

PLANNING AND ZONING CITY OF LAKE CITY

September 13, 2022 at 5:30 PM

Venue: City Hall

AGENDA

Due to the COVID-19 social distancing requirements, the City of Lake City will hold the MONTH XX, 2021 Planning and Zoning Board Meeting via telephonic and video conferencing communications media technology.

To participate: The Planning and Zoning Board Meeting instructions are located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES

i. August 2, 2022

OLD BUSINESS-None

NEW BUSINESS

ii. Site Plan Review- SPR22-17- Kia Motors Expansion (Agent: Hunter Brown)

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. August 2, 2022

Meeting Minutes Planning and Zoning

Date: 08/02/2022

Roll Call:

Mr. Lydick-Not Present
Mr. Cooper-Present
Mr. Nelson-Not Present
Ms. Georgalis-Present

Mr. Carter-Not Present
Mrs. McKellum-Present
Mr. McMahon-Present

Approval of Past Minutes-Approve the minutes of the 08/02/2022 Meeting.

Motion By: Mr. McMahon

Seconded By: Mr. Cooper

Comments or Revisions: None

Old Business:

Petition # SPR22-14 Presented **By:** Abram Laferty

As owner or agent and gives address of: 5159 CR 241 Lake Butler

Petitioner is Sworn in by: Ms.Georgalis

Discussion:

Robert introduced the project, he stated that the project is in the Commercial Highway Interchange district. Robert stated that it met the requirements of the LDR section 4.15.2.3. Abram stated that the project was for a site plan review for Sonic Drive In and is located in the Gateway Crossing development. Abram stated that it was going to be 1200 square feet building and have 39 parking spots. Mr. Cooper asked if Suwannee River Water Management approved. Abram said that they had no issues and just waiting on the final approval. Waiting on administrative issues to be resolved.

Motion to close Public Comment: None

Motion Seconded By: None

Motion to Approve/Deny By: Mr. Cooper

Motion Seconded By: Mr. McMahon

Voted Approved/Denied: Approved unanimously

New Business:

Petition # SPR22-16 Presented **By:** Abram Laferty

As owner or agent and gives address of: 5159 CR 241 Lake Butler

Petitioner is Sworn in by: Ms.Georgalis

Discussion:

Robert introduced the project, he stated that the project is in the Commercial Highway Interchange district. Robert Stated that it met the requirements of the LDR section 4.15.2.3. Abram stated that the project was for a site plan review for Rib Crib and is located in the Gateway Crossing development. Abram stated that it was going to be 3400 square feet building and have 42 parking spots. Abram stated that they are waiting on the same administration issues with Suwannee River Water Management and that they have no concerns.

Motion to close Public Comment: None

Motion Seconded By: None

Motion to Approve/Deny By: Mr. McMahon

Motion Seconded By: Mrs. McKellum

Voted Approved/Denied: Approved unanimously

Petition # Z22-05 Presented By: Chase Moses

As owner or agent and gives address of: 184 N Marion Ave.

Petitioner is Sworn in by: Ms.Georgalis

Discussion:

Chase presented the petition for a re-zoning for the First Baptist Church Annex building from commercial general to commercial- central business district. Purpose for re-zoning is to sell it as office space and reduce the requirement for parking spots. Mavis asked about the infringements in the alley. Chase said that has not been discussed. Sean asked about the number of spots. Chase stated that most of the parking issues stemmed from the 1950's.

Motion to close Public Comment: None

Motion Seconded By: None

Motion to Approve/Deny By: Mr. McMahon

Motion Seconded By: Mr. Cooper

Voted Approved/Denied: Approved unanimously

Ms. Mavis closed the meeting.

Motion to Adjourn by: None

Time: 5:42pm

Motion Seconded By: None

Mavis Georgalis, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

File Attachments for Item:

ii. Site Plan Review- SPR22-17- Kia Motors Expansion (Agent: Hunter Brown)



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

Application # SPR22-17
Application Fee: \$200.00
Receipt No. 2022-00076617
Filing Date 8-29-22
Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Reuntree - Moore Kia
2. Address of Subject Property: 2528 W. US Hwy 90
3. Parcel ID Number(s): 36-33-16-02609-000
4. Future Land Use Map Designation: C
5. Zoning Designation: CI
6. Acreage: 2.381-Ac.
7. Existing Use of Property: Car Dealership
8. Proposed use of Property: Car Dealership
9. 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 4,331 SF
 - ☐ Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Hunter P. Brown Title: Engineer
Company name (if applicable): _____
Mailing Address: 19409 Powerline Road
City: Oade City State: FL Zip: 33523
Telephone: (352) 585 2950 Fax: (____) Email: hp-brown@yahoo.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): Lake City k Automotive
Mailing Address: 1101 E. Fletcher Ave.
City: Tampa State: FL Zip: 33612
Telephone: (866) 438 8900 Fax: (____) Email: _____

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: No
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:
- Name, location, owner, and designer of the proposed development.
 - Present zoning for subject site.
 - 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.
 - Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - Area and dimensions of site (Survey).
 - Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - Access to utilities and points of utility hook-up.
 - Location and dimensions of all existing and proposed parking areas and loading areas.
 - Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - Location and size of any lakes, ponds, canals, or other waters and waterways.
 - 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.
 - Location of trash receptacles.
 - For multiple-family, hotel, motel, and mobile home park site plans:
 - Tabulation of gross acreage.
 - Tabulation of density.
 - Number of dwelling units proposed.
 - Location and percent of total open space and recreation areas.
 - 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.

Hunter P. Brown

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

8/19/2022

Date

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF DESAU

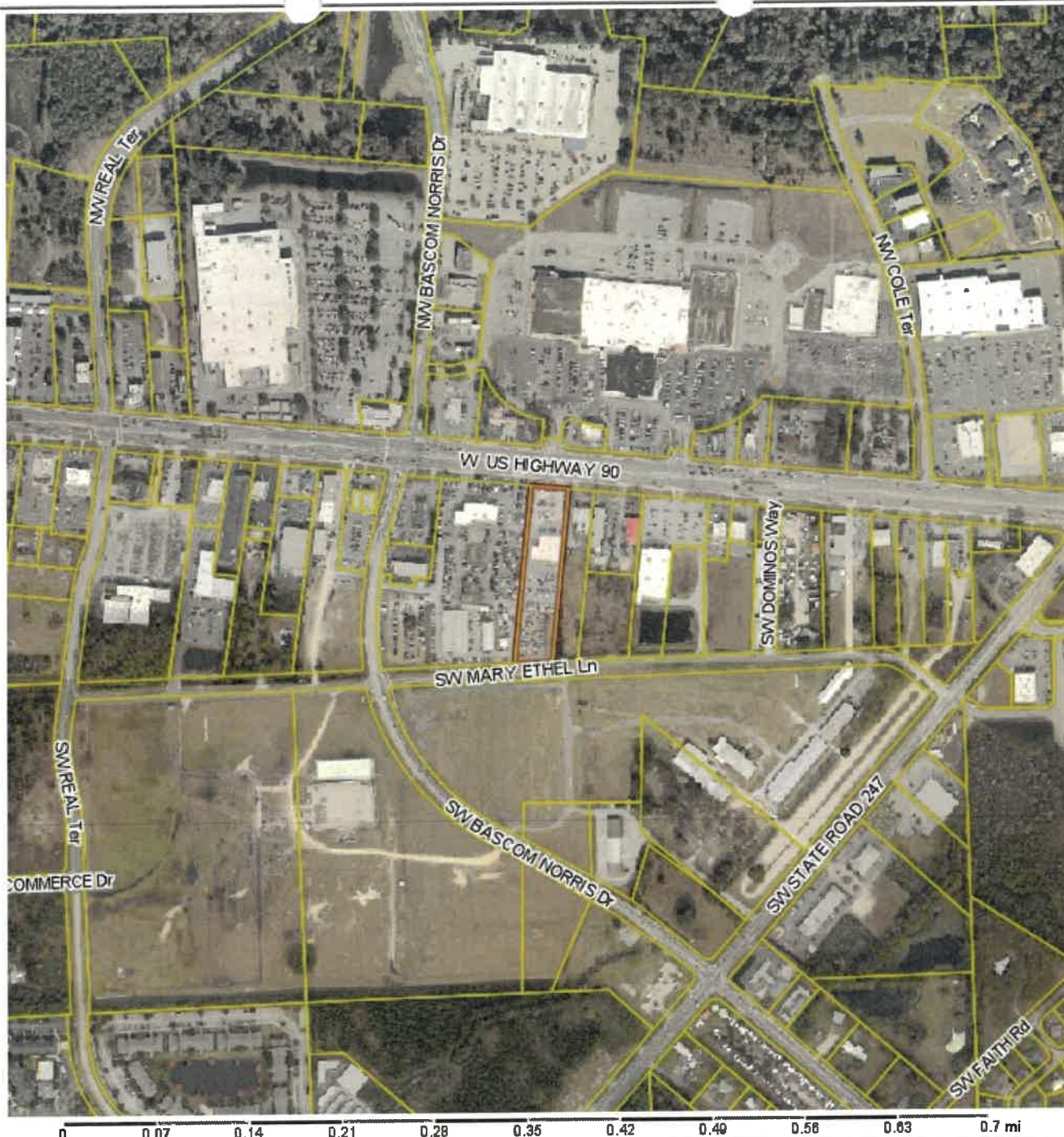
The foregoing instrument was acknowledged before me this 15th day of Aug, 2022, by (name of person acknowledging).

NOTARY PUBLIC
STATE OF FLORIDA
(NOTARY SEAL)
Shelley Schmidt
State of Florida
Commission Expires 10/29/2024
Commission No. MH 58652

[Signature]
Signature of Notary
Shelley Schmidt
Printed Name of Notary

Personally Known _____ OR Produced Identification ☒
Type of Identification Produced FL. O. I. C. [Signature]

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



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

PARCEL: 36-3S-16-02609-000 (10644) | VEH SALE/REPAIR (2700) | 2.381 AC

COMM SW COR OF SEC, E ALONG SEC LINE 878.90 FT FOR POB, CONT E 151.31 FT, N 694.08 FT, W 150 FT, S 712.81 FT TO POB. 369-684, 370-472 THRU 483, 751-6

Owner: LAKE CITY K AUTOMOTIVE MANAGEMENT LLC

1101 E FLETCHER AVE
TAMPA, FL 33612

Site: 2528 W US HIGHWAY 90, LAKE CITY

Sales Info:
6/30/2016 \$2,262,900 I(U)
2/10/2014 \$0 V(U)
11/1/2007 \$500,000 I(U)

2022 Working Values

Mkt Lnd	\$762,994	Appraised	\$1,347,180
Ag Lnd	\$0	Assessed	\$1,347,180
Bldg	\$501,312	Exempt	\$0
XFOB	\$82,874		
Just	\$1,347,180	Total	county:\$1,347,180
		Taxable	city:\$1,347,180
			other:\$0
			school:\$1,347,180

NOTES:



Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

FOR

ROUNTREE - MOORE KIA
SERVICE DEPARTMENT ADDITION

COLUMBIA PIN: 36-33-16-02609-000

**ADDRESS: 2528 W. US HWY 90
LAKE CITY, FL 32055**

DEVELOPER/OWNER:
LAKE CITY K AUTOMOTIVE MGMT LLC
1101 E FLETCHER AVE.
TAMPA, FLORIDA 33612

PREPARED BY:
HUNTER P. BROWN, PE
19409 POWERLINE ROAD
DADE CITY, FL 33523
PH: (352) 585-2950
PE NO. 74664
HP.BROWN@YAHOO.COM

PROJECT NUMBER: 22001
DATE: AUGUST 2022

CONSULTANTS

CIVIL ENGINEER
HUNTER P. BROWN, PE
19409 POWERLINE ROAD
DAKE CITY, FL 33523
(252) 586-2960
EMAIL: HP_BROWN@YAHOO.COM

SURVEY SERVICES
DAVRIS, INC.
5030 NEBRASKA AVE.
NEW PORT RICHEY, FL 34652
PHONE (727) 232-3000
EMAIL TWO@DAVRISINC.COM

UTILITY SUPPLIERS

CITY OF LAKE CITY UTILITIES
692 SW 5TH ST. MARGARET'S STREET
LAKE CITY, FL 32035
(888) 752-2031

LOCATION MAP



SHEET INDEX

C0.0	COVER SHEET
C1.0	GENERAL NOTES & DETAILS
C2.0	DEMO PLAN
C3.0	SITE PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0	UTILITY PLAN

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE CURRENT VERSION OF THE "MANUAL, UNIFORM MINIMUM STANDARDS FOR HIGHWAYS, STATE OF FLORIDA" AND ARE IN COMPLIANCE WITH THE STANDARDS THEREIN EXCEPT AS NOTED ON THE PLANS. ANY DEVIATIONS NOTED ON THE PLANS SUBSTANTIALLY COMPLY WITH THE INTENT OF THE STANDARDS."

[illegible]

ENGINEER: HUNTER P. BROWN, P.E.

PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. 74664

[illegible]

ISSUE DATE
4/16/2022
SHEET NAME

DEMO PLAN






SHEET NUMBER
C2.0

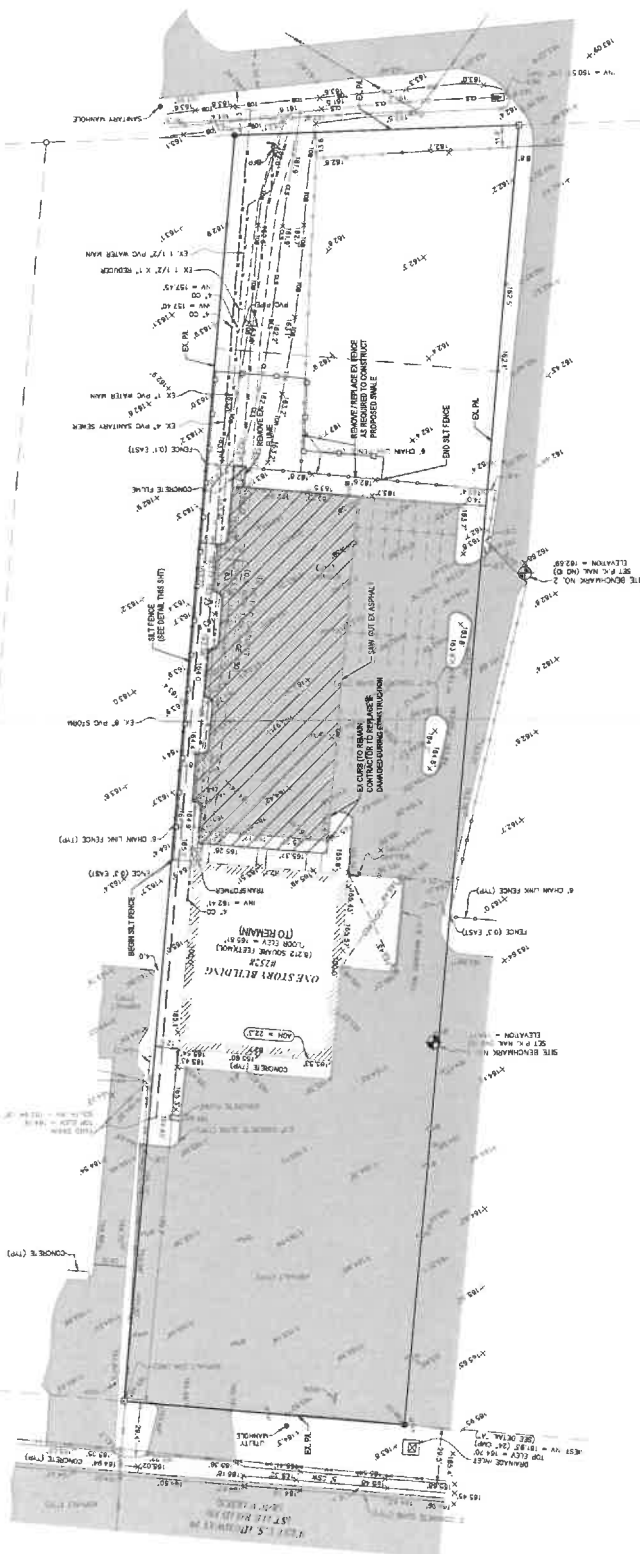
CR-4410	HPB
CR-4410	Z2001

2001 72001



LEGEND

-  EXISTING DRIVEWAY PAVT
 EXISTING CONDUITS
 EXISTING GRACE
 EX. CONCRETE RETAINING WALL
 PARKING LOT TO BE REMOVED
 CHURCH SITE

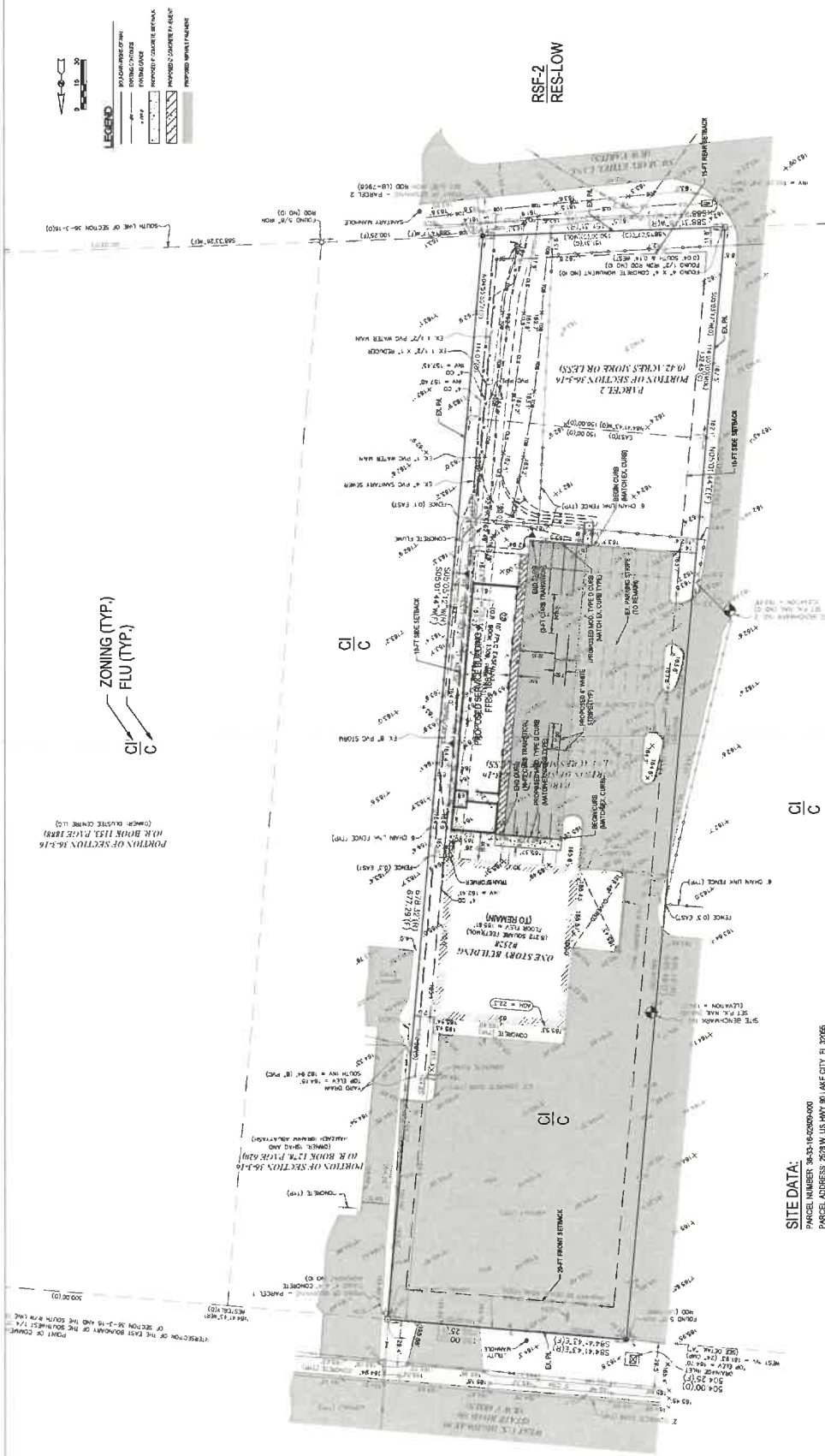


SILT SCREEN BARRIER DETAILS
N.T.S.



[illegible]

ISSUE DATE	8/16/2022
SHEET NAME	
SITE PLAN	
SHEET NUMBER	C3.0
DESIGNED BY	HPB
DATE	2/20/21

VICINITY MAP
(NOT TO SCALE)

SITE

[illegible]

SITE DATA:

PARCEL NUMBER 36-33-10-02609-000
PARCEL ADDRESS 2628 W. US HWY 90 LAKE CITY, FL 32065
EXISTING ZONING CI - COMMERCIAL INTENSIVE
FUTURE LAND USE C - COMMERCIAL
EXISTING USE CAR DEPOSITORY
SITE AREA 2.381 AC

BUILDING SETBACKS; - FRONT: 20'
- SIDE: 10'
- REAR: 15'

UTILITIES SERVICES

VERTICAL DATUM: ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

FLOOD ZONE: SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL 1203020510, DATED 11/02/2018

DATE	10/10/2001
BY	HPB
CHECKED	HPB
DATE	10/10/2001

PROJECT NO.	01-00000000
SHEET NO.	01
TOTAL SHEETS	01
DATE	10/10/2001
BY	HPB
CHECKED	HPB

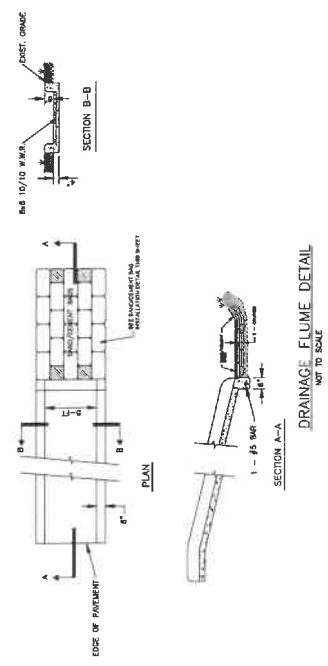
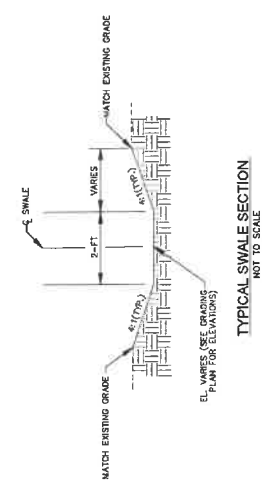
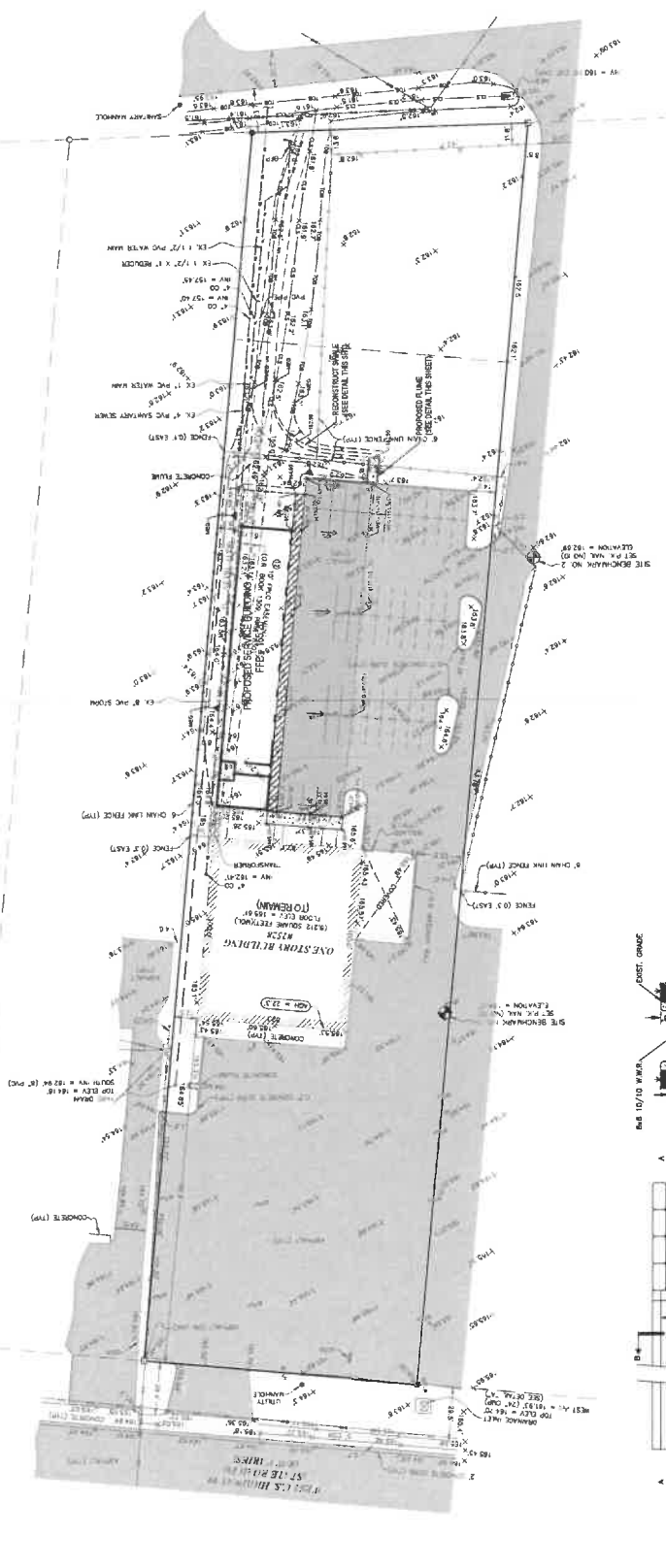
LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- EXISTING IMPERVIOUS AREAS
- PROPOSED IMPERVIOUS AREAS
- PROPOSED IMPERVIOUS AREAS TO BE REMOVED
- PROPOSED IMPERVIOUS AREAS TO BE INSTALLED

NOTE ALL DISTURBED AREAS ARE TO BE SODDED.

IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREA TO BE REMOVED = 13,306 S.F.
 PROPOSED IMPERVIOUS AREA TO BE INSTALLED = 11,765 S.F.
 NET DECREASE IN IMPERVIOUS AREA = 1,541 S.F.



[illegible]

ISSUE DATE
1/16/2022

77076014

UTILITY PLAN

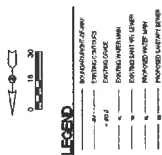
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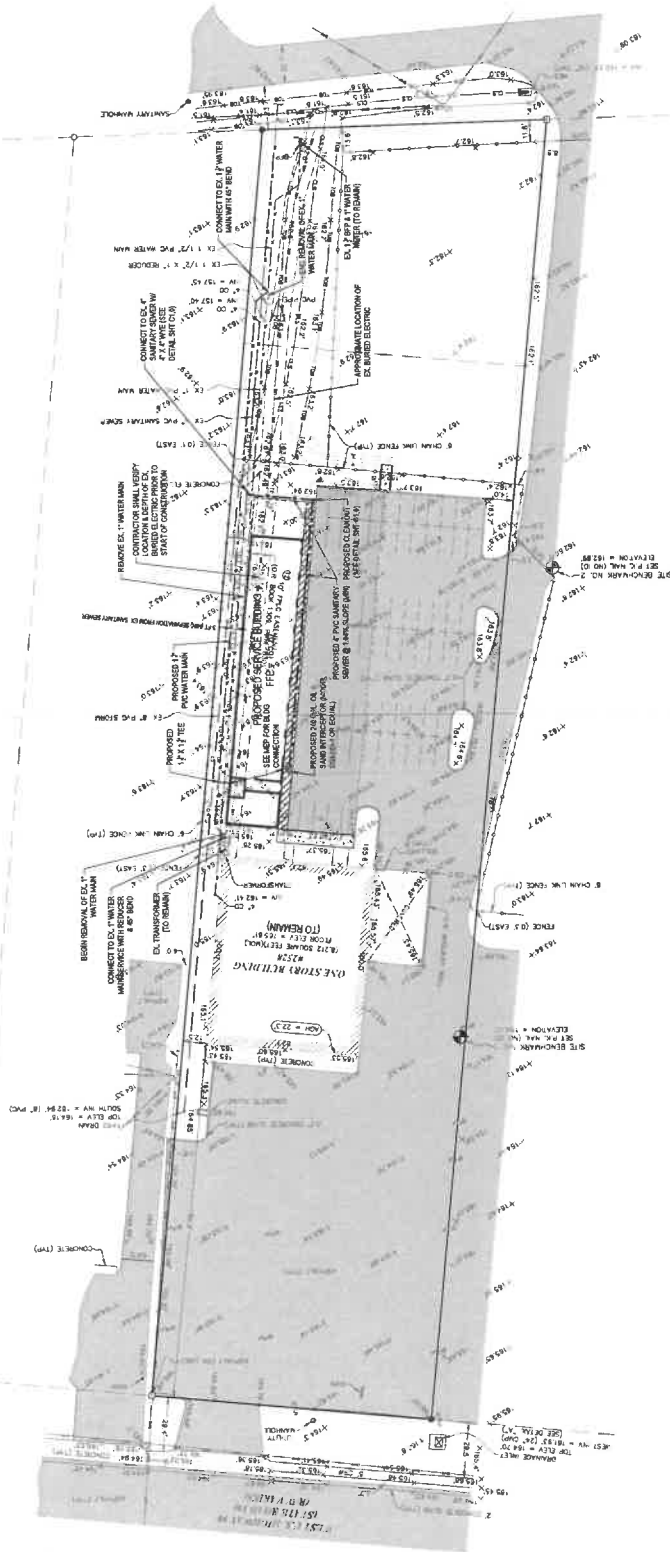
HEET NUMBER

HPB

10032



NOTE: PROPOSED WATER MAIN SHALL BE INSTALLED AND ALL REQUIRED TESTING BE COMPLETED PRIOR TO PERMANENT CONNECTION TO EXISTING WATER MAIN AND EXISTING BUILDING. EXISTING WATER MAIN SHALL ONLY BE REMOVED ONCE PROPOSED WATER MAIN IS CONNECTED AND ACTIVE TO AVOID SHUT DOWN DELAYS TO EXISTING BUILDING.



MEMORANDUM

Date: August 30, 2022
To: City of Lake City Growth Management
From: Hunter P. Brown, P.E., Project Engineer
Reference: Rountree – Moore Kia – Service Building Addition
Fire Flow Analysis


Memo:

The following analysis consisted of determining minimum required fire flow capacity for the proposed development. The proposed development consists of a 4,331 SF building addition within an existing commercial development. Although the proposed building is 4,331 SF, the site contains an existing 8,212 SF building so the required minimum fire flow will be based on the largest building within the site. The required fire flow capacity of 2,000 GPM was determined based on the largest building size (8,212 SF) and the Type of Construction (II(000)) per Table 18.4.5.2.1 of the FFPC. The existing / proposed development does not contain any existing and/or proposed fire hydrants. Based on documentation provided by the City of Lake City, there appears to be several existing fire hydrants located within close proximity of the project site. Reference in the enclosed exhibit depicting the locations of the existing fire hydrants with approximate distance(s) to the site. Additionally, the exhibit depicts the accessible route for a fire truck to access and navigate through the site.

The City of Lake City provided the most recent fire hydrant flow test results for two (2) existing fire hydrants adjacent to the site and the results are summarized below:

- Fire Hydrant Location: 2640 W. US Hwy 90
 - 2,698 GPM @ 20 psi
- Fire Hydrant Location: SW Bascom Norris & SW Mary Ethel Lane
 - 2,392 GPM @ 20 psi

According to the hydrant flow test results for the existing fire hydrants provided by the City of Lake City (see attached Fire Hydrant Reports), the existing fire hydrants will effectively provide the required fire flow for the proposed development.





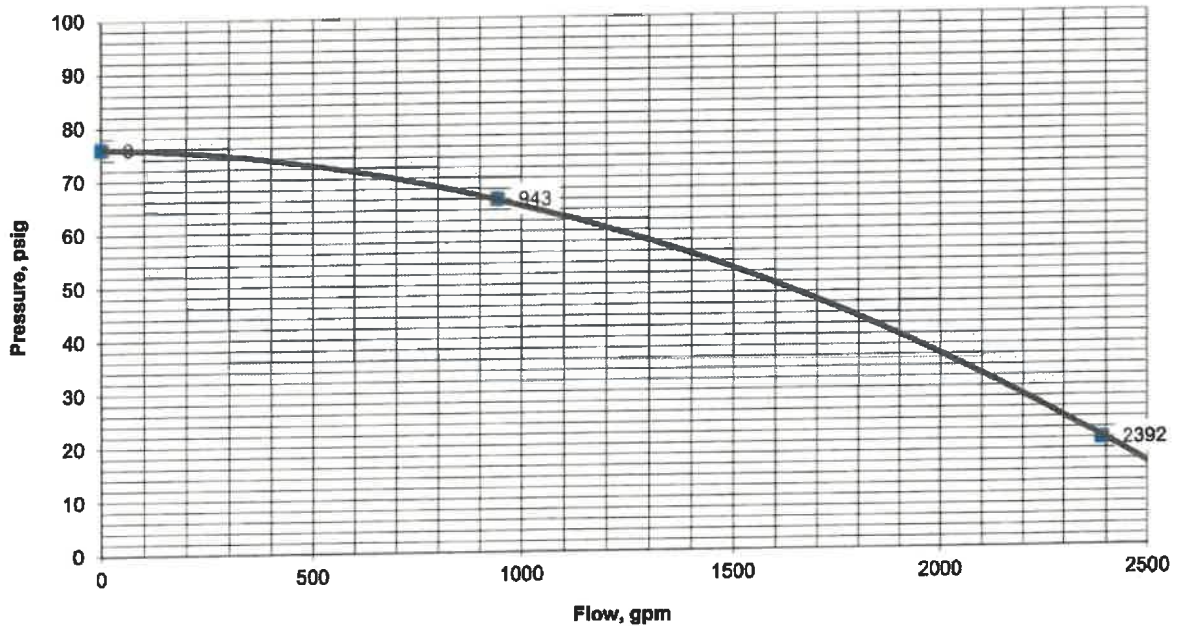
City of Lake City

Water flow report

HYDRANT # & LOCATION: **SW Bascom Norris & SW Mary Ethel Lane** DATE: **8/30/2022**
 TEST BY: **Al/Brandon** Day: **Tuesday** Time: **9:45** 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:	40		
GPM:	943	0	0
TOTAL FLOW DURING TEST:	943 GPM		
STATIC READING:	76 PSI	RESIDUAL:	66 PSI
RESULTS: AT 20 PSI RESIDUAL	2392 GPM	AT 0 PSI	2820 GPM
ESTIMATED CONSUMPTION:	1887 GAL.		
REMARKS:			



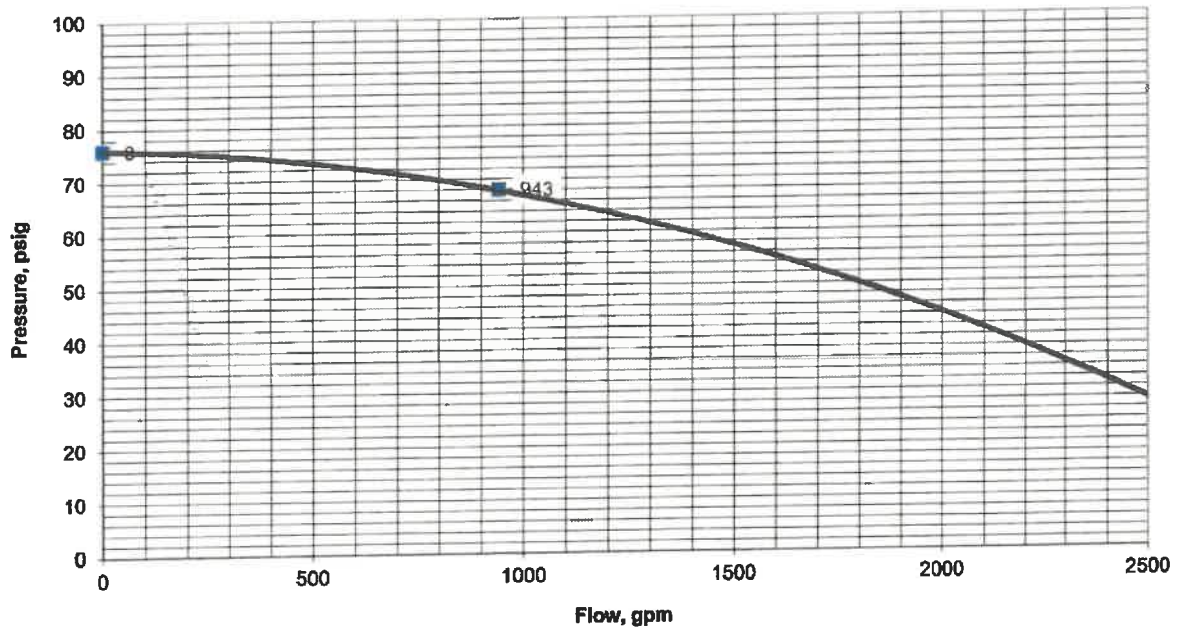
City of Lake City

Water flow report

HYDRANT # & LOCATION: **2640 US Hwy 90** DATE: **8/30/2022**
 TEST BY: **Al/Brandon** Day: **Tuesday** Time: **9:30** 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:	40		
GPM:	943	0	0
TOTAL FLOW DURING TEST:	943 GPM		
STATIC READING:	76 PSI	RESIDUAL:	68 PSI
RESULTS: AT 20 PSI RESIDUAL	2698 GPM	AT 0 PSI	3181 GPM
ESTIMATED CONSUMPTION:	1887 GAL.		
REMARKS:			



August 30, 2022

City of Lake City
Growth Management
205 North Marion Ave.
Lake City, FL 32055

Reference: Concurrency Memo
Rountree – Moore Kia – Service Department Addition
Columbia County Parcel Number: 36-33-16-02609-000

To Whom It May Concern:

On behalf of our client, Rountree – Moore Kia, I am providing the following Concurrency documentation for the proposed development consisting of a Service Department Building and associated improvements.

Sanitary Sewer Analysis (Per Ch. 64E-6.008)

- Office: 15 gal/day/employee
- Proposed Employees: 9
- $9 \text{ employees} * 15 \text{ gal/day/employee} = 135 \text{ gal/day sewer}$
- **ADF: 135 gal/day**
- **Peak: $135 \text{ gal/day} * 4 \text{ (peaking factor)} = 540 \text{ gal/day}$**

Potable Water Analysis (Per Ch. 64E-6.008)

- Office: 15 gal/day/employee
- Proposed Employees: 9
- $9 \text{ employees} * 15 \text{ gal/day/employee} = 135 \text{ gal/day (sewer)} / 0.8 = 169 \text{ gal/day (ADF water)}$
- **ADF: 169 gal/day**
- **Peak: $169 \text{ gal/day} * 4 \text{ (peaking factor)} = 676 \text{ gal/day}$**

Solid Waste Analysis

- *Per Guide to Solid Waste and Recycling Plans for Development Projects (Santa Barbara County Public Works Department)*
Notes: Cites SWANA Tech. Bull. 85-6; Recovery Sciences, 1987; and Matrix Mgmt Group, "Best Management Practices Analysis for Solid Waste"
- Generation Rate: 0.9 lbs/100 SF
- Proposed Building Size: 4,331 SF
- $4,331 \text{ SF} / 100 \text{ SF} * 0.9 \text{ lbs} = 39 \text{ lbs/day}$
- **Total Solid Waste Generation: 39 lbs/day**

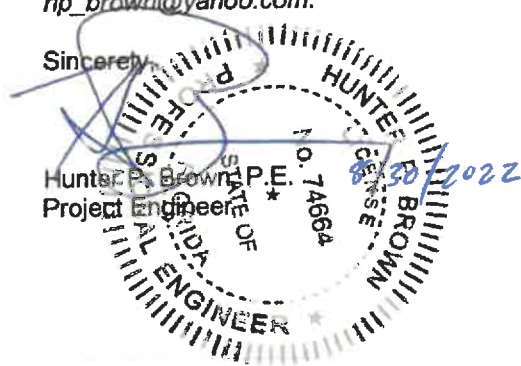
Trip Generation Analysis (Per ITE, 11th Edition)

- ITE Code: 943 – Automotive Parts & Service Center
- ITE ADT: 16.6 trips / 1,000 SF
- ITE PM Peak: 2.06 trips / 1,000 SF
- **ADT: 4,331 SF / 1,000 SF * 16.6 trips/day = 71.89 trips**
- **PM Peak: 4,331 SF / 1,000 SF * 2.06 trips = 8.92 trips**

If you have any questions or concerns, please contact me at (352) 585-2950 or email me at hp_brown@yahoo.com.

Sincerely,

Hunter P. Brown
Project Engineer



August 30, 2022

City of Lake City
Growth Management
205 North Marion Ave.
Lake City, FL 32055

Reference: Comprehensive Plan Consistency Analysis
Rountree – Moore Kia – Service Department Addition
Columbia County Parcel Number: 36-33-16-02609-000

To Whom It May Concern:

On behalf of our client, Rountree – Moore Kia, I am providing the following Comprehensive Plan Consistency Analysis for the proposed development consisting of the addition of a Service Department Building and associated improvements within the existing developed commercial site referenced above. The following identifies the City of Lake City's Comprehensive Plan's Goals, Objectives, and Policies with responses demonstrating how the proposed project meets consistency.

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVE 1.1 *The City Concurrence Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.*

Consistency: The proposed commercial development is consistent with the current FLU and Zoning of the project site and adjacent properties. The current use of the site (Car Dealership) and proposed development and consistent. Additionally, the proposed project is adjacent to a State Hwy within an urban area.

Policy 1.1.1 *The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.*

Consistency: The proposed commercial development is located within a high intensity commercial area and is directly adjacent to a State Hwy which provides direct access into the site. Additionally, municipal utilities are currently available within the existing site for the proposed development.

Policy 1.1.2 *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, 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.

Consistency: The proposed commercial development will have a FAR of 1.0 once complete which is less than or equal to the 0.25 maximum FAR.

Policy I.1.3 The City shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

Consistency: The proposed development is within the interior of an existing commercial development with adjacent existing public facilities.

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

Consistency: The proposed development's FLU is consistent with the current / proposed use. Additionally, the project is proposed to be completed by year 2025.

Policy I.1.5 The City shall continue to provide for a neighborhood commercial district to provide small scale retail and service establishments which will serve the convenience needs of adjacent areas. Neighborhood commercial activities are not shown on the Future Land Use Plan Map; rather, these commercial activities should be accommodated throughout the City as market forces determine the need according to the following criteria:

1. Neighborhood commercial activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self service laundries or dry cleaners. In addition, automotive service stations, child care centers and financial institutions and similar uses compatible neighborhood commercial uses may be allowed as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio;

2. Neighborhood commercial activities shall be located on an arterial or collector road;

3. Floor area for each individual outlet or establishment shall not exceed 5,000 square feet; and

4. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall be devoted to storage.

5. Neighborhood commercial uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio

Consistency: The proposed development is consistent with the City's commercial district.

Policy I.1.6 The City shall require the location of public, private and charter school sites to be consistent with the following criteria:

- 1. The proposed school location shall be compatible with present and projected use of adjacent property;*
- 2. Adequate public facilities and services are, or will be available concurrent with the development of the school;*
- 3. There are no significant environmental constraints that would preclude development of an educational facility on the site;*
- 4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;*
- 5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;*
- 6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and*
- 7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.*

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

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

Consistency: The proposed development will have no adverse impact to any existing or proposed school sites.

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

Consistency: The proposed development will utilize the existing topography and soil conditions to facilitate the existing/proposed stormwater/site design.

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

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.

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

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

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

Consistency: The proposed development will utilize the existing parking facilities with no new street design. Additionally, the design will meet the City's and SWRMD requirements.

OBJECTIVE 1.3 The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Consistency: All existing public facilities are directly adjacent or located within the site AND are adequate for the proposed development.

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.

Consistency: All existing public facilities are directly adjacent or located within the site AND are adequate for the proposed development.

OBJECTIVE 1.4 The City shall continue to include provisions for Planned Residential Development regulations. A Planned Residential Development (PRD) is:

1. A concept which requires land to be under unified control, planned and developed as a whole in a single development or in an approved, programmed series of developments for dwelling units and related uses and facilities;

2. A plan which, when adopted, becomes the land development regulations for the land to which it is applied;

3. Inclusive of principal and accessory structures substantially related to the character of the development itself and the surrounding area of which it is a part; and

4. A concept which, when implemented, allows for development according to comprehensive and detailed plans that include streets, utilities, building sites and the like and site plans and elevations for all buildings

as intended to be located, constructed, used, and related to each other. It also includes detailed plans for other uses and the improvements on the land as related to the buildings.

Consistency: The proposed will not have any adverse impacts to any existing and/or planned PRD.

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 this Comprehensive Plan.*

Consistency: The proposed development will meet the City's and SWRMD requirements.

OBJECTIVE 1.5 The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area, except that water line extensions may be made outside such designated urban development area to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside such designated urban development area. The boundary of this designated urban development area is depicted within the Future Land Use Map Series of this Comprehensive Plan.

Consistency: The proposed development will utilize existing on-site utilities. There are no proposed utility extensions.

Policy 1.5.2 The City shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

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

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

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

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

Consistency: The proposed development will utilize the existing on-site electrical service.

OBJECTIVE 1.6 The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

Consistency: The proposed development will meet the City's and SWRMD requirements.

Policy 1.6.1 The City shall continue to permit mining activity as a special exception within areas designated on the Future Land Use Plan map as industrial.

Consistency: The proposed development does not consist of mining activities.

Policy 1.6.2 The City shall continue to include provisions for drainage, stormwater management, open space and safe and convenient on site traffic flow including the provisions of needed vehicle parking for all development.

Consistency: The proposed development will meet the City's and SWRMD requirements.

Policy 1.6.3 The City shall continue to limit the intensity of development by requiring that the length of lots does not exceed three times the width of lots for the location of dwelling units.

Consistency: The proposed development does not consist of any dwelling units.

Policy 1.6.4 The City shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements.

Consistency: The proposed development is not within the FEMA Flood Zone.

Policy 1.6.5 The City shall continue to require that where a commercial or industrial use is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer. A masonry or wood opaque structure may be substituted for the planted buffer.

Consistency: The proposed development is not adjacent to a residential district.

OBJECTIVE 1.7 The City shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey based upon information as available from the University of Florida, Shimborg Center for Affordable Housing.

Consistency: The proposed development is not within a designated area of blight.

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

Consistency: The proposed development is not within a designated area of blight.

OBJECTIVE 1.8 The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non conforming land uses.

Consistency: The proposed development is consistent with the land use.

Policy 1.8.1 The land development regulations of the City shall include the following provisions for nonconforming lots, structures and uses of land or structures:

1. Nonconforming lots of record shall be recognized within any zoning district in which single family dwellings are permitted. A single family dwelling may be erected, expanded, or altered on any single lot of record. Such lots must be in separate ownership and not of continuous frontage with other lots in the same ownership.

2. Nonconforming uses of land shall be recognized where the lawful use of land exists which is not permitted by the land development regulations, such use may be continued, so long as it remains otherwise lawful, subject to limitation concerning enlargement, movement, discontinuance, and structural addition.

3. Nonconforming structures shall be recognized where a structure exists lawfully that would not be permitted to be built under the land development regulations by reason of restrictions on requirements other than use concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to limitations concerning provisions addressing enlargement or alteration, destruction, and movement.

Consistency: The proposed development will meet the City's and SWRMD requirements.

OBJECTIVE 1.9 The City shall continue to use a Historic Preservation Agency appointed by the City Council to assist the City Council with the designation of historic landmarks and landmark sites or historic districts within the City based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Council based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

Consistency: The proposed development is not eligible for Historic Preservation.

Policy 1.9.1 The City shall continue to establish criteria for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites.

Consistency: The proposed development is not eligible for Historic Preservation.

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

Consistency: The proposed development is not eligible for Historic Preservation.

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

Consistency: The proposed development is located on an existing developed site with no natural features, including wetlands and/or surface waters.

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

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

2. Landfills;

3. Facilities of bulk storage, agricultural chemicals;

4. Petroleum products;

5. Hazardous toxic and medical waste;

6. Feedlots or other animal facilities; 7. Wastewater treatment plants and percolation ponds; and

8. Mines, and excavation of waterways or drainage facilities which intersect the water table, within a 300-foot radius around the water well designated by this Comprehensive Plan as a wellfield protection area. In addition, no transportation of such regulated materials shall be allowed in the wellfield protection area, except through traffic

Consistency: The proposed development will meet the City's and SWRMD requirements.

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

Consistency: The proposed development is located on an existing developed site with no natural features, including wetlands and/or surface waters.

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

Consistency: The proposed development will meet the City's and SWRMD requirements.

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

Consistency: The proposed development will meet the City's and SWRMD requirements.

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

Consistency: The proposed development will not be platted.

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

Consistency: The proposed development will meet the City's and SWRMD requirements.

If you have any questions or concerns, please contact me at (352) 585-2950 or email me at hp_brown@yahoo.com.

Sincerely,


Hunter P. Brown, P.E.
Project Engineer

PARCEL NUMBER: 36-33-16-02609-000

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

TOWNSHIP 3 SOUTH, RANGE 16 EAST, SECTION 36: TWO (2) ACRES OF LAND DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST BOUNDARY OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 36 WITH THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90 AND RUN WESTERLY ALONG THE SOUTH LINE OF SAID HIGHWAY RIGHT-OF-WAY A DISTANCE OF 300 FEET FOR A POINT OF BEGINNING; RUN THENCE WEST ALONG THE SOUTH LINE OF U.S. HIGHWAY NO. 90 RIGHT-OF-WAY A DISTANCE OF 150 FEET; THENCE SOUTH A DISTANCE OF 580 FEET; THENCE EAST A DISTANCE OF 150 FEET; THENCE NORTH A DISTANCE OF 580 FEET TO SAID POINT OF BEGINNING.

AND

PARCEL 2

TOWNSHIP 3 SOUTH, RANGE 16 EAST, SECTION 36: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36, AND RUN N88° 15'07"E ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1,030.21 FEET FOR THE POINT OF BEGINNING; THENCE RUN N04° 55'50"E, 114.07 FEET; THENCE RUN N84° 41'43"W A DISTANCE OF 150 FEET; THENCE RUN S05° 03'17"W A DISTANCE OF 114 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 36; THENCE RUN N88° 15'07"E ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**This Instrument Prepared By
and Should be Returned To:**

**Stephen E. Cook, Esquire
SHUTTS & BOWEN LLP
300 S. Orange Avenue, Suite 1000
Orlando, Florida 32801**

Inst: 201612011286 Date: 07/08/2016 Time: 2:16PM
Page 1 of 4 R: 1318 P: 518, P.DeWitt Cason, Clerk of Court
Columbia, County, Fl: KV
Deputy Clerk/Doc Stamp-Deed: 15840.30

Tax Parcel I.D. No.: R02609-000

SPECIAL WARRANTY DEED
(KIA)

THIS SPECIAL WARRANTY DEED is made as of the 30th day of June, 2016, by and between **ROUNTREE-MOORE FORD, LLC**, successor by merger with JGM Holdings, LLC, a Florida limited liability company, whose mailing address is Post Office Box 1647, Lake City, Florida 32056 (hereinafter referred to as "Grantor"), and **LAKE CITY K AUTOMOTIVE MANAGEMENT, LLC**, a Florida limited liability company, whose address is 1101 E. Fletcher Avenue, Tampa, Florida 33612 (hereinafter referred to as "Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, limited liability companies or partnerships. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH:

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, all that certain land situate in Columbia County, Florida, more particularly described in Exhibit "A" attached hereto (the "Property").

TOGETHER with all the tenements, hereditaments and appurtenances with every privilege, right, title, interest and estate, reversion, remainder and easement hereto belonging or in anywise appertaining, and together with all improvements located thereon or therein.

TO HAVE AND TO HOLD the Property, and all the estate, right, title, interest, lien and equity whatsoever of Grantor either in law or in equity or both, to the proper use, benefit, and behoof of Grantee and Grantee's successors and assigns in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and

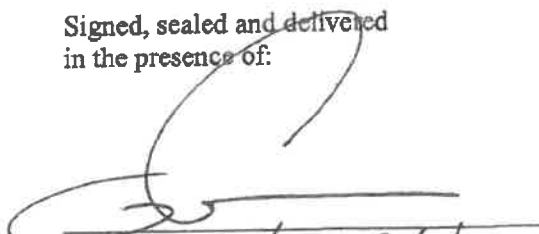
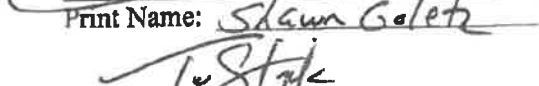
convey the Property; that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, and that the Property is free of all encumbrances, except for those matters described on Exhibit "B" attached hereto and by this reference made a part hereof.


IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

"GRANTOR"

ROUNTREE-MOORE FORD, LLC, a
Florida limited liability company



Print Name: Shawn Goetz

Print Name: TOM STASZAK

By: 
Andrew T. Moore
Manager

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 29th day of June, 2016, by Andrew T. Moore as Manager of ROUNTREE-MOORE FORD, LLC, a Florida limited liability company, on behalf of the company. He, who is personally known to me or has produced _____ as identification.


Print Name: _____
Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____

[Affix Notary Seal]



J. GREGORY HUMPHRIES
MY COMMISSION # FF 087768
EXPIRES: February 17, 2018
Bonded Thru Budget Notary Services

EXHIBIT "A"

LEGAL DESCRIPTION

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

Township 3 South, Range 16 East, Section 36: Two (2) acres of land described as follows: Commence at the intersection of the East boundary of the SW 1/4 of the SW 1/4 of said Section 36 with the South right-of-way line of U.S. Highway No. 90 and run Westerly along the South line of said highway right-of-way a distance of 300 feet for a POINT OF BEGINNING; run thence West along the South line of U.S. Highway No. 90 right-of-way a distance of 150 feet; thence South a distance of 580 feet; thence East a distance of 150 feet; thence North a distance of 580 feet to said POINT OF BEGINNING.

And

Township 3 South, Range 16 East, Section 36: Commence at the Southwest corner of said Section 36, and run N 88°15'07" E along the South line of said Section 36 a distance of 1,030.21 feet for the POINT OF BEGINNING; thence run N 04°55'50" E, 114.07 feet; thence run N 84°41'43" W a distance of 150 feet; thence run S 05°03'17" W a distance of 114 feet, more or less, to the South line of said Section 36; thence run N 88°15'07" E along the South line of said Section 36 a distance of 150 feet, more or less, to the POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
2. Easement granted to Florida Power & Light Company by instrument recorded March 27, 1972 in Book 285, Page 179.
3. Easement granted to City of Lake City, Florida by instrument recorded November 22, 1995 in Book 813, Page 2285.
4. Ordinance No. 2015-2064 as recorded October 21, 2015 in Book 1302, Page 2530.
5. Easement granted to Florida Power & Light Company by instrument recorded February 8, 2016 in Book 1309, Page 830.



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

AGENT AUTHORIZATION FORM

1. Lake City K Automotive Mgmt LLC (owner name), owner of property parcel

number 36-33-16-02609-000 (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>Hunter P. Brown</u>	1. 
2.	2.
3.	3.
4.	4.
5.	5.

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

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



Owner Signature (Notarized)

8/1/2022
Date

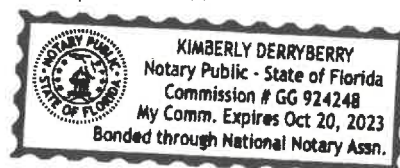
NOTARY INFORMATION:

STATE OF Florida COUNTY OF Hillsborough

The above person, whose name is Larry C Morgan personally appeared before me and is known by me or has produced identification (type of I.D.) Personally known on this 1 day of August, 2022.


NOTARY'S SIGNATURE

(Seal/Stamp)



Kyle Keen, Tax Collector
Proudly Serving The People Of Columbia County
 135 NE Hernando Ave, Suite 125
 Lake City, Florida 32055-4006
www.columbiataxcollector.com

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
 2021 REAL ESTATE

Skip The Trip! www.columbiataxcollector.com
 • eCheck (Electronic payment from your checking account with no fee)
 • Credit Card (Fee added by payment processor - see website for fees)

Print Your Receipt Instantly Online

LAKE CITY K AUTOMOTIVE
 MANAGEMENT LLC
 1101 E FLETCHER AVE
 TAMPA FL 33612-3666

36-3S-16 /2700 0 acres
 COMM SW COR OF SEC, E ALONG SEC
 LINE 878.90 FT FOR POB, CONT E
 151.31 FT, N 894.08 FT, W 150
 FT, S 712.81 FT TO POB.
 See Tax Roll for extra legal.



TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS	7.8150	1,228,660		1,228,660	9,601.98
CITY OF LAKE CITY	4.9000	1,228,660		1,228,660	6,020.43
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	1,228,660		1,228,660	919.04
LOCAL	3.6330	1,228,660		1,228,660	1,476.01
CAPITAL OUTLAY	1.5000	1,228,660		1,228,660	1,842.99
SUWANNEE RIVER WATER MGT DIST	0.3615	1,228,660		1,228,660	1,442.16
LAKE SHORE HOSPITAL AUTHORITY		1,228,660		1,228,660	
TOTAL MILLAGE	18.9675				\$23,394.61
TOTAL TAXES					\$23,394.61

eBill

Scan to view your bill or sign up to receive future bills by email.

columbiataxcollector.com
 Click "Register for eBilling"

NON-AD VALOREM ASSESSMENTS	LEVYING AUTHORITY	RATE	AMOUNT
XL OF CITY FIRE ASSESSMENT		Per Parcel	1,518.05
TOTAL ASSESSMENTS:			\$1,518.05
COMBINED TAXES AND ASSESSMENTS			\$24,912.66

POSTMARKED BY:	Nov 30 2021	Jan 31 2022	Feb 28 2022	Mar 31 2022
PLEASE PAY ONLY ONE AMOUNT	\$23,828.75	\$24,071.98	\$24,574.43	\$24,822.66

Keep this portion for your records.
 WALK-IN CUSTOMERS PLEASE BRING FOR YOUR RECEIPT

Important Information

- ♦ If you no longer own this property:
 - ⇒ For real estate, please disregard this notice.
 - ⇒ For tangible personal property, if you were the owner on January 1, you are responsible for the tax.
- ♦ Discounts for early payment have already been deducted on the bill. Discounts are determined by the date paid online, in the office or postmarked. No discounts are allowed for partial payments. If the postmark indicates your payment was mailed on or after April 1st, the amount due, including delinquent charges, is determined by the date your payment is received by the Tax Collector.

Discounts:	4% - November	3% - December	2% - January	1% - February	No discount - March
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- ♦ Taxes and assessments are due November 1st and become delinquent April 1st at which time the law imposes the following delinquent charges:
 - ⇒ Real Estate: A 3% charge is imposed on April 1st and an advertising charge is added during May. Tax Certificates will be sold on all unpaid accounts on or before June 1st resulting in additional charges.
 - ⇒ Tangible Personal Property: Interest accrues at 1.5% per month plus advertising and fees. Tax warrants will be issued on all unpaid personal property taxes May 31.
- ♦ Questions or problems (See the enclosed brochure for contact information):
 - ⇒ Tax Collector: Responsible for preparation, mailing and collection of tax bills based on information contained on the current tax roll certified by the Property Appraiser and non-ad valorem assessments provided by the levying authorities.
 - ⇒ Property Appraiser: Responsible for assessed values, exemptions, taxable values, assessed owner(s) name and address, address changes and legal property descriptions (See brochure for contact information).
 - ⇒ Taxing Authorities: Responsible for setting ad valorem millage rates (See brochure for contact information).
 - ⇒ Levying Authorities: Responsible for setting non-ad valorem assessments (See brochure for contact information).

Payment Instructions

1. Verify your mailing address on the other side. If your mailing address has changed, check the box on the enclosed envelope.
2. Determine the amount due based on the date of your payment. Pay only one amount - the discount is already deducted.
3. Choose one of the following payment methods:
 - ⇒ www.columbiataxcollector.com: eCheck (No fee) or Credit Card (Fee added by payment processor - see website for fees).
 - ⇒ Ebanking/Bill Pay: When using your bank's bill pay please keep in mind we are not setup to receive electronic payments from your bank. When you send a payment to our office using your bank's bill pay system, the bill pay vendor will mail our office a paper check. It could take up to a week for that check to reach our office. When scheduling a payment with your bank's bill pay system please schedule your payment far enough in advance so it can arrive in time before the end of the month.
 - ⇒ By Mail: Detach and return the bottom portion of this notice and your check in the enclosed envelope. (One check can be sent for multiple bills). Checks must be in U.S. funds only, made payable to Kyle Keen, Tax Collector for the amount due. Please do not staple or tape your check to the bill. Payments will be processed immediately upon receipt, do not postdate your check. As soon as your payment is received and processed, a receipt can be printed at www.columbiataxcollector.com.
 - ⇒ In Person: See Office Locations and hours in the enclosed brochure.

All requirements and costs are mandated by Florida law.

Kyle Keen, Tax Collector
Proudly Serving The People Of Columbia County
 135 NE Hamando Ave, Suite 125
 Lake City, Florida 32055-4006
www.columbiataxcollector.com

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
 2021 PERSONAL PROPERTY

Skip The Trip! www.columbiataxcollector.com
 • eCheck (Electronic payment from your checking account with no fee)
 • Credit Card (Fee added by payment processor - see website for fees)
Print Your Receipt Instantly Online

Account # **R10710-001**

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LAKE CITY K AUTOMOTIVE MNGMT
 3031 N ROCKY POINT DR W STE 770
 TAMPA FL 33607-5805

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 8 • 19864



TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS	7.8150	155,071	25,000	130,071	1,016.50
CITY OF LAKE CITY	4.9000	155,071	25,000	130,071	637.35
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7488	155,071	25,000	130,071	97.29
LOCAL	3.8430	155,071	25,000	130,071	473.85
CAPITAL OUTLAY	1.5000	155,071	25,000	130,071	195.11
SUNANNEE RIVER WATER MGT DIST	0.3615	155,071	25,000	130,071	47.02
LAKE SHORE HOSPITAL AUTHORITY		155,071	25,000	130,071	
TOTAL TAXES					\$2,467.12
TOTAL MILLAGE					18.9676

EXEMPTIONS APPLIED: A1

eBill

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columbiataxcollector.com
 Click "Register for eBilling"

NON-AD VALOREM ASSESSMENTS	LEVYING AUTHORITY	RATE	AMOUNT
TOTAL ASSESSMENTS			\$0.00
COMBINED TAXES AND ASSESSMENTS			\$2,467.12

IF POSTMARKED BY:	Nov 30, 2021	Dec 31, 2021	Jan 31, 2022	Feb 28, 2022	Mar 31, 2022
PLEASE PAY ONLY ONE AMOUNT	\$2,399.44	\$2,399.44	\$2,477.78	\$2,477.78	\$2,467.12

Keep this portion for your records.
 WALK-IN CUSTOMERS PLEASE BRING FOR YOUR RECEIPT