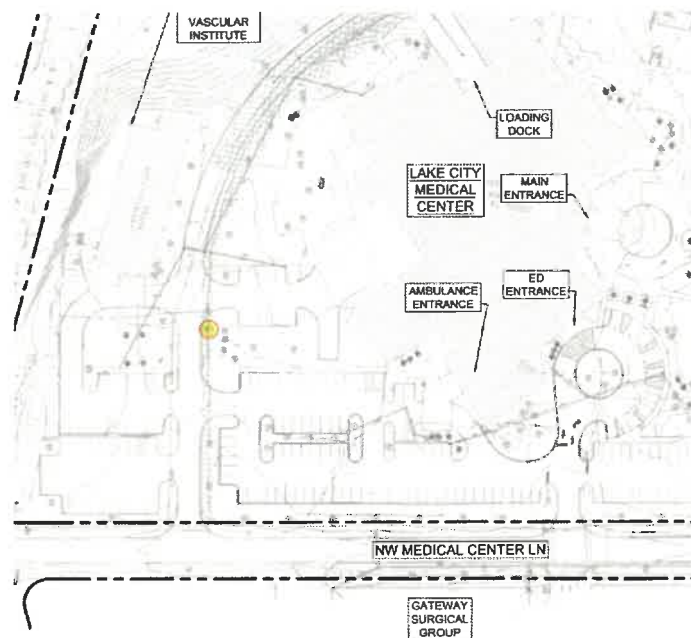
HCA Florida Lake City Hospital

June 21, 2023

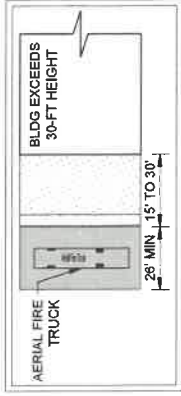
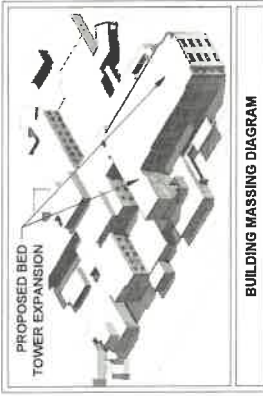
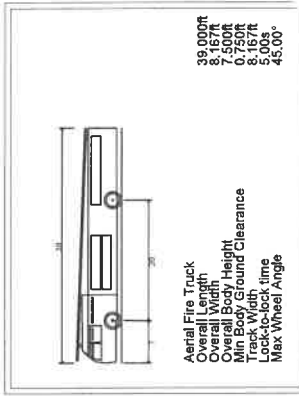
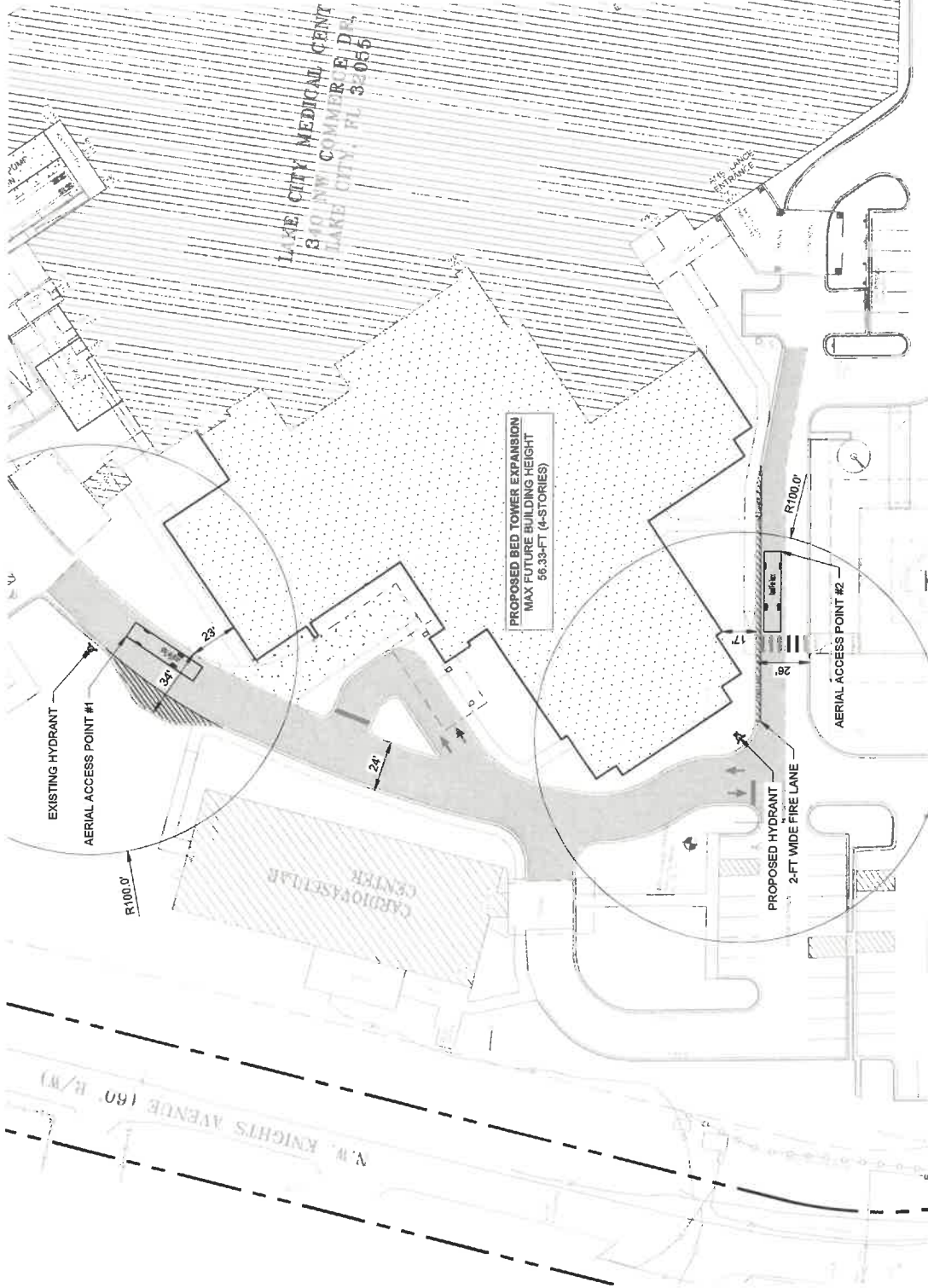
The fire suppression system that will serve the new tower will be connected to the existing fire suppression system within the existing hospital building. The new system will meet the National Fire Protection Association (NFPA) requirements and supply 1,000 GPM. The new fire suppression system will be designed by professional engineers with I.C. Thomasson Associates, Inc. They will provide signed and sealed fire flow calculation and drawings as part of the full construction document package. A professional fire engineer will be brought on the project once construction kicks off.

A hydrant flow test was performed July 7, 2022. A new flow test will be performed by the City in the coming weeks. The results of the flow test from 2022 are shown below.

- Inspector: Kevin Parlatti
- Static Pressure: 95 psi
- Flow Rate: 1,300 GPM
- Residual Pressure: 60 psi



The attached Aerial Access Exhibit has been coordinated with the architectural team to denote the maximum future building height of 56.33 feet and aerial access points around the proposed tower expansion.



AERIAL FIRE APPARATUS ACCESS - IFC SECTION D106

AERIAL ACCESS - FIRE EXHIBIT

HCA FLORIDA LAKE CITY HOSPITAL - BED TOWER EXPANSION

May 2, 2023



MEMORANDUM

To: Robert Angelo, City of Lake City Growth Management
From: Mark Shelton, AICP
Date: June 21, 2023
Subject: HCA Florida Lake City Hospital – Concurrency Impact Analysis

This Concurrency Analysis is submitted for HCA Florida Lake City Hospital. The proposed use is a +/- 65,094 square-foot expansion. The site is +/-41.25 acres and includes Columbia County Tax Parcel 35-3S-16-02556-003. The development area is in the northeast quadrant of the intersection at US 90 and I-75. The site's Future Land Use (FLU) category is Commercial. The Zoning District classification is Commercial, General (CG).

The following analysis estimates potential impacts on Lake City public facilities that may result from the proposed development. The following tables include data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Trip Generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.

TABLE 1: PROJECTED TRIP GENERATION

Land Use	Intensity	Daily	AM Peak			PM Peak		
		Total	Total	In	Out	Total	In	Out
Existing Trip Generation Hospital	156.727 KSF	1,688	129	86	43	135	47	88
Proposed Trip Generation Hospital	221.538 KSF	2,386	182	122	60	191	67	124
Trip Differential (Proposed Minus Existing)		698	53	36	17	56	20	36

Potable Water / Sanitary Sewer / Solid Waste

TABLE 2: PROJECTED POTABLE WATER IMPACTS

Land Use	Maximum Units	Gallons Per Day ¹	Estimated Demand (GPD)
Hospital	28 Beds	2,000 / Bed	56,000

¹ Source: Ch. 62E-6.008, Table 1, Florida Administrative Code

Conclusion: The project site will be served by existing Lake City of potable water infrastructure. The subject property is served by Lake City's potable water, and it's anticipated to generate 56,000 gallons per day.

TABLE 3: PROJECTED SANITARY SEWER IMPACTS

Land Use	Maximum Units	Gallons Per Day ¹	Estimated Demand (GPD)
Hospital	28 Beds	2,000 / Bed	56,000

¹ Source: Ch. 62E-6.008, Table 1, Florida Administrative Code

Conclusion: The project site will be served by existing Lake City wastewater infrastructure. The subject property is served by Lake City’s sanitary sewer, and it’s anticipated to generate 56,000 gallons per day.

TABLE 4: PROJECTED SOLID WASTE IMPACTS

Land Use	Units	Solid Waste Generated (lbs/day) ¹	Solid Waste Generated (tons/year) ²
Hospital	28 Beds	812	148

¹ Formulas per Practice Greenhealth:

² Formula used, pounds per day to tons per year: $([lbs/day] * 365)$

Conclusion: Solid waste facility capacity exists to adequately serve the intended hospital expansion development for the subject property. The subject property is served by Lake City’s solid waste, and it’s anticipated to generate 812 pounds per day and 148 tons per year.

Comprehensive Plan Consistency Analysis

Lake City Medical Center – Tower Expansion

The following analysis justifies this application's consistency with the City of Lake City's 2025 Comprehensive Plan.

Project Overview

The proposed HCA Florida Lake City Hospital – Tower Expansion project (Parcel ID 35-3S-16-02556-003) has a Commercial Future Land Use Designation per the City of Lake City Future Land Use Map 2025. The subject property is located at 340 NW Commerce Drive in Lake City, Florida and has a zoning designation of Commercial, General (CG). The proposed site plan is appropriate and compatible with the Commercial Future Land Use Designation and is further justified by meeting the following Lake City 2025 Comprehensive Plan Goals, Objectives, and Policies:

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.

The proposed development is an expansion of the existing HCA Florida Lake City Hospital. This expansion will increase the level of medical services provided by the hospital, thereby enhancing the quality of life in the City and meeting the intent of this future land use element goal.

Future Land Use Element 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 higher density or intensity.

The proposed development is accessible by existing development and infrastructure. The existing hospital is adjacent to SR-93, north of W US Hwy 90, and connected to the highways by NW Commerce Dr, NW Medical Center Ln, and NW York Dr. Therefore, the proposed development meets the intent of this future land use element policy.

Future Land Use Element 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:

COMMERCIAL

Lands classified as commercial use consist of 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. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this objective, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio except within the (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central

Business District and (CHI) Commercial, Commercial, Highway Interchange districts being subject to an intensity of less than or equal to 1.0 floor area ratio.

(CN) Commercial, Neighborhood uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio. (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

The proposed HCA Florida Lake City Hospital – Tower Expansion is a use that aligns with the Commercial Future Land Use (FLU) Designation. The proposed project in an increase of floor area on the existing HCA Florida Lake City Hospital. Therefore, the existing Hospital meets the Commercial future land use, and the proposed expansion will continue to meet the Commercial FLU. As indicated on the site plan, the proposed development also meets the 0.25 floor area ratio per the CG zoning designation. Therefore, the proposed development meets the intent of this future land use element policy.

Future Land Use Element Policy 1.3.1

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.

The proposed project is consistent with this future land use policy by proposing expansion of an existing building in a location where the adopted level of service standards for the provision of public facilities are maintained.

Future Land Use Element Policy 1.4.1

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 the Comprehensive Plan

The proposed project is an expansion of the existing HCA Florida Lake City Hospital. Therefore, the proposed development meets each of the provisions and therefore meets this future land use element policy.

1. *The proposed project does not involve the subdivision of land.*

Comprehensive Plan Consistency Analysis
Lake City Medical Center – Tower Expansion

2. *The proposed project is an expansion of an existing development and therefore is compatible with adjacent land uses.*
3. *The proposed project will not impact environmentally sensitive lands.*
4. *The proposed project will provide for drainage and stormwater management. The Lake City Medical Center has an existing master stormwater facility (SRWMD Permit ERP97-0226).*
5. *The proposed project complies with this provision.*
6. *The proposed project is an expansion of the existing Lake City Medical Center. The proposed expansion will continue to meet the Code required signage.*
7. *Safe and convenient onsite traffic flow and vehicle parking needs will be provided as depicted on the site plan.*
8. *The proposed expansion will not reduce the level of service standards adopted in the Comprehensive Plan.*

Conservation Element Policy V.2.13

The City, prior to granting approval of a site and development plan, for construction or expansion shall require that all hazardous waste generators and facilities are duly permitted as required by Chapter 403, Florida Statutes, as amended, by the Florida Department of Environmental Protection. In addition, the City, prior to the issuance of a certificate of land development regulation compliance, shall require that all existing hazardous waste facilities or uses which generates hazardous waste show proof of such permit prior to a change in occupancy.

The proposed development will comply with Chapter 403, Florida Statutes, as amended, by the Florida Department of Environmental Protection and thereby will comply with this policy.

Lake City Medical Center

340 NW Commerce Drive, Lake City, FL 32055

Columbia County Tax Parcel No. 35-35-16-02556-003

Area: +/- 41.25 ac

Owner: Notami Hospitals of FL Inc

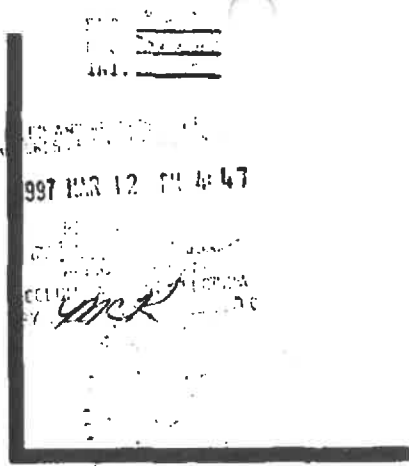
Legal description from Columbia County GIS:

COMM NW COR OF SW1/4 OF NW1/4, RUN E 1223.10 FT FOR POB, CONT E 715 FT, S 1570.49 FT, S 83 83 DG E 353.97 FT, S 7 DG W 197.96 FT, W 15 FT, S 7 DG W 244.15 FT, S 84 DG W 257.88 FT, S 80 DG W 719.17 FT, RUN N 310.89 FT TO S LINE OF A PROPOSED 60-FOOT RD, RUN SW ALONG R/W 239.30 FT TO A CURVE RUN SW'RLY ALONG CURVE 46.23 FT TO E R/W OF CO RD, NW 25 DG W ALONG R/W 113.36 FT TO A CURVE, RUN N'RLY ALONG CURVE 107.57 FT, N 05 DG E 1367.72 FT TO PT OF CURVE, RUN N'RLY ALONG CURVE 131.69 FT, E 203.43 FT, N 5 DG E 212.31 FT TO POB, EX 5.27 AC TO CO FOR PROPOSED RD AS DESC ORB 836-1372 & EX A PARCEL TO CITY OF LAKE CITY DESC ORB 877-2446 & EX 0.60 AC PER LETTER DATED 12/14/01. ORB 633-183, 679-644, 776-872, 836-468 THRU 508, & EAST 1/2 OF RD CLOSED AS DESC IN RESOL NO 98-R-29 IN ORB 865-2213

SAP:wt.
03/02/97
6250.03-96-487

This Indenture Prepared by
P.O. BOX 492
227 North Howard Street
Lakeland, Florida 33801
OFFICE

97-03324



Documentary Stamp 7526.44
Intangible Tax
P. DeWitt Cason
Clerk of Court
By [Signature] D.C.

TRUSTEE'S DEED

THIS INDENTURE made this 5 day of Mar, 1997, between MILLER M. COOPER, as Trustee of Sentry Profit Sharing Trust, who does not reside on the property hereafter described, whose mailing address is 2727 Ulmerton Road, Suite 230, Clearwater, Florida 34622, (herein "Grantor") to NOTAMI HOSPITALS OF FLORIDA, INC., a Florida corporation, whose mailing address is One Park Plaza, Post Office Box 550, Nashville, Tennessee 37202-0550, (herein "Grantee").

W I T N E S S E T H:

That 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 Grantee, all of Grantor's right, title and interest in and to the following described property situate in Columbia County, Florida, viz:

TOWNSHIP 3 SOUTH, RANGE 16 EAST

Section 35: COMMENCE at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 35, Columbia County, Florida, and run N 87°20'18"E. along the North line of the South 1/2 of the Northwest 1/4 a distance of 1223.10 feet to the POINT OF BEGINNING; thence continue N 87°20'18" E. still along said North line 715.00 feet; thence S 02°14'18"W. 1570.49 feet; thence S 83°56'38"E. 353.97 feet to a point on the Westerly line of a 30 foot ingress/egress easement; thence S 07°26'25"W. along said Westerly line 197.96 feet to a point on the Northerly end of the Right-of-Way of a 60 foot County Road; thence N 83°55'31" W. along said Northerly end of the Right-of-Way of a 60 foot County Road 15.00 feet to a point on the Westerly Right-of-Way line of said 60 foot County Road; thence S 07°42'22"W. along said Westerly Right-of-Way line 244.15 feet; thence S 84°45'48"W. 257.88 feet; thence S.80°55'18"W. 575.38 feet; thence N 05°55'16"E. 663.14 feet; thence N 84°02'56"W. 322.54 feet to a point on a line formerly dividing lands of James Moore and L.B.Turner; thence S 05°48'54"W along said line 174.55 feet; thence N 84°11'06"W. 150.00 feet to a point on the Easterly Right-of-Way line of a 60 foot County Road; thence N 05°48'54"E. along said Easterly

EK 0836 PG 0493

OFFICIAL RECORDS

Right-of-Way line 1253.72 feet to the Point of Curve of a curve concave to the Southwest having a radius of 160.00 feet and a central angle of 47°09'31", said curve also having a Chord bearing and distance of N 17°45'53"W.128.01 feet; thence Northerly along the arc of said curve, being also the Easterly Right-of-Way line of said 60 foot County Road 131.69 feet; thence N 87°20'18"E. 203.43 feet to a point on a line formerly dividing lands of James Moore and L.B. Turner; thence N 05°48'54"E. along said line 212.31 feet to the POINT OF BEGINNING.

TAX PARCEL NO: Parts of 35-3S- [REDACTED] and
35-3S- [REDACTED].

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

TO HAVE AND TO HOLD the same unto Grantee and to the proper use, benefit and behoove of Grantee, its successors and assigns, in fee simple forever. This deed is executed pursuant to and in the exercise of the power and authority vested in Grantor, as Trustee of Sentry Profit Sharing Trust, as evidenced by affidavit and excerpts from said Profit Sharing Trust Agreement attached hereto as Exhibit "A" and Grantor further warrants and represents to Grantee, that Grantor has full power and lawful authority to execute and deliver this deed; that Grantor is the owner of undivided one-half (1/2) interest in and to the above described property in fee simple; and Grantor will warrant and defend the title to said property against the claims of all persons whomsoever, provided, however, this deed is made subject to all restrictions and easements, if any, of record, and the lien and encumbrance of taxes accruing subsequent to December 31, 1996.

EX 0836 PG 0494

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument the day and year first above written.

Signed, sealed and delivered in the presence of:

Lynn H. Eulank
Lynn H. Eulank
(Print or Type Name)

MILLER M. COOPER
MILLER M. COOPER, as Trustee
of Sentry Profit Sharing Plan

Theresa M. Johnson
Theresa M. Johnson
(Print or Type Name)

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 5 day of March, 1997, by MILLER M. COOPER, as Trustee of Sentry Profit Sharing Trust, who is personally known to me, or who has produced _____ as identification.

(NOTARIAL SEAL)

Theresa Marie L. Johnson
Notary Public, State of Florida
Theresa Marie L. Johnson
(Print or Type Name)
My commission expires:



THERESA MARIE L. JOHNSON
My Commission CC543871
Expires Mar 28 2000

AFFIDAVIT AS TO EXISTENCE OF TRUST

STATE OF FLORIDA
COUNTY OF PINELLAS

EK C 836 PG 0495
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BEFORE ME, the undersigned authority, personally appeared MILLER M. COOPER ("Affiant"), who is personally known to me, and who, after being duly sworn, deposes and says:

1. Affiant is the sole trustee under and pursuant to Profit Sharing Plan and Trust Agreement dated December 29, 1980, having an effective date of January 1, 1980, established by Sentry Engineering & Construction, Inc., a Georgia corporation, and known as Sentry Profit Sharing Plan (herein "the Plan").

2. The Trust created pursuant to the terms of the Plan is an active, ongoing trust which has continuously been active since the date of its inception for the benefit of the participants (as defined in the Plan), and Affiant has been actively engaged as Trustee under and pursuant to the terms of the Plan since its inception.

3. Attached hereto as Exhibit "A" are excerpts from Article IX of the Plan showing the power and authority of Affiant as Trustee to act for and on behalf of the Plan and the Trust created thereby for the purpose of buying, selling, exchanging, and managing property owned or held by the Trust. Affiant affirms that the attached Exhibit "A" is a true, correct and accurate copy of those excerpts from Article IX of the Plan showing the authority of Affiant as Trustee, and such remains unrevoked, unamended, and not modified.

4. The Plan and the Trust created thereby have never been amended, modified, or revoked, and the same remain in full force and effect as of the date of this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]
MILLER M. COOPER

SWORN TO AND SUBSCRIBED before me this 5 day of ^{March} ~~February~~, 1997, by MILLER M. COOPER, who is personally known to me.

(NOTARIAL SEAL)



TERESA MARIE JOHNSON
My Commission CCS41879
Expires Mar 28 2000

[Signature]
Notary Public, State of Florida
Theresa M. Johnson
(Print or Type Name)
My Commission Expires:

EXHIBIT "A"

ARTICLE IX
MANAGEMENT OF TRUST FUND

The Trustee and his successors shall have the power to do all things and execute such instruments as may be deemed necessary or proper including the following powers, all of which may be exercised without order of or report to any court and without bond:

[1] To sell, exchange or otherwise dispose of any property at any time held or acquired under this Trust, at public or private sale, for cash or on terms, without advertisement, including the right to lease for any term notwithstanding the period of the Trust;

[2] To vote in person or by proxy any corporate stock or other security and to agree to or take any other action in regard to any reorganization, merger, consolidation, liquidation, bankruptcy or other procedure or proceeding affecting any stock, bond, note or other property;

[3] To compromise, settle and/or adjust any claim or demand by or against the Trust and to agree to any rescission or modification of any contract or agreement affecting such Trust;

[4] To borrow money and to secure the same by mortgaging, pledging and/or conveying any property of the Trust, including the acquisition of stocks and other securities on margin; and to lend money on good security;

[5] To register any stock, bond or other security in the name of a nominee, without the addition of words indicating that such security is held in a fiduciary capacity, but accurate records shall be maintained showing that such security is a Trust asset and the Trustee shall be responsible for the acts of such nominee;

[6] To hold cash in such amounts as may be in his opinion reasonable for the proper operation of this Trust;

[7] To invest all monies in such stocks, bonds, securities, investment company or trust shares, puts and calls, options, mutual funds, mortgages, notes, choses in action, real estate, improvements thereon, and other property including any common trust fund maintained by any Trustee;

[8] To invest and reinvest a portion of a Participant's account in whole life, term or income endowment-type life insurance policy contracts

EX 0836 PG 0496
OFFICIAL RECORDS



issued by a legal reserve life insurance company on his life. The Trustee shall be the owner of such ordinary life insurance contracts, and as such shall have, exercise and enjoy all of the rights, powers, options, privileges and benefits usually referred to as "incidents of ownership" and normally vested in the insured or owner of such contracts, provided that any death benefits received by the Trustee under such contracts shall be paid to the Beneficiary designated by the Participant, it being further agreed that the issuing insurance company shall not be deemed to be a party to this Trust or to the Plan. Any dividend payable under any insurance contract issued hereunder shall be used to increase the value of the contract or paid under such other available option as the Trustee may elect. If a Participant is insurable only at substandard rates, a life insurance contract may provide (i) for an appropriately lesser death benefit or (ii) for the full death benefit, in the Trustee's discretion. If a Participant is uninsurable, application may be made for an annuity contract.

EX-0836 100497
OFFICIAL RECORDS

The amount invested or reinvested on such insurance contracts shall not exceed the following stated percentages of Employer and Employee contributions allocated to a Member's account at any particular time.

Type of Contract	Employer's Contribution (plus forfeitures)	Employee's Contribution
(a) Whole life or limited pay life	49.9%	100%
(b) Term life	25.0%	100%
(c) Income endowment [involving life insurance]	100.0%	100%

NOTE: If both contract types (a) and (b) are purchased on one life, the sum of type (a) premium, plus twice the type (b) premium must satisfy the 49.9% limit.

The Trustee may establish a smaller maximum life insurance investment or a maximum life insurance face amount, both subject to the above-described percentage limitations, provided the formulas established by the Trustee are applied uniformly to all Participants.

The foregoing limits do not preclude the use on any contract of the disability waiver of premium benefit. No life insurance contract purchased by the Trustee for a Participant shall be allowed to continue after a Participant's retirement.

[9] To make such investments as the Trustee in his discretion shall deem best without regard to any law now or hereafter in force limiting the investment of trustees of other fiduciaries.

[10] In addition to the powers herein stated, the Trustee shall have all of the rights granted to fiduciaries under Sec. 4 of the Act numbered 433 published in 1973 Georgia laws, pages 846-856, which statute is hereby incorporated by reference and made a part hereof.

BK 0836 PFD 498
OFFICIAL RECORDS





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

AGENT AUTHORIZATION FORM

I, Notami Hospitals of Florida, Inc., dba HCA Florida Lake City Hospital (owner name), owner of property parcel

number 35-35-16-02558-003 (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. Samuel Boadi	1. Chief Operating Officer
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.

[Signature] Owner Signature (Notarized) 6/7/23 Date

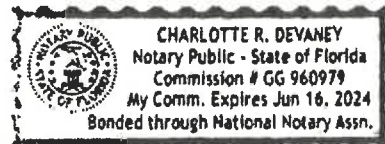
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Samuel Boadi, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 7th day of June, 2023.

[Signature]
 NOTARY'S SIGNATURE

(Seal/Stamp)





Kyle Keen, Tax Collector
Proudly Serving The People of Columbia County

Site Provided by...
 aumentumtech.com
 1.12

Tax Record



Account Number
 1 of 1

Last Update: 6/16/2023 9:16:16 AM EDT

Details

Tax Record

» Print View

Legal Desc.

Tax Payment

Payment History

Print Tax Bill **NEW!**

Change of Address

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.

Searches

Account Number

GEO Number

Owner Name

Property Address

Mailing Address

Site Functions

Tax Search

Local Business Tax

Contact Us

County Login

Home

Account Number	Tax Type	Tax Year			
P08953-093	PERSONAL PROPERTY	2019			
Mailing Address		Property Address			
LAKE CITY MEDICAL CENTER		340 NW COMMERCE DR LAKE CITY			
C/O DUCHARME MCMILLEN & ASSOC					
PO BOX 80610		GEO Number			
INDIANAPOLIS IN 46280		000000-08953-093			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
MX 10210	001				
Legal Description (click for full description)					
622110/ 340 NW COMMERCE DR LAKE CITY					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	10,210	10,210	\$0	\$0.00
BOARD OF COUNTY COMMISSIONERS	8.0150	10,210	10,210	\$0	\$0.00
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	10,210	10,210	\$0	\$0.00
LOCAL	3.9880	10,210	10,210	\$0	\$0.00
CAPITAL OUTLAY	1.5000	10,210	10,210	\$0	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.3840	10,210	10,210	\$0	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.9620	10,210	10,210	\$0	\$0.00
Total Millage		20.4970	Total Taxes		\$0.00
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
Total Assessments					\$0.00
Taxes & Assessments					\$0.00
If Paid By		Amount Due			
		\$0.00			

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Print | << First < Previous Next > Last >>



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

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

Date: 06/20/23

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

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

Project Number: SPR23-13

Project Name: HCA Florida Lake City Hospital- Tower Expansion

Project Address: 340 NW Commerce Drive, Lake City, FL 32055

Project Parcel Number: 02556-003

Owner Name: Notami Hospitals of Florida INC

Owner Address: _____

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: Samuel Boadi

Owner Agent Address: 340 NW Commerce Dr, Lake City, FL 32055

Owner Agent Contact Information: Telephone: 386-719-6000 Email: samuel.boadi@hcahealthcare.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: Reviewed by: _____ **Date:** _____

Comments: _____

Planning and Zoning: Reviewed by: Robert Angelo _____ **Date:** _____

Comments: _____
This is an expansion of the existing facility and is not a new use of the parcel.

Business License: Reviewed by: Marshall Sova _____ **Date:** 6/20/2023
Marshall Sova (Jun 20, 2023 15:48 EDT)

Comments: Hospital already has a business license that is active

Code Enforcement: Reviewed by: Marshall Sova _____ **Date:** 6/20/2023
Marshall Sova (Jun 20, 2023 15:48 EDT)

Comments: _____
No active code enforcement cases on this property

Permitting: Reviewed by: _____ **Date:** _____

Comments: _____

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

Water Department: Reviewed by: Michael L. Osborn Jr. Date: 6/21/23
Michael L. Osborn Jr. (Jun 21, 2023 08:24 EDT)

Comments: Make sure and follow Utility guidelines.

Sewer Department: Reviewed by: Cody Pridgeon Date: 6/21/2023
Cody Pridgeon (Jun 21, 2023 08:27 EDT)

Comments: None

Gas Department: Reviewed by: Steve Brown Date: 6-28-23
Steve Brown (Jun 28, 2023 14:36 EDT)

Comments: I have concerns regarding relocating all utilities.

Water Distribution/Collection: Reviewed by: Brian Scott Date: _____
Brian Scott (Jun 21, 2023 10:08 EDT)

Comments: notify city of any work being performed on city water and sewer system

Customer Service: Reviewed by: Shasta Pelham Date: 07/06/23
Shasta Pelham (Jul 6, 2023 08:47 EDT)

Comments: A Tap Application must be submitted for city utilities. The tap fees, impact fees and the utility deposits will be calculated upon approval of the Tap Application.
The Utility Director's expressed concerns regarding the relocation of all utilities.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Steve Brown (Jun 28, 2023 14:36 EDT) **Date:** 6-28-23

Comments: Have we addressed stormwater?

Fire Department: Reviewed by: *Dwight Booger* **Date:** _____

Comments: No Concerns at this time.

Police Department: Reviewed by: _____ **Date:** _____

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.

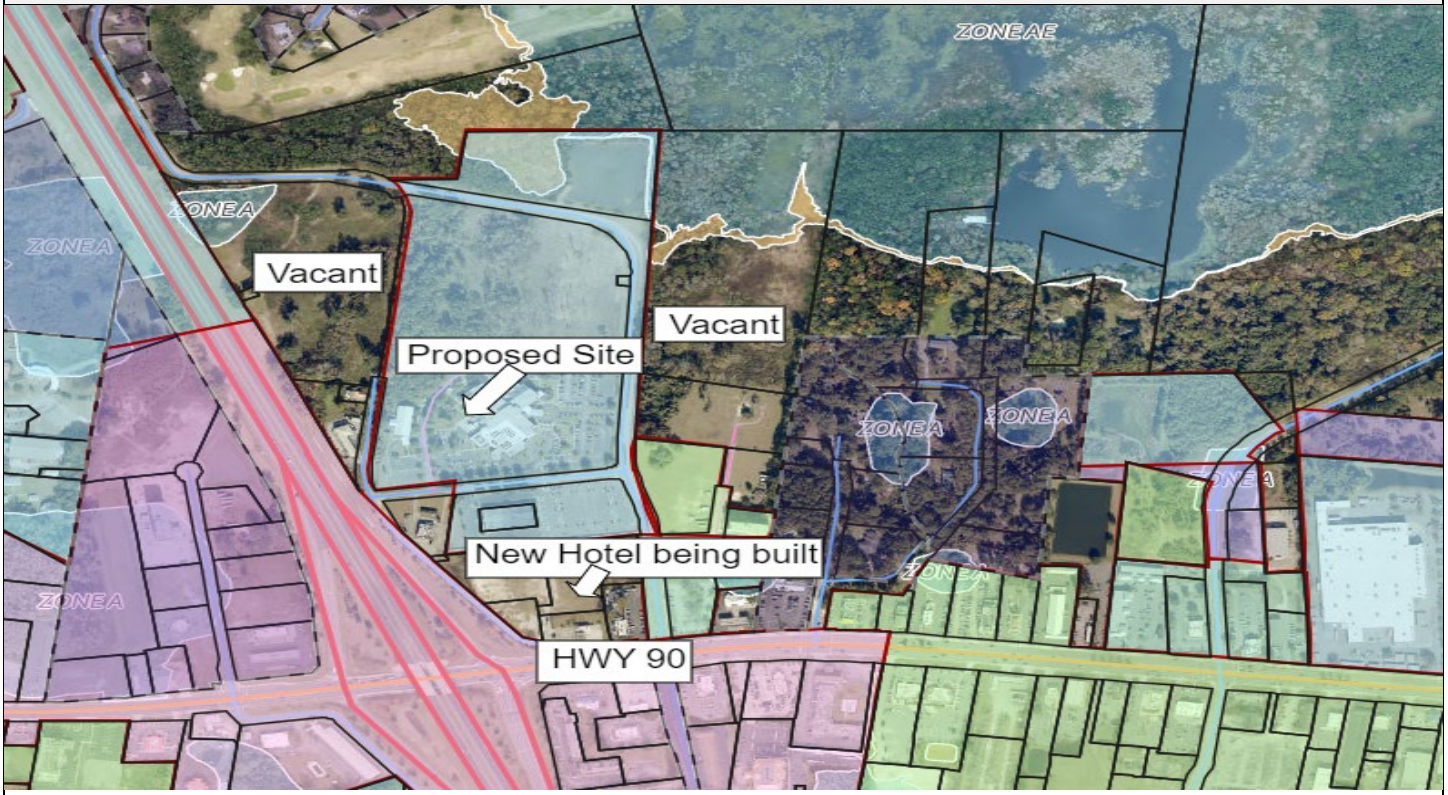
LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	HCA Florida Lake City Hospital- Tower Expansion
Applicant	Samuel Boadi, COO
Owner	Natomi Hospitals of Florida INC
Requested Action	Site plan review for HCA Florida Hospital Tower Expansion.
Hearing Date	08-01-2023
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 41.25 Acres
Location	340 NW Commerce Dr., Lake City, FL
Parcel Number	02556-003
Future Land Use	Commercial
Proposed Future Land Use	Commercial
Current Zoning District	Commercial General
Proposed Zoning	Commercial General
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N			Residential	RMF-1 County Zoning
E			Commercial	CG County Zoning
S			Hospitality	CHI County Zoning
W			Vacant	CHI County Zoning

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned to build a new patient tower. The new tower will add 28 additional beds to the current facility. This is an expansion to the existing building.