

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

September 09, 2025 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 08/12/2025

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) **M 25-01REPEAL**, Repeal of application M 25-01, an application by the City of Lake City Council for a moratorium on the acceptance and consideration of applications for mobile home and manufactured home land use actions or permits.
- [iii.](#) **CPA 25-10**, an application by Daniel Crapps, as agent for Price Creek, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL VERY LOW COUNTY to INDUSTRIAL CITY on land located on parcel 07481-003.
- [iv.](#) **Z 25-12**, an application by Daniel Crapps, as agent for Price Creek, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RURAL RESIDENTIAL COUNTY (RR Co) to INDUSTRIAL CITY (I) on property located on parcel 07481-003.
- [v.](#) **SPR 25-08**, an application by Aubrey Sharp, P.E. as agent for BDCW Holdings, LLC, for a Site Plan Review for a new construction car wash facility, Big Dan's Car Wash, in a Commercial Intensive zoning district and located on parcel 06185-000, which is regulated by the Land Development Regulations Section 4.13.

WORKSHOP- None

- vi. Discuss and Elect New Chair and Vice Chair.

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:
<https://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 08/12/2025

PLANNING AND ZONING

MEETING MINUTES

DATE: 08/12/2025

ROLL CALL:

Mrs. Wilson- Present	Mrs. Douglas- Present	Mrs. Johnson- Present
Mr. Lydick- Present	Mr. Carlucci- Present	Mrs. Adams- Not Present
Mrs. McKellum- Present	City Attorney- Clay Martin- Present	

MINUTES: July 08, 2025, Planning and Zoning Meeting

Comments or Revisions: None

Motion to approve 07/08/2025 Meeting Minutes by Mrs. McKellum and seconded by Mrs. Wilson

Ex Parte Communications- None

OLD BUSINESS: None

NEW BUSINESS:

Petition # CPA 25-05 Presented By: Carol Chadwick

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

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA CPA 25-05 by title into the record.

Discussion:

Robert introduced CPA 25-05. Robert moved the staff presentation and staff report into the record. Carol presented CPA 25-05. Carol moved the packet into the record.

Exhibits introduced: Power point presentation. Exhibit A (Updated Comprehensive Plan Analyze and Concurrency Analyze).

Public Comment: None

Mr. Lydick closed public comment.

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may make its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 pf the City Land Development Regulations.

Motion to approve CPA 25-05 by resolution as stated by Mr. Martin, by: Mrs. McKellum Motion Seconded By: Mrs. Wilson

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Yes	Mrs. Adams: Absent	Mr. Lydick: Yes	

PLANNING AND ZONING

MEETING MINUTES

Petition # Z 25-07 Presented By: Carol Chadwick

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

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA Z 25-07 by title into the record.

Discussion:

Robert introduced Z 25-07. Robert moved the staff presentation and staff report into the record. Carol presented Z 25-07. Carol moved the packet into the record.

Exhibits introduced: Power point presentation. Exhibit A (Updated Comprehensive Plan Analyze and Concurrency Analyze).

Public Comment: None

Mr. Lydick closed public comment.

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may makes its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 pf the City Land Development Regulations.

Motion to approve Z 25-07 by resolution as stated by Mr. Martin, by: Mrs. Douglas **Motion Seconded By:** Mrs. Wilson

Mrs. McKellum: Yes

Mr. Carlucci: Yes

Mrs. Douglass: Yes

Mrs. Wilson: Yes

Mrs. Johnson: Yes

Mrs. Adams: Absent

Mr. Lydick: Yes

Petition # CPA 25-06 Presented By: Carol Chadwick

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

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA CPA 25-06 by title into the record.

Discussion:

Robert introduced CPA 25-06. Robert moved the staff presentation and staff report into the record. Carol presented CPA 25-06. Carol moved the packet into the record.

Exhibits introduced: Power point presentation.

PLANNING AND ZONING

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Public Comment: None

Mr. Lydick closed public comment.

Board Discussion:

Mrs. McKellum and Mr. Lydick discussed what the rezoning was for and asked if staff could provide an explanation for the citizen about what the rezoning is for and what is being done. Robert explained what the changes are and how the permitted uses would change. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may make its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 pf the City Land Development Regulations.

Motion to approve CPA 25-06 by resolution as stated by Mr. Martin, by: Mr. Carlucci Motion Seconded By: Mrs. Johnson

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Yes	Mrs. Adams: Absent	Mr. Lydick: Yes	

Petition # Z 25-08 Presented By: Carol Chadwick

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

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA Z 25-08 by title into the record.

Discussion:

Robert introduced Z 25-08. Robert moved the staff presentation and staff report into the record. Carol presented Z 25-08. Carol moved the packet into the record.

Exhibits introduced: Power point presentation.

Public Comment: None

Mr. Lydick closed public comment.

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may makes its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 pf the City Land Development Regulations.

PLANNING AND ZONING

MEETING MINUTES

Motion to approve Z 25-08 by resolution as stated by Mr. Martin, by: Mrs. McKellum Motion Seconded By: Mrs. Wilson

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Yes	Mrs. Adams: Absent	Mr. Lydick: Yes	

Petition # CPA 25-07 Presented By: Carol Chadwick
As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, FL
Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA CPA 25-07 by title into the record.

Discussion:

Robert introduced CPA 25-07. Robert moved the staff presentation and staff report into the record. Carol presented CPA 25-07. Carol moved the packet into the record.

Exhibits introduced: Power point presentation.

Public Comment: None

Mr. Lydick closed public comment.

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may make its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 pf the City Land Development Regulations.

Motion to approve CPA 25-07 by resolution as stated by Mr. Martin, by: Mr. Carlucci Motion Seconded By: Mrs. Johnson

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Yes	Mrs. Adams: Absent	Mr. Lydick: Yes	

Petition # Z 25-09 Presented By: Carol Chadwick
As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, FL
Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA Z 25-09 by title into the record.

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Discussion:

Robert introduced Z 25-09. Robert moved the staff presentation and staff report into the record. Carol presented Z 25-09. Carol moved the packet into the record.

Exhibits introduced: Power point presentation.

Public Comment: None

Mr. Lydick closed public comment.

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may make its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 of the City Land Development Regulations.

Motion to approve Z 25-09 by resolution as stated by Mr. Martin, by: Mrs. Wilson Motion Seconded By: Mrs. Douglas

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Yes	Mrs. Adams: Absent	Mr. Lydick: Yes	

Petition # CPA 25-08 Presented By: Travis Covington, PE

As owner or agent and gives address of: Not given

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA CPA 25-08 by title into the record.

Discussion:

Robert introduced CPA 25-08. Robert moved the staff presentation and staff report into the record. Travis presented CPA 25-08. Travis moved the packet into the record.

Exhibits introduced: Power point presentation.

Public Comment: None

Mr. Lydick closed public comment.

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may make its recommendation to the

PLANNING AND ZONING

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City Council after taking into consideration those matters listed in Section 15.2.2 of the City Land Development Regulations.

Motion to approve CPA 25-08 by resolution as stated by Mr. Martin, by: Mrs. Douglas Motion Seconded By: Mr. Carlucci

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Yes	Mrs. Adams: Absent	Mr. Lydick: Yes	

Petition # Z 25-10 Presented By: Travis Covington, PE
As owner or agent and gives address of: Not given
Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA Z 25-10 by title into the record.

Discussion:

Robert introduced Z 25-10. Robert moved the staff presentation and staff report into the record. Carol presented Z 25-10. Carol moved the packet into the record.

Exhibits introduced: Power point presentation.

Public Comment: None

Mr. Lydick closed public comment.

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may make its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 of the City Land Development Regulations.

Motion to approve Z 25-10 by resolution as stated by Mr. Martin, by: Mrs. Johnson Motion Seconded By: Mrs. McKellum

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Yes	Mrs. Adams: Absent	Mr. Lydick: Yes	

WORKSHOP:

- **Discussion on voting for a new Chair and Vice Chair-** Mr. Lydick discussed with the Board the need to vote on a new Chair and Vice Chair because of his term being up in

PLANNING AND ZONING

MEETING MINUTES

October. The Board asked Robert to put this on the next agenda to vote for a new Chair and Vice Chair.

ADJOURNMENT

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mrs. McKellum

Time: 6:50 pm

Motion Seconded By: Mrs. Johnson

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

EXHIBIT A
FOR
CPA 25-05 AND Z 25-07

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

August 6, 2025

re: Real Terrace Comprehensive Plan Consistency Analysis

The Real Terrace proposed site 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 located at the intersection of NW Bascom Norris Drive and NW Real Terrace. Other properties in the area are zoned commercial.

- 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 located at the intersection of NW Bascom Norris Drive and NW Real Terrace and is directly north of Hwy. 90.

- 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 property is located at the intersection of NW Bascom Norris Drive and NW Real Terrace. Other properties in the area are zoned commercial.

- 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 2024.

Consistency: The owners would like to start development as soon as possible after all permits

□

are obtained.

- 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 site is on a previously permitted stormwater management system. The site 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 zoning 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: This proposed changes are consistent with the properties adjacent to NW Bascom Norris Drive and NW Real Terrace.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24324

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

August 11, 2025

re: Real Terrace Concurrency Impact Analysis

The site is currently vacant. A 146,000 sf discount club was used for these calculations. The proposed commercial site will utilize City sewer and water. Per FBC, 8th edition, maximum occupancy for mercantile is 60 sf (gross) per person for the maximum of 2433 people. Minimum lavatories for mercantile is one per 500 people, or 5 bathrooms. Per my experience, this seems small so I am anticipating 16 bathrooms. The water consumption was estimated at 500 gallons per day per bathroom. A traffic study will need to be conducted with the site plan.

DISCLAIMER: Without a known use for the site, these numbers are estimates only and are used to fill in the blanks where required by the City of Lake City Planning Department.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 820
- 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: 6103 ADT & 619 Peak PM trips
- Potable Water: 8000 gallons per day
- Potable Water: 8000 gallons per day
- Solid Waste: 292 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24324

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
857	discount club	41.80	4.24	146.00	6102.80	619.04

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)
discount club	500.00	16.00	8000.00

* 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.

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)
discount club	500.00	16.00	8000.00

* 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 Analysis

Use	lbs/100 sf	s.f.	Total (Tons Per Year)
Retail	4.00	146000.00	292.00

EXHIBIT
POWER POINT
PRESENTATIONS FOR
CPA 25-05, Z 25-07,
CPA 25-06, Z 25-08,
CPA 25-07, Z 25-09,
CPA 25-08,
AND Z 25-10

Comp Plan Amendment CPA 25-05

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

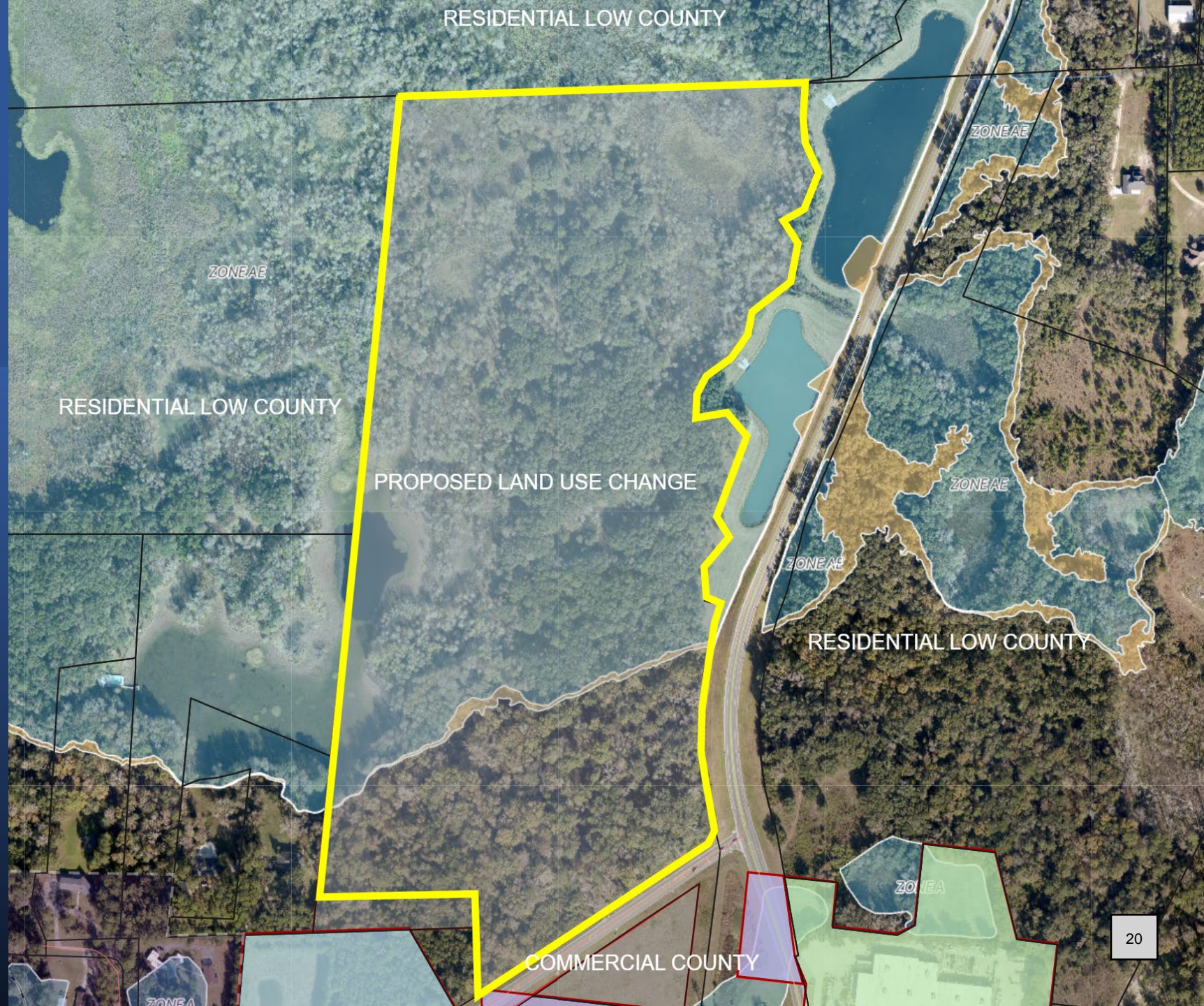
RECOMENDATION

QUESTIONS

Introduction

- Parcel 02519-000 has a current Future Land Use designation of Residential Low County, allowing four (2) dwelling units per acre;
- Petition CPA 25-5 is a request to change the Future Land Use on parcel 02519-000 from Residential Low County (2 dwelling units per acre) to Commercial City;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Residential Low County
 - East- Residential Low County
 - South- Commercial County
 - West- Residential Low County

Location



Staff Review

Docusign Envelope ID: 63B6A02A-AC43-48EC-9B8B-BEF09FC11263



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfra.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: 07/14/2025

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

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

Project Number: CPA 25-05 and Z 25-07

Project Name: Real Terr Rezoning

Project Address: TBD

Project Parcel Number: 02519-000

Owner Name: Real Terr LLC

Owner Address: 1096 SW Main Blvd, Lake City, FL 32025

Owner Contact Information: Telephone Number: 386-961-1086 Email: tomeagle45@gmail.com

Owner Agent Name: Carol Chadwick, PE

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

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.

- **Planning-** This is a large-scale comp plan amendment and rezoning. This will have to go thru a expedited state review. To other comments at this time.
- **Gas-** Robert is there any utility impact?
- **Public Works-** Storm water?
- **Suwannee River Water Management-** Environmental resource permit (ERP) has not been issued for this site. There are no previous or ongoing compliance issues on the property. An individual ERP would likely be required given the extent of wetlands on the property and proposed commercial activity. SRWMD recommends the applicant schedule a pre-application meeting to discuss permitting requirements.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Planning and Zoning Board to approve Petition CPA 25-05 by Resolution.

QUESTIONS?



REZONING PETITION Z 25-07

PRESENTED BY
ROBERT ANGELO



AGENDA

An aerial photograph of a town, likely in the South, featuring a large, light-colored building with a red roof, possibly a church or school, situated near a body of water. The town is surrounded by trees and residential areas.

INTRODUCTION

LOCATION

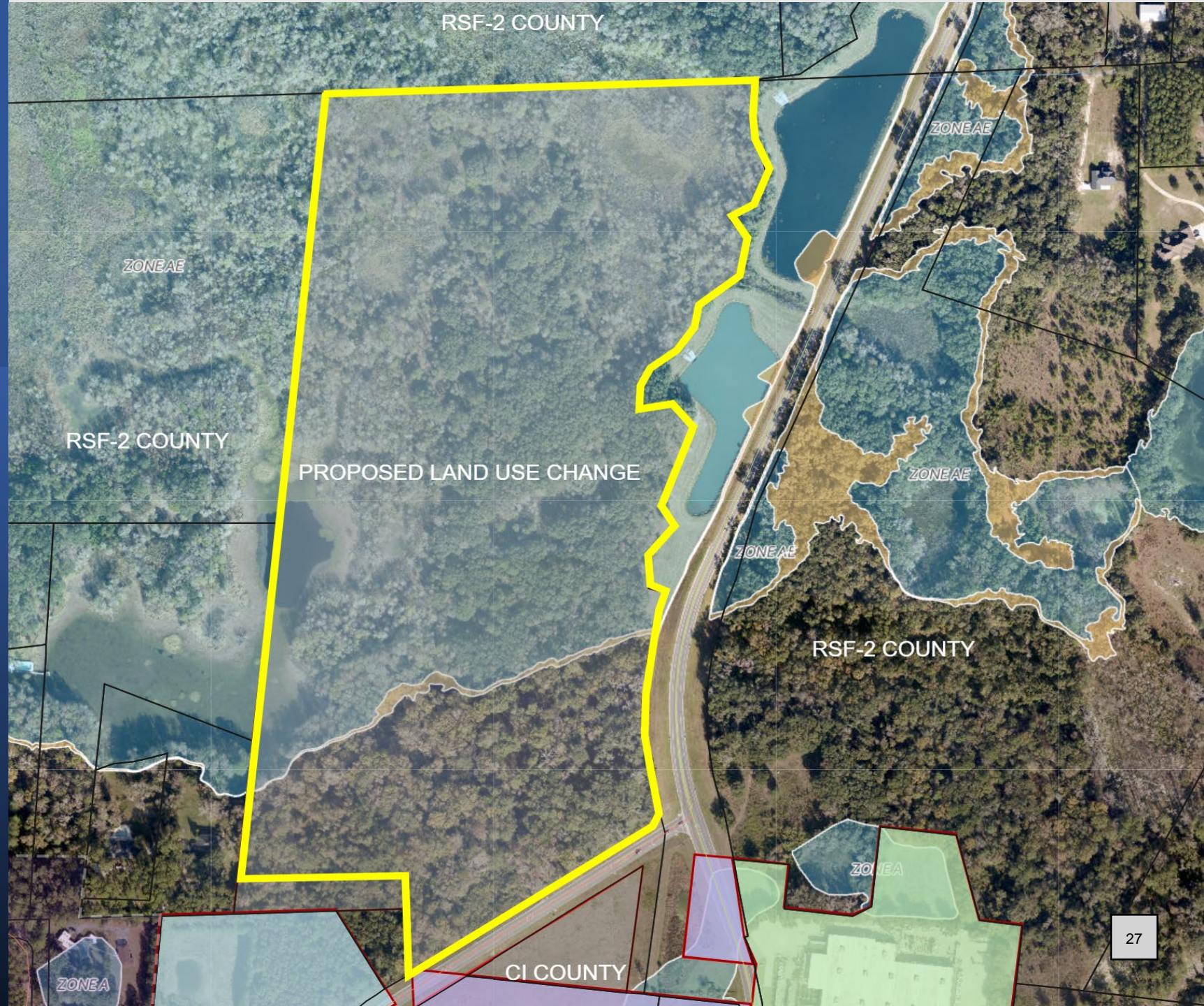
RECOMENDATION

QUESTIONS

Introduction

- Parcel 02519-000 is currently zoned Residential Single Family 2 County;
- Petition Z 25-07 is a request to change the Zoning on parcel 02519-000 from Residential Single Family 2 County to Commercial Intensive;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Residential Single Family 2 County
 - East- Residential Single Family 2 County
 - South- Commercial Intensive County
 - West- Residential Single Family 2 County

Location



Staff Review

Docusign Envelope ID: 63B6A02A-AC43-48EC-9B8B-BEF09FC11263



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfra.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: 07/14/2025

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

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

Project Number: CPA 25-05 and Z 25-07

Project Name: Real Terr Rezoning

Project Address: TBD

Project Parcel Number: 02519-000

Owner Name: Real Terr LLC

Owner Address: 1096 SW Main Blvd, Lake City, FL 32025

Owner Contact Information: Telephone Number: 386-961-1086 Email: tomeagle45@gmail.com

Owner Agent Name: Carol Chadwick, PE

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

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.

- **Planning-** This is a large-scale comp plan amendment and rezoning. This will have to go thru a expedited state review. To other comments at this time.
- **Gas-** Robert is there any utility impact?
- **Public Works-** Storm water?
- **Suwannee River Water Management-** Environmental resource permit (ERP) has not been issued for this site. There are no previous or ongoing compliance issues on the property. An individual ERP would likely be required given the extent of wetlands on the property and proposed commercial activity. SRWMD recommends the applicant schedule a pre-application meeting to discuss permitting requirements.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Planning and Zoning Board to approve Petition Z 25-07 by Resolution.

QUESTIONS?



COMP PLAN AMENDMENT CPA25-06

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

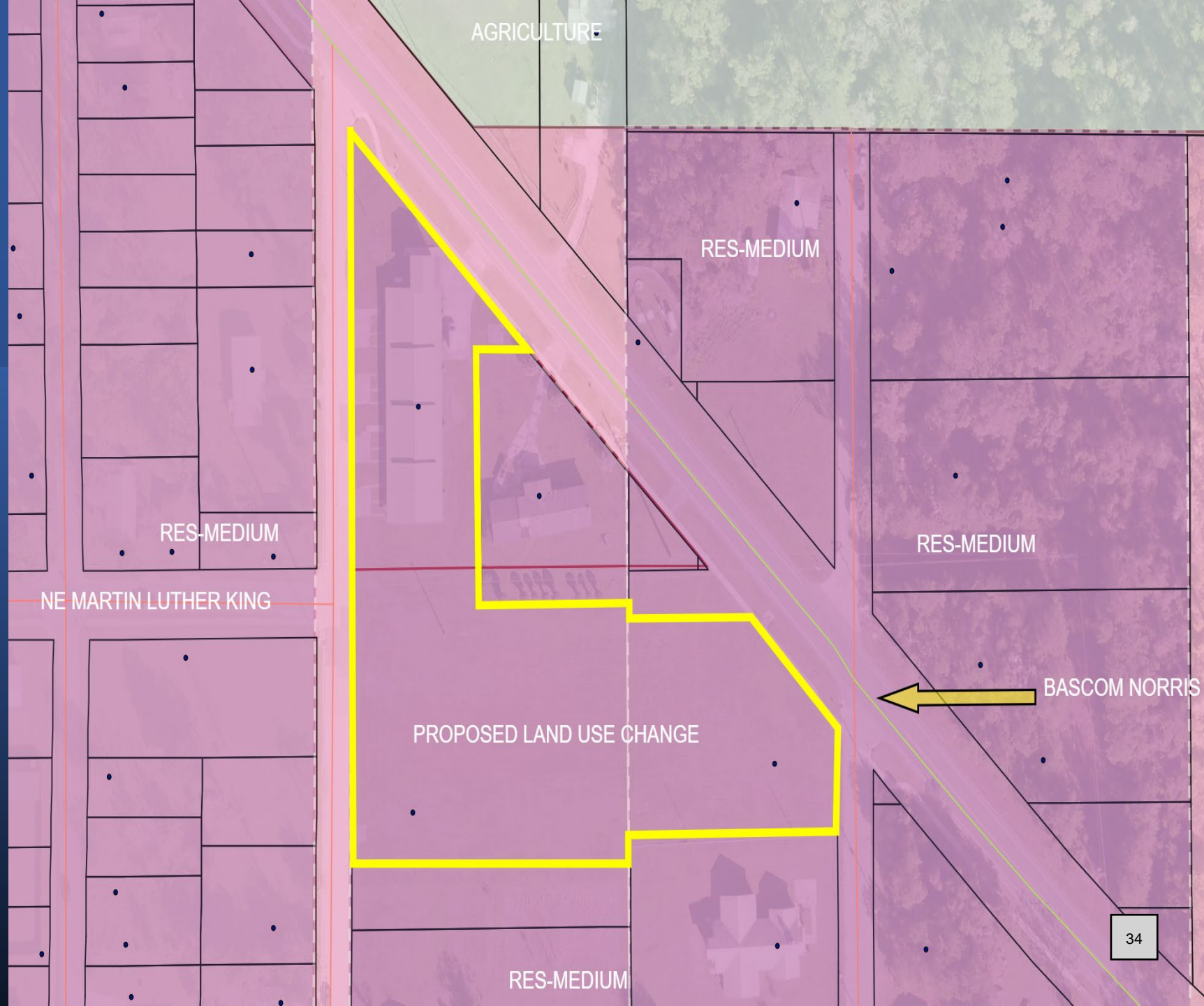
RECOMENDATION

QUESTIONS

Introduction

- Parcel 11174-001 has a current Future Land Use designation of Residential Medium (8 units per acre);
- Petition CPA 25-06 is a request to change the Future Land Use on parcel 11174-001 from Residential Medium (8 units per acre) to Residential High (20 units per acre);
- The parcel is surrounded by the following Future Land Use designations;
 - North- Agriculture
 - East- Residential Medium
 - South- Residential Medium
 - West- Residential Medium

Location



Staff Review

Docusign Envelope ID: 26FDB6E6-ACE7-4B8C-8C45-8FD96E801E3F



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfia.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: 06/23/2025

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

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

Project Number: 11174-001

Project Name: Carter Acres Rezoning

Project Address: _____

Project Parcel Number: 11174-001

Owner Name: Mary Carter-Douglas

Owner Address: 769 NE Gurly Ave, Lake City, FL

Owner Contact Information: Telephone Number: 628-7152 Email: swarren3rd@icloud.com

Owner Agent Name: Carol Chadwick, PE

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

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.

- **Planning-** Part of the parcel is zoned RMF 1. The differences between RMF-1 and RMF-2 is the number of dwelling units. RMF-1 allows for 8 units per acres and RMF-2 allows for 20 units per acre.
- **FDOT-** No response at this time.
- **Suwannee River Water Management-** SRWMD District permit may be required for the further development of this lot. SRWMD recommends property owner schedule a pre-application meeting to discuss potential permitting requirements.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Planning and Zoning Board to approve Petition CPA 25-06 by Resolution.

QUESTIONS?



REZONING PETITION Z 25-08

PRESENTED BY
ROBERT ANGELO



AGENDA

An aerial photograph of a town, likely in the South, featuring a large, light-colored building with a red roof, possibly a church or school, situated near a body of water. The town is surrounded by trees and other buildings.

INTRODUCTION

LOCATION

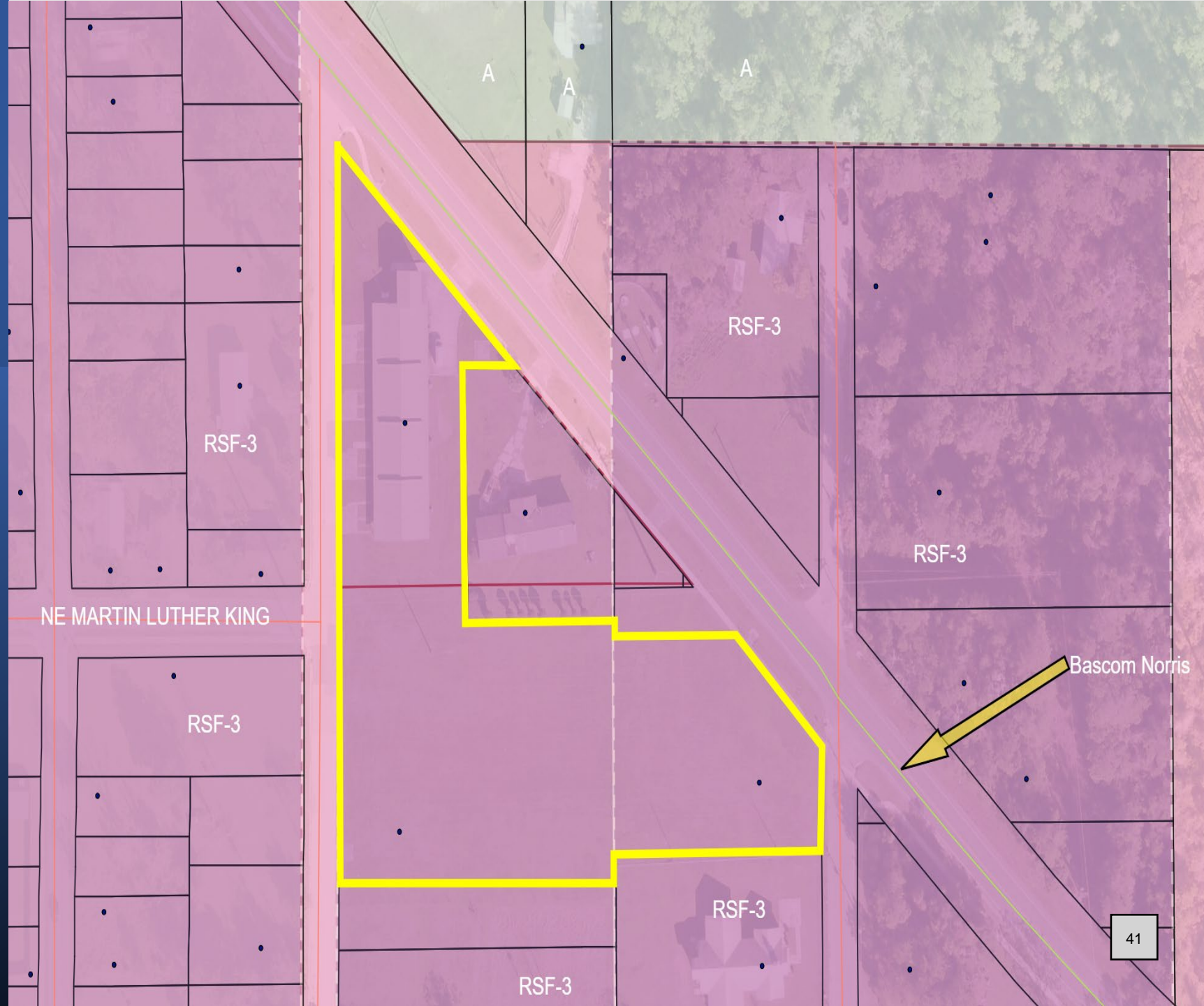
RECOMENDATION

QUESTIONS

Introduction

- Parcel 11174-001 has a current Zoning designation of Residential Single Family 3 (RSF-3) and Residential Multi-Family 1 (RMF-1);
- Petition Z 25-08 is a request to change the Zoning designation from RSF-3 and RMF-1 to RMF-2
- The parcel is surrounded by the following Future Land Use designations;
 - North- A
 - East- RSF-3
 - South- RSF-3
 - West- RSF-3

Location



Staff Review

Docusign Envelope ID: 26FDB6E6-ACE7-4B8C-8C45-8FD96E801E3F



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfia.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: 06/23/2025

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

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

Project Number: 11174-001

Project Name: Carter Acres Rezoning

Project Address: _____

Project Parcel Number: 11174-001

Owner Name: Mary Carter-Douglas

Owner Address: 769 NE Gurly Ave, Lake City, FL

Owner Contact Information: Telephone Number: 628-7152 Email: swarren3rd@icloud.com

Owner Agent Name: Carol Chadwick, PE

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

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.

- **Planning-** Part of the parcel is zoned RMF 1. The differences between RMF-1 and RMF-2 is the number of dwelling units. RMF-1 allows for 8 units per acres and RMF-2 allows for 20 units per acre.
- **FDOT-** No response at this time.
- **Suwannee River Water Management-** SRWMD District permit may be required for the further development of this lot. SRWMD recommends property owner schedule a pre-application meeting to discuss potential permitting requirements.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Planning and Zoning Board to approve Petition Z 25-08 by Resolution.

QUESTIONS?



Comp Plan Amendment CPA 25-07

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

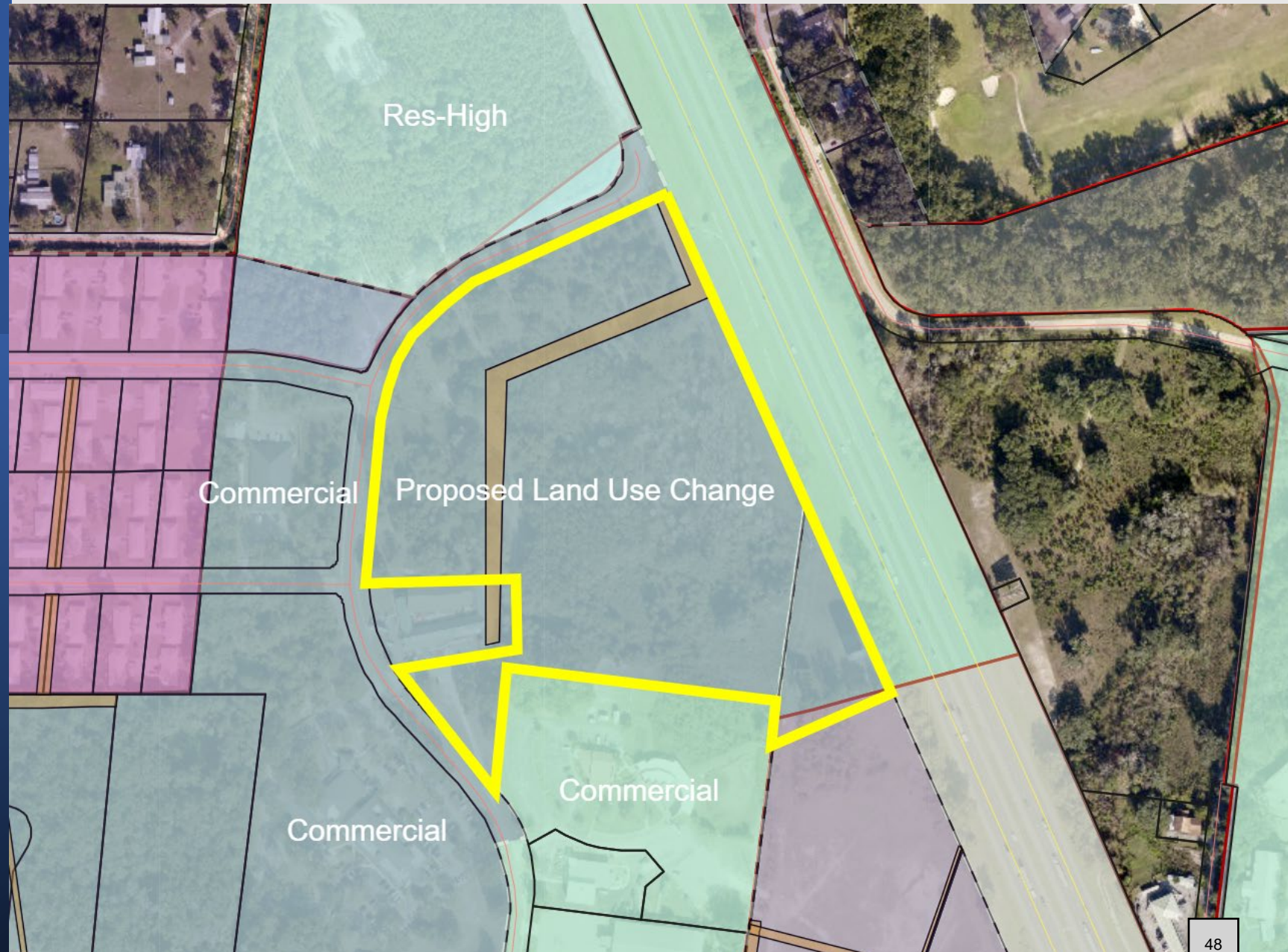
RECOMENDATION

QUESTIONS

Introduction

- Parcel 02463-115 has a current Future Land Use designation of Commercial;
- Petition CPA 25-07 is a request to change the Future Land Use on parcel 02463-115 from Commercial to Residential High (20 units per acre);
- The parcel is surrounded by the following Future Land Use designations;
 - North-Res-High
 - East- Highway Interchange County
 - South- Commercial City
 - West- Res-High and Commercial City

Location



Staff Review

Docusign Envelope ID: 4545F5AE-FE3E-447A-A981-251F8AED5E1C



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfia.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: 06/24/2025

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

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

Project Number: TBD

Project Name: Northwest Quadrant Land Trust Rezoning

Project Address: TBD

Project Parcel Number: 02463-115

Owner Name: Northwest Quadrant Land Trust (Daniel Crapps, Trustee)

Owner Address: 291 NW Main Blvd, Lake City, FL

Owner Contact Information: Telephone Number: 386-397-3002 Email: dcrapps@danielscrapps.com

Owner Agent Name: Carol Chadwick, PE

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

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.

- **Planning-** The property is contiguous to a RMF-2 zoning district.
- **Water Distribution/Collection-** We need to look into this a little more on sewer side, will need all water and sewer gpd usage. I am not sure lift station will hold with out upgrades.
- **Police Department-** My only concern would be that many residences will create possible traffic issues at Hall of Fame and 90. Currently it that intersection is only regulated by a stop sign for those coming off hall of fame. Will this necessitate a traffic signal, or has that been addressed through DOT?
- **FDOT-** No response at this time.
- **Suwannee River Water Management-** SRWMD permit will be required, we have not received an environmental resource permit to date. There appear to be no ongoing violations or compliance concerns on this property.
- **School Board-** The only reservation with the school district is the impact that 300 dwelling units will have on traffic patterns and density in the area of CR 252B/Hwy 90 West interchange (which is within 2 miles of Westside Elementary School).

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Planning and Zoning Board to approve Petition CPA 25-07 by Resolution.

QUESTIONS?



REZONING PETITION Z 25-09

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

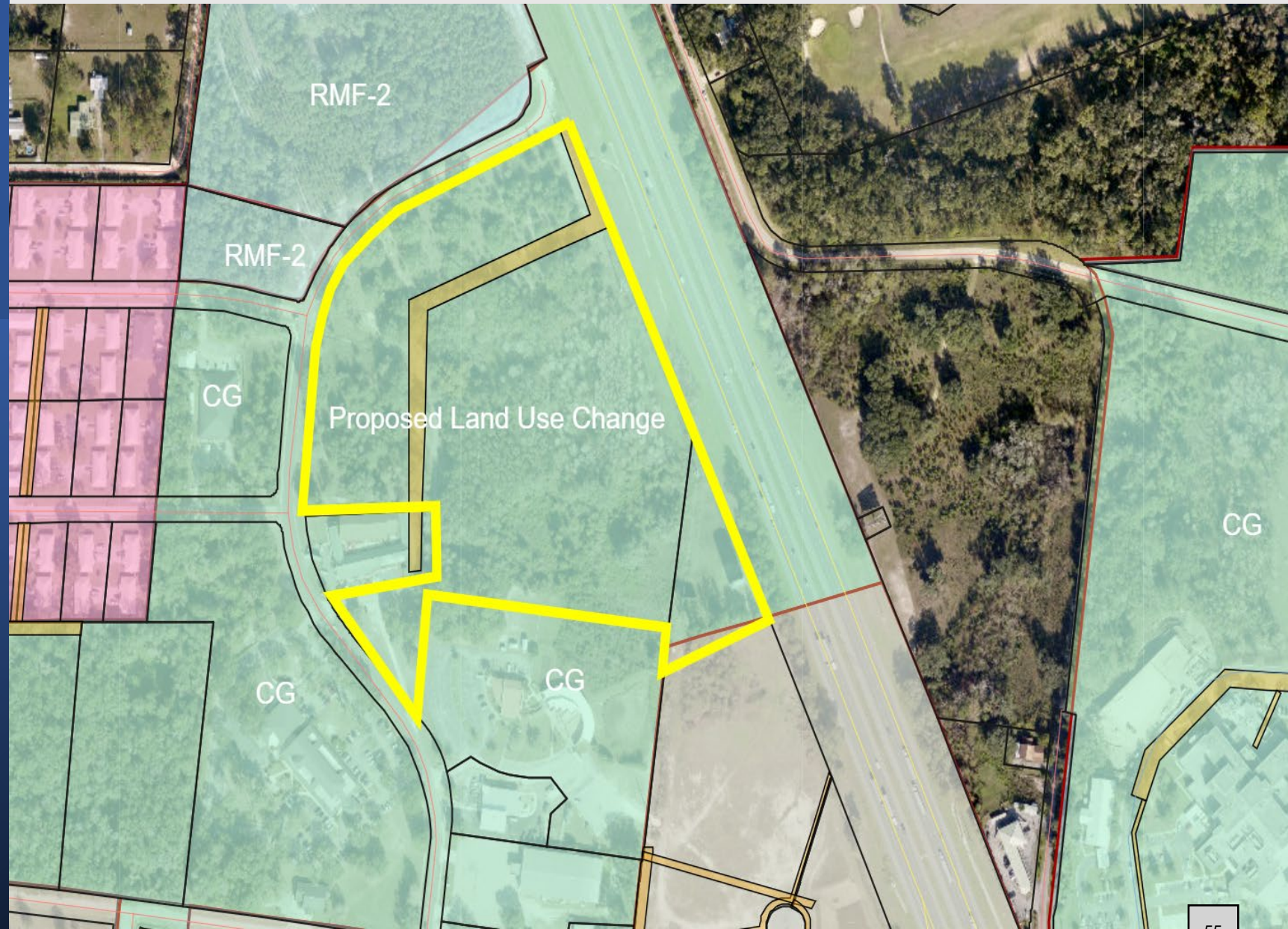
RECOMENDATION

QUESTIONS

Introduction

- Parcel 02463-115 is currently zoned Commercial General;
- Petition Z 25-09 is a request to change the Zoning on parcel 02463-115 from Commercial General to Residential Multi-Family-2 allowing twenty (20) dwelling units per acre;
- The parcel is surrounded by the following Zoning designations;
 - North- RMF-2
 - East- CHI County
 - South- CG
 - West- CG and RMF-2

Location



Staff Review

Docusign Envelope ID: 4545F5AE-FE3E-447A-A981-251F8AED5E1C



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfia.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: 06/24/2025

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

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

Project Number: TBD

Project Name: Northwest Quadrant Land Trust Rezoning

Project Address: TBD

Project Parcel Number: 02463-115

Owner Name: Northwest Quadrant Land Trust (Daniel Crapps, Trustee)

Owner Address: 291 NW Main Blvd, Lake City, FL

Owner Contact Information: Telephone Number: 386-397-3002 Email: dcrapps@danielscrapps.com

Owner Agent Name: Carol Chadwick, PE

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

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.

- **Planning-** The property is contiguous to a RMF-2 zoning district.
- **Water Distribution/Collection-** We need to look into this a little more on sewer side, will need all water and sewer gpd usage. I am not sure lift station will hold with out upgrades.
- **Police Department-** My only concern would be that many residences will create possible traffic issues at Hall of Fame and 90. Currently it that intersection is only regulated by a stop sign for those coming off hall of fame. Will this necessitate a traffic signal, or has that been addressed through DOT?
- **FDOT-** No response at this time.
- **Suwannee River Water Management-** SRWMD permit will be required, we have not received an environmental resource permit to date. There appear to be no ongoing violations or compliance concerns on this property.
- **School Board-** The only reservation with the school district is the impact that 300 dwelling units will have on traffic patterns and density in the area of CR 252B/Hwy 90 West interchange (which is within 2 miles of Westside Elementary School).

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Planning and Zoning Board to approve Petition Z 25-09 by Resolution.

QUESTIONS?



Comp Plan Amendment CPA 25-08

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

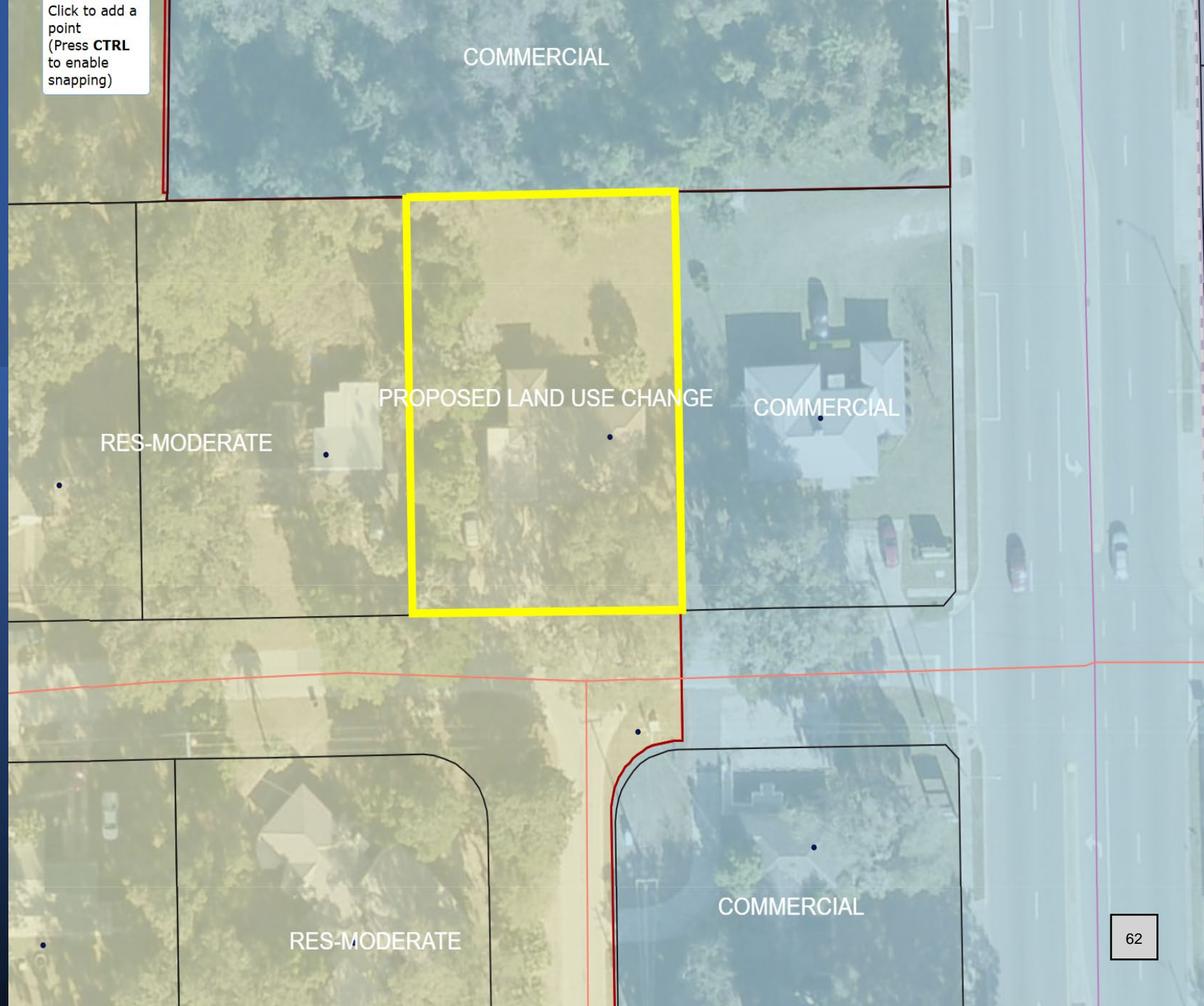
RECOMENDATION

QUESTIONS

Introduction

- Parcel 13991-000 has a current Future Land Use designation of Residential Moderate, allowing four (4) dwelling units per acre;
- Petition CPA 25-08 is a request to change the Future Land Use on parcel 13991-000 from Residential Moderate (4 dwelling units per acre) to Commercial;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Commercial
 - East- Commercial
 - South- Residential Moderate
 - West- Residential Moderate

Location



Staff Review

Docusign Envelope ID: 375C8692-1725-46BC-B535-CF8F68C6D0F5



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: 07/15/2025

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

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

Project Number: CPA 25-08 and Z 25-10

Project Name: Wheeler Rezoning

Project Address: 273 SW Montgomery Dr, Lake City, FL

Project Parcel Number: 13991-000

Owner Name: John and Cassandra Wheeler

Owner Address: 136 SE Beverly Pl, Lake City, FL

Owner Contact Information: Telephone Number: 386-752-8660 Email: john@thewheeleragency.com

Owner Agent Name: Travis Covington, PE

Owner Agent Address: 272 NW Country Lake Dr, Lake City, FL

Owner Agent Contact Information: Telephone: 813-770-9470 Email: travis@covingtoneng.com

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

- **Building-** Any alterations will require a permit. Applicant should understand that there will be ADA and FBC, Accessibility requirements when the property actually see commercial use.
- **Planning-** This property is contiguous to a commercial general zoning district.
- **Water Department-** If rezoning is approved, any water service on property will have to have a backflow device installed according to Lake City's Cross-Connection Control Program.
- **Customer Service-** If rezoning is approved, the utility impact fees and deposits must be reassessed, and additional impact fees and deposits may be required. Per State Law F.A.C. 62-555.360, a commercial property must have an RP backflow preventer. The utility account holder must establish a commercial account with Waste Pro directly.
- **Suwannee River Water Management-** As a single-family property, it is outside the jurisdiction of SRWMD. However, if the zoning changes to commercial, it will be within SRWMD jurisdiction and subject to 62-330, F.A.C. If property is commercial, it will require a stormwater management system if it exceeds 9,000 sf of total impervious area. Of this 9,000 sf total, no more than 4,000 sf can be subject to vehicular traffic without a stormwater management system.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Planning and Zoning Board to approve Petition CPA 25-08 by Resolution.

QUESTIONS?



REZONING PETITION Z 25-10

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

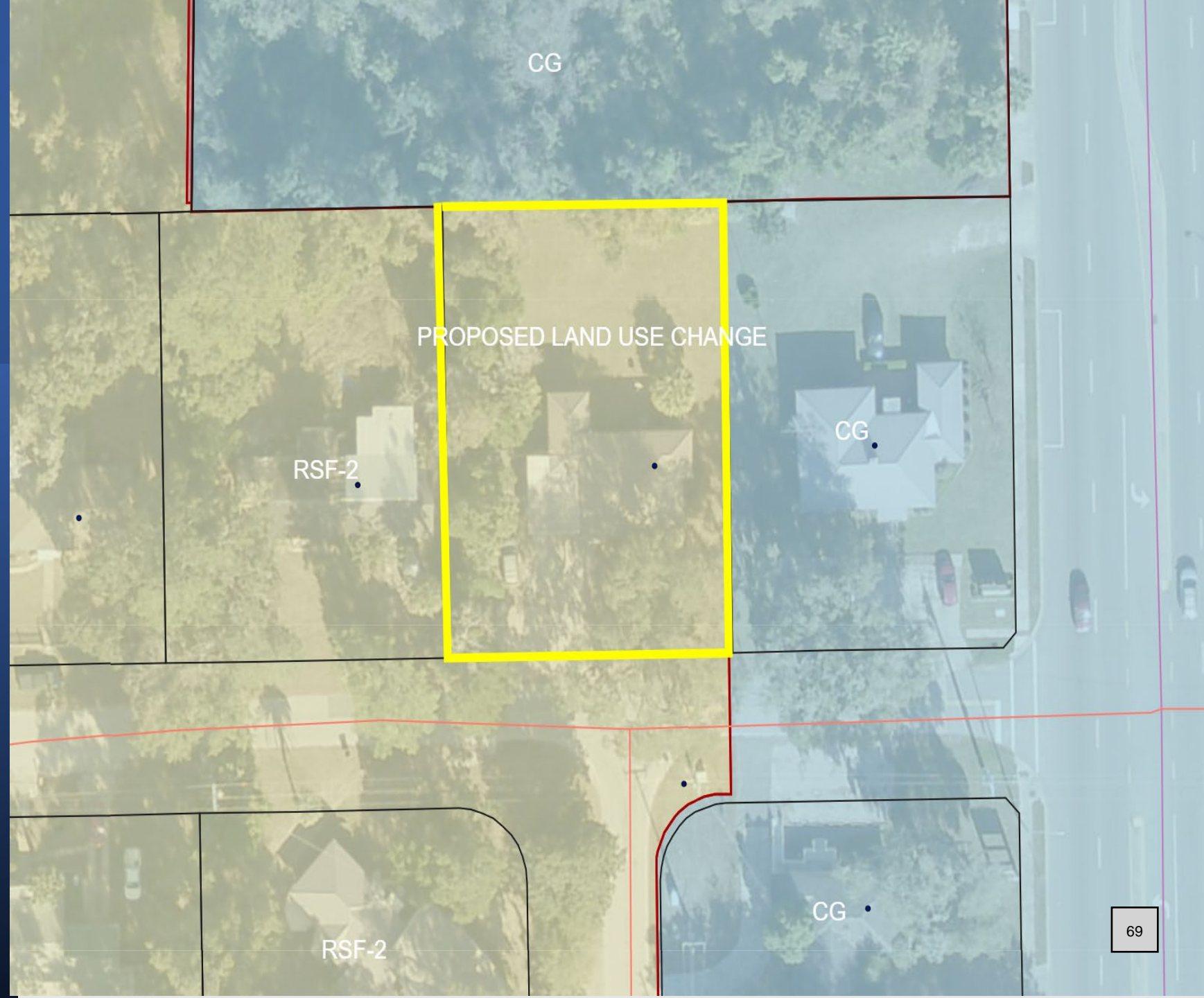
RECOMENDATION

QUESTIONS

Introduction

- Parcel 13991-000 is currently zoned Residential Single Family 2;
- Petition Z 25-10 is a request to change the Zoning on parcel 13991-000 from Residential Single Family 2 to Commercial General;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Commercial General
 - East- Commercial General
 - South- Residential Single Family 2
 - West- Residential Single Family 2

Location



Staff Review

Docusign Envelope ID: 375C8692-1725-46BC-B535-CF8F68C6D0F5



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

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FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 07/15/2025

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

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

Project Number: CPA 25-08 and Z 25-10

Project Name: Wheeler Rezoning

Project Address: 273 SW Montgomery Dr, Lake City, FL

Project Parcel Number: 13991-000

Owner Name: John and Cassandra Wheeler

Owner Address: 136 SE Beverly Pl, Lake City, FL

Owner Contact Information: Telephone Number: 386-752-8660 Email: john@thewheeleragency.com

Owner Agent Name: Travis Covington, PE

Owner Agent Address: 272 NW Country Lake Dr, Lake City, FL

Owner Agent Contact Information: Telephone: 813-770-9470 Email: travis@covingtoneng.com

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

- **Building-** Any alterations will require a permit. Applicant should understand that there will be ADA and FBC, Accessibility requirements when the property actually see commercial use.
- **Planning-** This property is contiguous to a commercial general zoning district.
- **Water Department-** If rezoning is approved, any water service on property will have to have a backflow device installed according to Lake City's Cross-Connection Control Program.
- **Customer Service-** If rezoning is approved, the utility impact fees and deposits must be reassessed, and additional impact fees and deposits may be required. Per State Law F.A.C. 62-555.360, a commercial property must have an RP backflow preventer. The utility account holder must establish a commercial account with Waste Pro directly.
- **Suwannee River Water Management-** As a single-family property, it is outside the jurisdiction of SRWMD. However, if the zoning changes to commercial, it will be within SRWMD jurisdiction and subject to 62-330, F.A.C. If property is commercial, it will require a stormwater management system if it exceeds 9,000 sf of total impervious area. Of this 9,000 sf total, no more than 4,000 sf can be subject to vehicular traffic without a stormwater management system.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Planning and Zoning Board to approve Petition Z 25-10 by Resolution.

QUESTIONS?



File Attachments for Item:

ii. M 25-01REPEAL, Repeal of application M 25-01, an application by the City of Lake City Council for a moratorium on the acceptance and consideration of applications for mobile home and manufactured home land use actions or permits.

ORDINANCE NO. 2025-2316

CITY OF LAKE CITY, FLORIDA

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, DECLARING FOR A PERIOD OF ONE YEAR A MORATORIUM ON THE ACCEPTANCE AND CONSIDERATION OF APPLICATIONS FOR LAND USE ACTIONS OR PERMITS FOR BUILDINGS TO BE USED AS DWELLINGS WHERE SUCH BUILDINGS ARE CONSTRUCTED IN ACCORDANCE WITH CODES OTHER THAN THE FLORIDA BUILDING CODE; MAKING FINDINGS OF FACT IN SUPPORT THEREOF; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City of Lake City, Florida, (the "City Council") to prepare, adopt and enforce land development regulations; and

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers and requires the City Council to prepare and adopt regulations concerning the use of land and water to implement the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board of the City of Lake City, Florida, (the "Board") has been designated as the Local Planning Agency of the City of Lake City, Florida, (the "LPA"); and

WHEREAS, the City Council, at a public meeting held on April 21, 2025, adopted City Council Resolution 2025-062 directing the City Attorney to draft a moratorium ordinance, hereinafter known as Ordinance No. 2025-2316, for review and approval by the City Council prohibiting for a period of one year the acceptance and consideration of applications for mobile home and manufactured home land use actions or permits, in order for the City to develop mobile home and manufactured home regulations for the LDRs; and

WHEREAS, mobile homes, certain manufactured homes, and residential design manufactured homes are buildings to be used as dwellings which buildings are built in compliance with codes other than the Florida Building Code; and

WHEREAS, the Land Development Regulations (the "LDRs") currently permits mobile homes as a permitted principal use and structure within the "A" Agricultural, "RSF/MH" Residential, (Mixed) Single Family/Mobile Home, "RMH" Residential, Mobile Home, "RMH-P" Residential, Mobile Home Park, "CI" Commercial, Intensive" and "ILW" Industrial, Light and Warehousing zoning districts and permits manufactured homes as a special exception within the "RSF-3" Residential, Single Family-3 and the "CHI" Commercial, Highway Interchange zoning districts; and

WHEREAS, Ordinance No. 2025-2316 declares for a period of one year a moratorium on the acceptance and consideration of applications for land use actions or permits for buildings to be

used as dwellings where such buildings are constructed in accordance with codes other than the Florida Building Code; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the LDRs, the Board, serving also as the LPA, held the required public hearing, with public notice having been provided, on said Ordinance No. 2025-2316, and at said public hearing, the Board, serving also as the LPA, reviewed and considered all comments received during said public hearing, and recommended to the City Council approval of the adoption of said Ordinance No. 2025-2316; and

WHEREAS, two duly noticed City Council public hearings were held for the consideration of the adoption of said Ordinance No. 2025-2316, where public comment was heard, on July 21, 2025 and August 4, 2025, with both public hearings being held after 5:00 p.m.; now, therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA:

1. Findings. The City Council finds and declares the following findings:

- a. All statements set forth in the preamble to this ordinance are true and correct;
- b. There exists a need to adopt said Ordinance No. 2025-2316, declaring for a period of one year a moratorium on the acceptance and consideration of applications for land use actions or permits for land use actions or permits for buildings to be used as dwellings where such buildings are constructed in accordance with codes other than the Florida Building Code, as set forth hereinafter in order to fulfill the City's constitutional responsibility and statutory obligation to protect the health, safety, and welfare of the citizens of the City; and
- c. The purpose of said Ordinance No. 2025-2316 is to enable the City Council sufficient time to review and consider amending the LDRs related to mobile homes and manufactured homes.

2. Prohibition. As to any property located in the incorporated area of the City, there is hereby declared for a period of one year a moratorium on the acceptance and consideration of applications for actions or permits for buildings to be used as dwellings where such buildings are constructed in accordance with codes other than the Florida Building Code. No land use action or permit for buildings to be used as dwellings where such buildings are constructed in accordance with codes other than the Florida Building Code shall be accepted or processed, between April 21, 2025 and April 20, 2026.

3. Severability. It is the declared intent of the City Council of the City of Lake City that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent

jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

4. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

5. Effective Date. This ordinance shall become effective upon adoption.

6. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

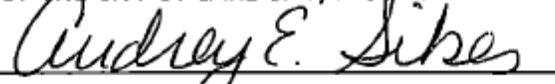
PASSED upon first reading this 21st day of July 2025.

PASSED AND DULY ADOPTED, upon second and final reading, in regular session with a quorum present and voting, by the City Council this 7th day of August 2025.

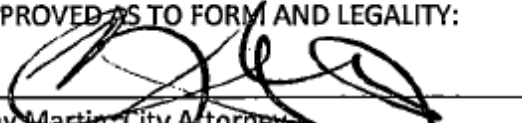
BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA


Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:


Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:


Clay Martin, City Attorney

Record of Vote on First Reading

	For	Against	Absent	Abstain
Noah Walker, Mayor/Council Member	<u>✓</u>	_____	_____	_____
Tammy Harris, Council Member	<u>✓</u>	_____	_____	_____
Chevella Young, Council Member	<u>✓</u>	_____	_____	_____
Ricky Jernigan, Council Member	<u>✓</u>	_____	_____	_____
James Carter, Council Member	<u>✓</u>	_____	_____	_____

Certification

I, Audrey Sikes, City Clerk for the City of Lake City, Florida, hereby certify that the above record vote is an accurate and correct record of the votes taken on the Ordinance by the City Council of the City of Lake City.


AUDREY SIKES, MMC
City Clerk

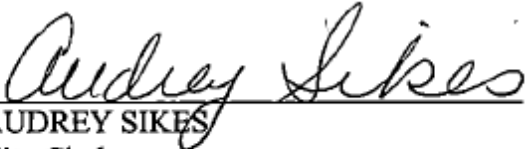
Ordinance Number: 2025-2316
Passed on second and final reading on August 7, 2025

Record of Vote on Second and Final Reading

	For	Against	Absent	Abstain
Noah Walker, Mayor/Council Member	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Tammy Harris, Council Member	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
James Carter, Council Member	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Chevella Young, Council Member	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Ricky Jernigan, Council Member	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>

Certification

I, Audrey Sikes, City Clerk for the City of Lake City, Florida, hereby certify that the above record vote is an accurate and correct record of the votes taken on the Ordinance by the City Council of the City of Lake City.


AUDREY SIKES
City Clerk

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance 2025-2316- AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, DECLARING FOR A PERIOD OF ONE YEAR A MORATORIUM ON THE ACCEPTANCE AND CONSIDERATION OF APPLICATIONS FOR LAND USE ACTIONS OR PERMITS FOR BUILDINGS TO BE USED AS DWELLINGS WHERE SUCH BUILDINGS ARE CONSTRUCTED IN ACCORDANCE WITH CODES OTHER THAN THE FLORIDA BUILDING CODE; MAKING FINDINGS OF FACT IN SUPPORT THEREOF; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

File Attachments for Item:

iii. CPA 25-10, an application by Daniel Crapps, as agent for Price Creek, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL VERY LOW COUNTY to INDUSTRIAL CITY on land located on parcel 07481-003.



GROWTH MANAGEMENT

205 North Marion Ave.

Lake City, FL 32055

Telephone: (386) 719-5750

E-mail: growthmanagement@locfla.com

FOR PLANNING USE ONLY

Application # _____

Application Fee\$ _____

Receipt No. _____

Filing Date _____

Completeness Date _____

COMPREHENSIVE PLAN AMENDMENT

Small Scale, less than or equal to fifty (50) acres; \$1,750

Large Scale, more than fifty (50) acres; \$4,900

All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.

A. PROJECT INFORMATION

1. Project Name: PRICE CREEK, LLC
2. Address of Subject Property: SE CR-245, LAKE CITY FL 32025
3. Parcel ID Number(s): 02-4S-17-07481-003
4. Existing Future Land Use Map Designation: RES VERY LOW
5. Proposed Future Land Use Map Designation: INDUSTRIAL
6. Zoning Designation: PROPOSED - INDUSTRIAL
7. Acreage: 110.70
8. Existing Use of Property: PLANTED PINES
9. Proposed use of Property: INDUSTRIAL

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner ☐ Agent
2. Name of Applicant(s): PRICE CREEK, LLC Title: R. COLE; D. CRAPPS - MANAGERS

Company name (if applicable): _____

Mailing Address: 291 NW MAIN BLVD

City: LAKE CITY State: FL Zip: 32055

Telephone: (386) 397-3002 Fax: () Email: dcrapps@danielcrapps.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): N/A

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 SUBMITTED WITH ZONING CHANGE REQUEST

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
4. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal. The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

All ten (10) 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 two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

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

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

Daniel Crapps Daniel Crapps

Applicant/Agent Name (Type or Print)

Richard C Cole Richard Cole 7-28-25

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 28 day of July, 2025 by (name of person acknowledging).

(NOTARY SEAL or STAMP)



Vera Lisa Hicks
Signature of Notary

Vera Lisa Hicks
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



**CONCURRENCY
WORKSHEET**

Price Creek, LLC
March 1, 2018

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
130	Industrial Park	3.34	0.46	2411.05	8052.91	1109.08

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee

Potable Water Analysis

ITE Code	Use	Floor Area Ratio (SF) x 1 employee per 500 SF	Statistical data from N FL Regional Planning Council (GPD)	Total Potable Water Usage (GPD)
130	Industrial Park	2411.05	22.50	54248.54

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee

GPD = Gallons per Day

Sanitary Sewer Analysis

ITE Code	Use	Floor Area Ratio (SF) x 1 employee per 500 SF	Statistical data from N FL Regional Planning Council (GPD)	Total Sanitary Sewer Effluent (GPD)
130	Industrial Park	2411.05	17.50	42193.31

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee

GPD = Gallons per Day

**CONCURRENCY
WORKSHEET**

Price Creek, LLC
March 1, 2018

Solid Waste Analysis

ITE Code	Use	Floor Area Ratio (SF) per 1,000 SF of gross floor area	Statistical data from N FL. Regional Planning Council (pounds)	Total Sanitary Sewer Effluent (GPD)
130	Industrial Park	1205.52	5.50	6630.38

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF



Comprehensive Plan Consistency Analysis

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

Property Location

The property is +110 acres and is located on SE County Road 245 in Columbia County (Tax Parcel 02-4S-17-07481-003), Price Creek LLC.

Future Land Use Element

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

OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

Urban development areas are those areas designated by the North Central Florida Strategic Regional Policy Plan and shown on the county's future land use plan map.

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

Consistency: The proposed development on the subject site is consistent with the types of uses allowed by the Industrial FLU category. The property is located on County Road 245 in an urban development area and is adjacent to the existing Industrial Park on State Road 100.

Policy I.1.1 - The county shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The proposed industrial development is located between CR 245 and CR 245A. Public utilities are not available. Private potable water well, individual septic tanks and/or a package treatment plant will be placed on site and sized accordingly during the design phase.

Policy I.1.2 - The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The subject property is currently located within the Residential Very Low Density FLU designation. The Industrial and Agriculture 3 designation is adjacent to the subject property. CR 245 is considered a Major Collector Road with level of service D. CR 245A is a Minor Collector Road with level of service D.

Policy I.1.3 - The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2023.

Consistency: The subject property is located on CR 245. This section of CR 245 is now a County Road with industrial, residential and agriculture FLU designations. The subject property will be developed before 2023.

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

Consistency: The subject property is located along CR 245 in a section that has industrial, residential and agriculture FLU designations. The industrial designation is consistent with the surrounding area and will have no adverse impacts on the existing land uses

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

Consistency: The future industrial development on the subject property will be designed in accordance with the design standards of the County and regulating agencies with jurisdiction during the design phase.

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

Consistency: The proposed industrial development will meet the County LDR's for Industrial land use with 0.25 floor area ratio.

OBJECTIVES AND POLICIES FOR *BOTH* URBAN DEVELOPMENT AREAS AND RURAL AREAS

Objective I.3 - The County shall include within the site plan review process to be adopted as part of the land development regulations, that adjacent land uses shall not be adversely impacted by any change in land use.

Consistency: The proposed industrial use is consistent with the types of uses allowed by the Industrial FLU category. The property is located on CR 245 in an urban development area and is adjacent to the existing Industrial Park with Industrial FLU designation on SR 100.

Policy I.3.1 - The county shall continue to regulate the location of public facilities so as to discourage the proliferation of urban sprawl. However, nothing in this provision shall limit the improvement of any public road in an area of the county.

Consistency: The subject property is located on CR 245 south of an existing industrial FLU designation on CR 245 and adjacent to an existing Industrial Park on SR 100 with an industrial FLU designation.

Policy I.3.5 - The county shall continue to have provisions for drainage, stormwater management, open space, convenient on site traffic flow and needed vehicle parking for all development.

Consistency: The future industrial development on the subject property will be designed in accordance with the design standards of the County and regulating agencies with jurisdiction during the design phase.

Transportation Element

GOAL II – PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.

Objective II.1 - The County shall maintain a safe, convenient and efficient level of service standard for all roadways.

Consistency: The property is located on County Road 245 with a Level of Service D per the 2013 FDOT Quality/Level of Service Handbook and currently meets and/or exceeds the current standard for traffic circulation.

Policy II.1.1 – Establish the service standards as noted below at peak hour for the following roadway segments within the County as defined within the FDOT Quality/LOS Handbook, 2013.

Consistency: The property is located on County Road 245 with a Level of Service D per the 2013 FDOT Quality/Level of Service Handbook and currently meets and/or exceeds the current standard for traffic circulation.

Policy II.1.2 – The County shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads.

Consistency: The future industrial development on the subject property will be designed in accordance with the design standards of the County including driveway connection details and requirements.

Policy II.1.3 – The County shall require the provision of save and convenient on-site traffic, which includes the provision for vehicle parking.

Consistency: The future industrial development on the subject property will be designed in accordance with the design standards of the County including required vehicle parking requirements.

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

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

Consistency: The proposed industrial development is located between CR 245 and CR 245A. Public utilities are not available. Individual septic tanks and/or a package treatment plant will be placed on site and sized accordingly during the design phase per Chap. 64E-6, F.A.C.

Objective IV.3 - The County shall coordinate the continued extension of, or increase in the capacity of solid waste facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Consistency: The solid waste facilities for the proposed industrial development will be located at the County landfill. The proposed industrial development should not have a negative impact as the County facility currently meets and/or exceeds the level of service required by the Comprehensive Plan.

Objective IV.4 - The County shall continue to coordinate the extension of, or increase in the capacity of, drainage facilities by scheduling the completion of public facility improvements and requiring they are concurrent with projected demand.

Consistency: The future industrial development on the subject property will be designed in accordance with the design standards of the County and regulating agencies with jurisdiction during the design phase.

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

Consistency: The proposed industrial development is located between CR 245 and CR 245A. Public utilities are not available. Private individual water wells will be placed on site and sized accordingly during the design phase

Parcel #02-4S-17-07481-003

Exhibit "A"

Parcel No. 7:

A part of the South ½ of Section 2 and the North ½ of Section 11, all in Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Southwest corner of said Section 2 and run S 00° 30' 20" W, along the West line of said Section 11, a distance of 50.60 feet; thence N B9° 53' 18" E, a distance of 71.01 feet to a point on the East Right-of-Way Line of State Road #245 (Price Creek Rd) for a Point of Beginning; Thence N 00° 03' 43" E, along said East Right-of-Way Line, a distance of 886.66 feet to a rebar and cap; Thence N 89° 40' 56" E, a distance of 420.21 feet to a rebar and cap; thence N 00° 31' 39" W a distance of 622.17 feet to a concrete monument; thence N 89° 41' 56" E, a distance of 328.15 feet; thence S 01° 19' 19" E, a distance of 117.78 feet; thence S B8° 21' 17" E, a distance of 3047.22 feet; thence S 02° 49' 21" W a distance of 203.84 feet; thence S 03° 48' 37" W a distance of 955.64 feet; thence N 89° 05' 56" E, a distance of 67.70 feet to the Westerly Right-of-Way Line of State Road 245-A; thence Southerly along the arc of a curve to the left on said Right-of-Way having a radius of 2904.79 feet, an included angle of 01° 36' 54" for an arc distance of 81.88 feet to a concrete monument at its intersection with the South Line of said Section 2; thence S 89° 05' 56" W, along said South Line a distance of 968.40 feet; thence S 00° 13' 21" W, a distance of 50.60 feet; thence S 89° 53' 18" W, a distance of 2801.78 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

[illegible]

Fee 27.00
Oct. 9, 12660

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

File No. 05-432 & 433

Property Appraiser's
Parcel Identification No.
02-48-XXXXXXXXXX

Inst:2005019442 Date:08/11/2005 Time:14:42
Doc Stamp-Deed : 9126.60

271K DC, P. Dewitt Cason, Columbia County B:1054 P:2254

WARRANTY DEED

THIS INDENTURE, made this 11th day of August 2005, BETWEEN SANDRA S. TURMAN, individually, and as Trustee of the SANDRA S. TURMAN LIVING TRUST dated October 2, 2002, whose post office address is 4276 NW Wisteria Drive, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantor*, and PRICE CREEK, LLC, a Florida Limited Liability Company, whose document number assigned by the Secretary of State of Florida is LXXXXXXXXXX and whose Federal Tax I.D. Number is XXXXXXXXXX*, whose post office address is 2806 US Highway 90 West, Suite 101, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantee*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten Dollars (\$10.00), 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 successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

N.B.: Neither the Grantor nor any member of her family live or reside on the property described herein or any land adjacent thereto or claim any part thereof or any land adjacent thereto as their homestead.


*N.B.: THE PURPOSE OF INCLUDING THE DOCUMENT NUMBER AND THE FEDERAL TAX I.D. NUMBER OF THIS GRANTEE IS TO AVOID CONFUSION BETWEEN THIS GRANTEE AND ANY OTHER LIMITED LIABILITY COMPANY OF THE SAME OR SIMILAR NAME.

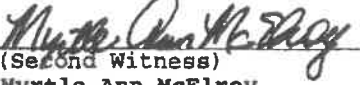
and said grantor does hereby fully warrant the title to said land,
and will defend the same against the lawful claims of all persons
whomsoever.

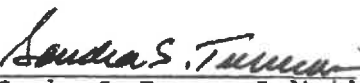
*"Grantor" and "grantee" are used for singular or plural, as
context requires.

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:


(First Witness)
Terry McDavid
Printed Name


(Second Witness)
Myrtle Ann McElroy
Printed Name

 (SEAL)
Sandra S. Turman, Individually,
and as Trustee of the Sandra S.
Turman Living Trust dated
October 2, 2002

Inst:2005019442 Date:08/11/2005 Time:14:42
Doc Stamp-Deed : 9126.60
DC, P. Dewitt Cason, Columbia County B:1054 P:2255

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 11th
day of August 2005, by SANDRA S. TURMAN, individually, and as
Trustee of the SANDRA S. TURMAN LIVING TRUST dated October 2, 2002.
She is personally known to me and did not take an oath.



Notary Public
My Commission Expires: _____



EXHIBIT "A"

PARCEL NO. 7:

A part of the South 1/2 of Section 2 and the North 1/2 of Section 11, all in Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Southwest Corner of said Section 2 and run S 00°30'20"W, along the West Line of said Section 11, a distance of 50.60 feet; thence N 89°53'18"E, a distance of 71.01 feet to a point on the East Right-of-Way Line of State Road #245 (Price Creek Road) for a POINT OF BEGINNING; thence N 00°03'43"E, along said East Right-of-Way Line, a distance of 886.66 feet to a rebar and cap; thence N 89°40'56"E, a distance of 420.21 feet to a rebar and cap; thence N 00°31'39"W, a distance of 622.17 feet to a concrete monument; thence N 89°41'56"E, a distance of 328.15 feet; thence S 01°19'19"E, a distance of 117.78 feet; thence S 88°21'17"E, a distance of 3047.22 feet; thence S 02°49'21"W, a distance of 203.84 feet; thence S 03°48'37"W, a distance of 955.64 feet; thence N 89°05'56"E, a distance of 67.70 feet to the Westerly Right-of-Way Line of State Road #245A; thence Southerly along the arc of a curve to the left on said Right-of-Way having a radius of 2904.79 feet, an included angle of 01°36'54" for an arc distance of 81.88 feet to a concrete monument at its intersection with the South Line of said Section 2; thence S 89°05'56"W, along said South Line a distance of 968.40 feet; thence S 00°13'21"W, a distance of 50.60 feet; thence S 89°53'18"W, a distance of 2801.78 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

Inst:2005019442 Date:08/11/2005 Time:14:42
Doc Stamp-Deed : 9126.60
DC,P.Dewitt Cason,Columbia County B:1054 P:2256

ARTICLES OF ORGANIZATION FOR
PRICE CREEK, LLC

ARTICLE I - Name:

The name of the Limited Liability Company is: Price Creek,
LLC

ARTICLE II - Address:

The mailing address and street address of the principal office
of the Limited Liability Company is:

2806 US Highway 90 West, Suite 101
Lake City, FL 32055

ARTICLE III - Duration:

The company shall commence its existence on the date these
articles of organization are filed by the Florida Department of
State. The company's existence shall be perpetual, unless the
company is earlier dissolved as provided in these articles of
organization.

ARTICLE IV - Management:

The Limited Liability Company is to be managed by the members
and the names and addresses of the managing members are:

Daniel Crapps
2806 US Highway 90 West, Suite 101
Lake City, FL 32055

Richard C. Cole
Post Office Box 16
Lake City, FL 32056

ARTICLE V - Admission of Additional Members:

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be:

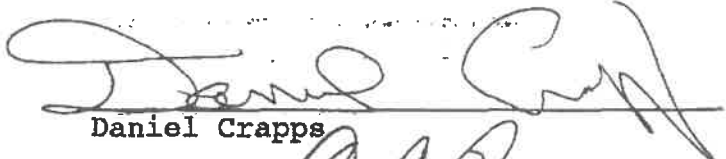
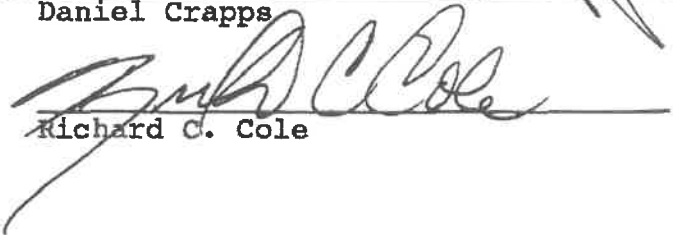
No additional members shall be admitted to the company except with the unanimous written consent of all the members of the company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the company as set forth in the regulations of the company, but the transferee shall have no right to participate in the management of the business and affairs of the company or become a member unless all the other members of the company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

ARTICLE VI - Members Rights to Continue Business:

The right, if given of the remaining members of the Limited Liability Company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company shall be:

The company shall be dissolved on the death, bankruptcy, or dissolution of a member or manager, or on the occurrence of any other event that terminates the continued membership of a member in the company, unless the business of the company is continued by the

consent of all the remaining members, provided there is at least one remaining member.


Daniel Crapps

Richard C. Cole

(In accordance with §608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

FILED
2005 JUN 30 PM 2:32
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

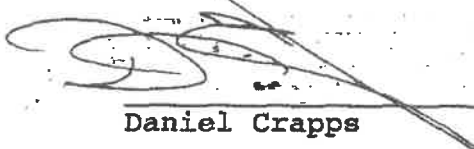
**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF §608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is: Price Creek, LLC.
2. The name and the Florida street address of the registered agent are:

Daniel Crapps
2806 US Highway 90 West, Suite 101
Lake City, FL 32055

Having been named as registered agent and to accept service of process for the above stated Limited Liability Company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


Daniel Crapps

FILED
2006 JUN 30 PM 2:32
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

PARCEL NUMBER	ESCROW CD	Millage Code
R07481-003		1

PRICE CREEK LLC
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

(AKA PRCL #7 UNR SURVEY):
COMM AT SW COR OF SEC, RUN S
ALONG W LINE SEC 11, 50.60 FT,

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	40,596	4.9000	0	40,596	198.92
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	40,596	7.8150	0	40,596	317.26
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	40,596	0.7480	0	40,596	30.37
LOCAL	40,596	3.1430	0	40,596	127.59
CAPITAL OUTLAY	40,596	1.5000	0	40,596	60.89
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	40,596	0.2936	0	40,596	11.92
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	40,596	0.0001	0	40,596	0.00

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

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	746.95
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	0.00 Unit @311.2600	0.00

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	0.00
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COMBINED TAXES AND ASSESSMENTS	746.95	See reverse side for important information
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Paid In Full	Taxes 746.95	Discount / Interest -22.41	Fees 0.00	Payments 724.54	Amount Due 0.00
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Kyle Keen, CFC

Columbia County Tax Collector

2024 Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

23949.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R07481-003		1

PRICE CREEK LLC
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

(AKA PRCL #7 UNR SURVEY):
COMM AT SW COR OF SEC, RUN S
ALONG W LINE SEC 11, 50.60 FT,

DO NOT WRITE BELOW THIS PORTION

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

Paid In Full	Taxes 746.95	Discount / Interest -22.41	Fees 0.00	Payments 724.54	Amount Due 0.00
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Receipt(s) 2024-24647 on 12/26/24 for \$724.54 by PRICE CREEK LLC

LAKE CITY GROWTH MANAGEMENT

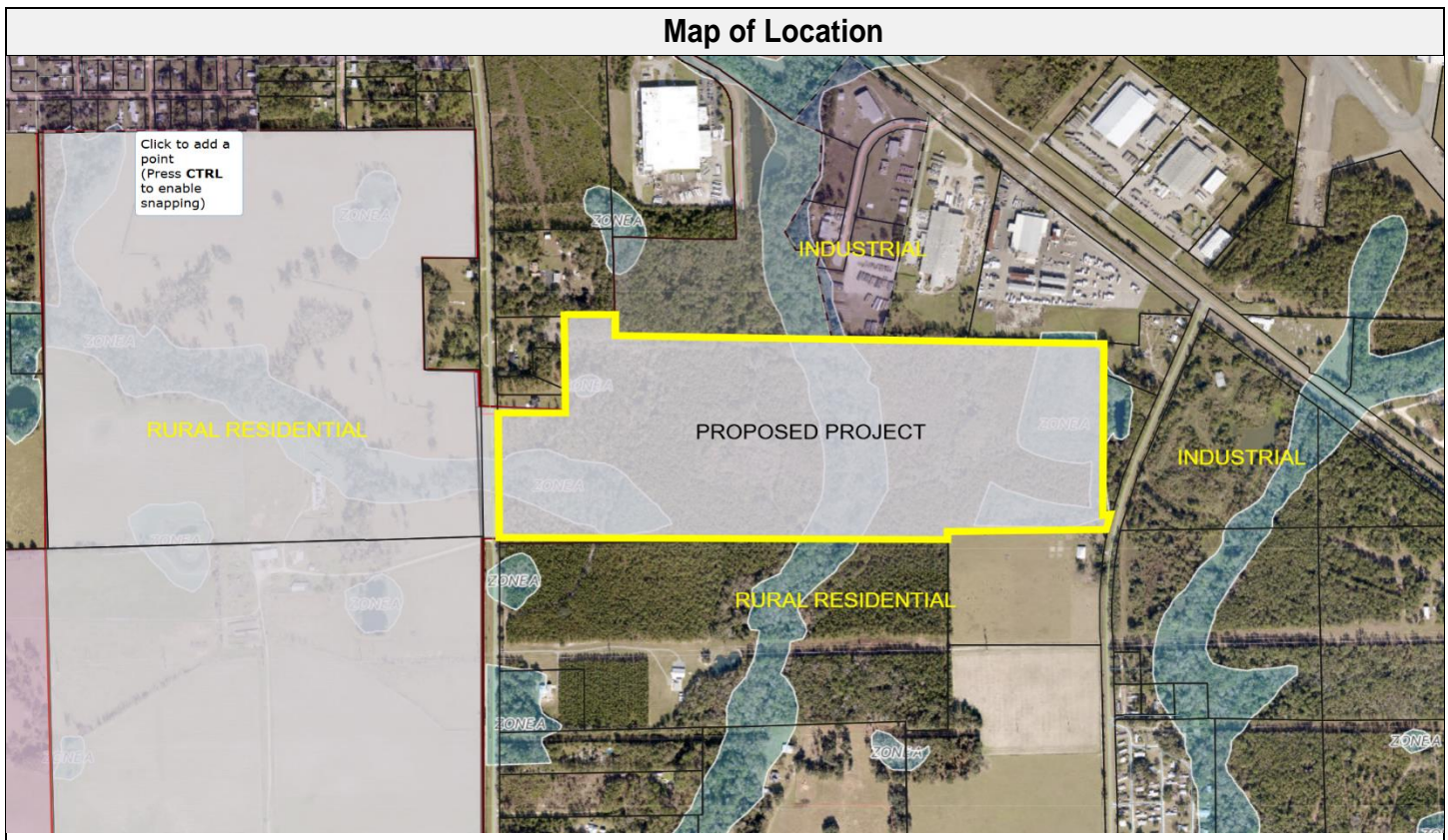
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Real Terr LLC, CPA 25-10 and Z 25-12
Applicant	Daniel Crapps, agent
Owner	Price Creek. LLC
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment to change the FLUM from Residential Very Low Co to Industrial. • Rezoning to change the Official Zoning Atlas from Rural Residential Co to Industrial.
Hearing Date	09-09-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 113.09 Acres
Location	
Parcel Number	07481-003
Future Land Use	Residential Very Low Co
Proposed Future Land Use	Industrial
Current Zoning District	Rural Residential
Proposed Zoning	Industrial
Flood Zone-BFE	Flood Zone X and A Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Industrial Co	I Co	Warehousing and Manufacturing	
E	Industrial Co	I Co	Vacant	
S	Agriculture	A-3	Farmland	
W	Residential Very Low Co	RR Co	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	NA	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	NA	F-20, S-15, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	NA	35 Feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	NA	1.0
Minimum landscape requirements.	None	25 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	NA	It depends on the permitted use.
Minimum number of ADA parking spaces.	NA	1 Space for every 25 up to 100
Parking space size requirement.	NA	10x20
ADA parking space size.	NA	12x20 with 5x20 access aisle.



Picture of Location

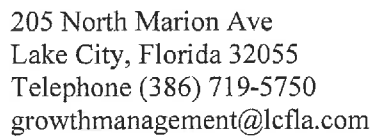


Summary of Request

The applicant has petitioned to change the FLUM from Residential Very Low Co to Industrial and change the Official Zoning Atlas from Rural Residential Co to Industrial.

File Attachments for Item:

iv. Z 25-12, an application by Daniel Crapps, as agent for Price Creek, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RURAL RESIDENTIAL COUNTY (RR Co) to INDUSTRIAL CITY (I) on property located on parcel 07481-003.



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

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. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☒ Yes YES ☐ No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z055
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.
- 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

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 (2) 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.

Daniel Crapps/Richard Cole

Applicant/Agent Name (Type or Print)

Daniel Crapps Richard Cole 7-23-25

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23 day of July, 2025, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

Vera Lisa Hicks

Signature of Notary

Vera Lisa Hicks

Printed Name of Notary

Personally Known XXXX OR Produced Identification _____
Type of Identification Produced







**CONCURRENCY
WORKSHEET**

Price Creek, LLC
March 1, 2018

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
130	Industrial Park	3.34	0.46	2411.05	8052.91	1109.08

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee

Potable Water Analysis

ITE Code	Use	Floor Area Ratio (SF) x 1 employee per 500 SF	Statistical data from N FL Regional Planning Council (GPD)	Total Potable Water Usage (GPD)
130	Industrial Park	2411.05	22.50	54248.54

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee

GPD = Gallons per Day

Sanitary Sewer Analysis

ITE Code	Use	Floor Area Ratio (SF) x 1 employee per 500 SF	Statistical data from N FL Regional Planning Council (GPD)	Total Sanitary Sewer Effluent (GPD)
130	Industrial Park	2411.05	17.50	42193.31

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee

GPD = Gallons per Day

**CONCURRENCY
WORKSHEET**

Price Creek, LLC
March 1, 2018

Solid Waste Analysis

ITE Code	Use	Floor Area Ratio (SF) per 1,000 SF of gross floor area	Statistical data from N FL Regional Planning Council (pounds)	Total Sanitary Sewer Effluent (GPD)
130	Industrial Park	1205.52	5.50	6630.38

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Parcel #02-4S-17-07481-003

Exhibit "A"

Parcel No. 7:

A part of the South $\frac{1}{2}$ of Section 2 and the North $\frac{1}{2}$ of Section 11, all in Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Southwest corner of said Section 2 and run S $00^{\circ} 30' 20''$ W, along the West line of said Section 11, a distance of 50.60 feet; thence N $89^{\circ} 53' 18''$ E, a distance of 71.01 feet to a point on the East Right-of-Way Line of State Road #245 (Price Creek Rd) for a Point of Beginning; Thence N $00^{\circ} 03' 43''$ E, along said East Right-of-Way Line, a distance of 886.66 feet to a rebar and cap; Thence N $89^{\circ} 40' 56''$ E, a distance of 420.21 feet to a rebar and cap; thence N $00^{\circ} 31' 39''$ W a distance of 622.17 feet to a concrete monument; thence N $89^{\circ} 41' 56''$ E, a distance of 328.15 feet; thence S $01^{\circ} 19' 19''$ E, a distance of 117.78 feet; thence S $88^{\circ} 21' 17''$ E, a distance of 3047.22 feet; thence S $02^{\circ} 49' 21''$ W a distance of 203.84 feet; thence S $03^{\circ} 48' 37''$ W a distance of 955.64 feet; thence N $89^{\circ} 05' 56''$ E, a distance of 67.70 feet to the Westerly Right-of-Way Line of State Road 245-A; thence Southerly along the arc of a curve to the left on said Right-of-Way having a radius of 2904.79 feet, an included angle of $01^{\circ} 36' 54''$ for an arc distance of 81.88 feet to a concrete monument at its intersection with the South Line of said Section 2; thence S $89^{\circ} 05' 56''$ W, along said South Line a distance of 968.40 feet; thence S $00^{\circ} 13' 21''$ W, a distance of 50.60 feet; thence S $89^{\circ} 53' 18''$ W, a distance of 2801.78 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

DESCRIPTION: (PARCEL # 7)
 A PART OF THE SOUTH 1/2 OF SECTION 2, AND THE NORTH 1/2 OF SECTION 11, ALL IN TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 2 AND RUN S00°20'20"W, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 50.60 FEET; THENCE N08°13'18"E, A DISTANCE OF 71.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD # 245 (PICKS CREEK ROAD), FOR A POINT OF BEGINNING; THENCE S02°03'43"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 886.66 FEET TO A REBAR AND CAP, THENCE N89°40'56"E, A DISTANCE OF 420.21 FEET TO A REBAR AND CAP, THENCE N08°31'39"W, A DISTANCE OF 622.17 FEET TO A CONCRETE MONUMENT; THENCE N89°41'36"E, A DISTANCE OF 328.15 FEET; THENCE S01°19'19"E, A DISTANCE OF 117.76 FEET; THENCE S88°21'17"E, A DISTANCE OF 3047.22 FEET TO A CONCRETE MONUMENT; THENCE S02°49'21"W, A DISTANCE OF 203.84 FEET; THENCE S03°48'31"W, A DISTANCE OF 953.64 FEET; THENCE N89°05'56"E, A DISTANCE OF 677.70 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD # 245A; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT ON SAID RIGHT-OF-WAY HAVING A RADIUS OF 2904.79 FEET, AN INCLUDED ANGLE OF 01°36'54", FOR AN ARC DISTANCE OF 61.88 FEET TO A CONCRETE MONUMENT AT ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 2; THENCE S89°05'56"W, ALONG SAID SOUTH LINE, A DISTANCE OF 968.40 FEET; THENCE S00°13'21"W, A DISTANCE OF 280.17 FEET TO THE POINT OF BEGINNING.
 CONTAINING 11.80 ACRES MORE OR LESS.

Doc. 27.00
Dr. 9,126.60

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

Inst:2005019442 Date:08/11/2005 Time:14:42
Doc Stamp-Deed : 9125.60

MLK DC, P. DeWitt Cason, Columbia County B:1054 P:2254

File No. 05-432 & 433

Property Appraiser's
Parcel Identification No.
02-48-

WARRANTY DEED

THIS INDENTURE, made this 11th day of August 2005, BETWEEN SANDRA S. TURMAN, individually, and as Trustee of the SANDRA S. TURMAN LIVING TRUST dated October 2, 2002, whose post office address is 4276 NW Wisteria Drive, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantor*, and PRICE CREEK, LLC, a Florida Limited Liability Company, whose document number assigned by the Secretary of State of Florida is L and whose Federal Tax I.D. Number is *, whose post office address is 2806 US Highway 90 West, Suite 101, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantee*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten Dollars (\$10.00), 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 successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

N.B.: Neither the Grantor nor any member of her family live or reside on the property described herein or any land adjacent thereto or claim any part thereof or any land adjacent thereto as their homestead.


*N.B.: THE PURPOSE OF INCLUDING THE DOCUMENT NUMBER AND THE FEDERAL TAX I.D. NUMBER OF THIS GRANTEE IS TO AVOID CONFUSION BETWEEN THIS GRANTEE AND ANY OTHER LIMITED LIABILITY COMPANY OF THE SAME OR SIMILAR NAME.

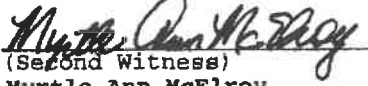
and said grantor does hereby fully warrant the title to said land,
and will defend the same against the lawful claims of all persons
whomsoever.

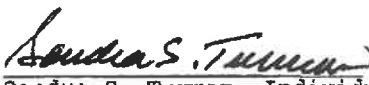
*"Grantor" and "grantee" are used for singular or plural, as
context requires.

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:


(First Witness)
Terry McDavid
Printed Name


(Second Witness)
Myrtle Ann McElroy
Printed Name

 (SEAL)
Sandra S. Turman, Individually,
and as Trustee of the Sandra S.
Turman Living Trust dated
October 2, 2002

Inst:2005019442 Date:08/11/2005 Time:14:42
Doc Stamp-Deed : 9126.60
DC, P. DeWitt Cason, Columbia County B:1054 P:2255

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 11th
day of August 2005, by SANDRA S. TURMAN, individually, and as
Trustee of the SANDRA S. TURMAN LIVING TRUST dated October 2, 2002.
She is personally known to me and did not take an oath.



Notary Public
My Commission Expires: _____



EXHIBIT "A"

PARCEL NO. 7:

A part of the South 1/2 of Section 2 and the North 1/2 of Section 11, all in Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Southwest Corner of said Section 2 and run S 00°30'20"W, along the West Line of said Section 11, a distance of 50.60 feet; thence N 89°53'18"E, a distance of 71.01 feet to a point on the East Right-of-Way Line of State Road #245 (Price Creek Road) for a POINT OF BEGINNING; thence N 00°03'43"E, along said East Right-of-Way Line, a distance of 886.66 feet to a rebar and cap; thence N 89°40'56"E, a distance of 420.21 feet to a rebar and cap; thence N 00°31'39"W, a distance of 622.17 feet to a concrete monument; thence N 89°41'56"E, a distance of 328.15 feet; thence S 01°19'19"E, a distance of 117.78 feet; thence S 88°21'17"E, a distance of 3047.22 feet; thence S 02°49'21"W, a distance of 203.84 feet; thence S 03°48'37"W, a distance of 955.64 feet; thence N 89°05'56"E, a distance of 67.70 feet to the Westerly Right-of-Way Line of State Road #245A; thence Southerly along the arc of a curve to the left on said Right-of-Way having a radius of 2904.79 feet, an included angle of 01°36'54" for an arc distance of 81.88 feet to a concrete monument at its intersection with the South Line of said Section 2; thence S 89°05'56"W, along said South Line a distance of 968.40 feet; thence S 00°13'21"W, a distance of 50.60 feet; thence S 89°53'18"W, a distance of 2801.78 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

Inst:2005019442 Date:08/11/2005 Time:14:42
Doc Stamp-Deed : 9126.60
DC, P. Dewitt Cason, Columbia County B:1054 P:2256

ARTICLES OF ORGANIZATION FOR
PRICE CREEK, LLC

ARTICLE I - Name:

The name of the Limited Liability Company is: Price Creek,
LLC

ARTICLE II - Address:

The mailing address and street address of the principal office
of the Limited Liability Company is:

2806 US Highway 90 West, Suite 101
Lake City, FL 32055

ARTICLE III - Duration:

The company shall commence its existence on the date these
articles of organization are filed by the Florida Department of
State. The company's existence shall be perpetual, unless the
company is earlier dissolved as provided in these articles of
organization.

ARTICLE IV - Management:

The Limited Liability Company is to be managed by the members
and the names and addresses of the managing members are:

Daniel Crapps
2806 US Highway 90 West, Suite 101
Lake City, FL 32055

Richard C. Cole
Post Office Box 16
Lake City, FL 32056

FILED
2005 JUN 30 PM 2:32
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

ARTICLE V - Admission of Additional Members:

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be:

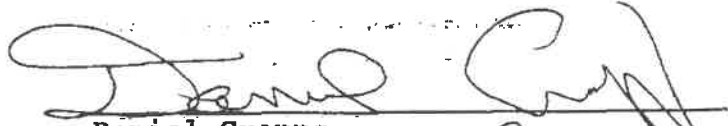

No additional members shall be admitted to the company except with the unanimous written consent of all the members of the company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the company as set forth in the regulations of the company, but the transferee shall have no right to participate in the management of the business and affairs of the company or become a member unless all the other members of the company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

ARTICLE VI - Members Rights to Continue Business:

The right, if given of the remaining members of the Limited Liability Company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company shall be:

The company shall be dissolved on the death, bankruptcy, or dissolution of a member or manager, or on the occurrence of any other event that terminates the continued membership of a member in the company, unless the business of the company is continued by the

consent of all the remaining members, provided there is at least one remaining member.


Daniel Crapps

Richard C. Cole

(In accordance with §608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

FILED
2005 JUN 30 PM 2:32
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

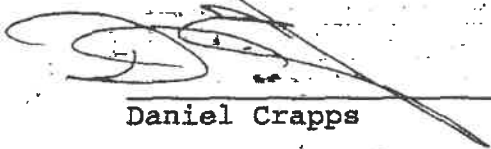
PURSUANT TO THE PROVISIONS OF §608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is: Price Creek, LLC.

2. The name and the Florida street address of the registered agent are:

Daniel Crapps
2806 US Highway 90 West, Suite 101
Lake City, FL 32055

Having been named as registered agent and to accept service of process for the above stated Limited Liability Company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


Daniel Crapps

FILED
2005 JUN 30 PM 2:32
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

PARCEL NUMBER	ESCROW CD	Millage Code
R07481-003		1

PRICE CREEK LLC
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

(AKA PRCL #7 UNR SURVEY):
COMM AT SW COR OF SEC, RUN S
ALONG W LINE SEC 11, 50.60 FT,

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

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	40,596	4.9000	0	40,596	198.92
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	40,596	7.8150	0	40,596	317.26
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	40,596	0.7480	0	40,596	30.37
LOCAL	40,596	3.1430	0	40,596	127.59
CAPITAL OUTLAY	40,596	1.5000	0	40,596	60.89
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	40,596	0.2936	0	40,596	11.92
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	40,596	0.0001	0	40,596	0.00

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

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	746.95
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NON AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	0.00 Unit @311.2600	0.00

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	0.00
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COMBINED TAXES AND ASSESSMENTS	746.95	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
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Kyle Keen, CFC
Columbia County Tax Collector

PARCEL NUMBER	ESCROW CD	Millage Code
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
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Receipt(s) 2024-24647 on 12/26/24 for \$724.54 by PRICE CREEK LLC

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

LAKE CITY GROWTH MANAGEMENT

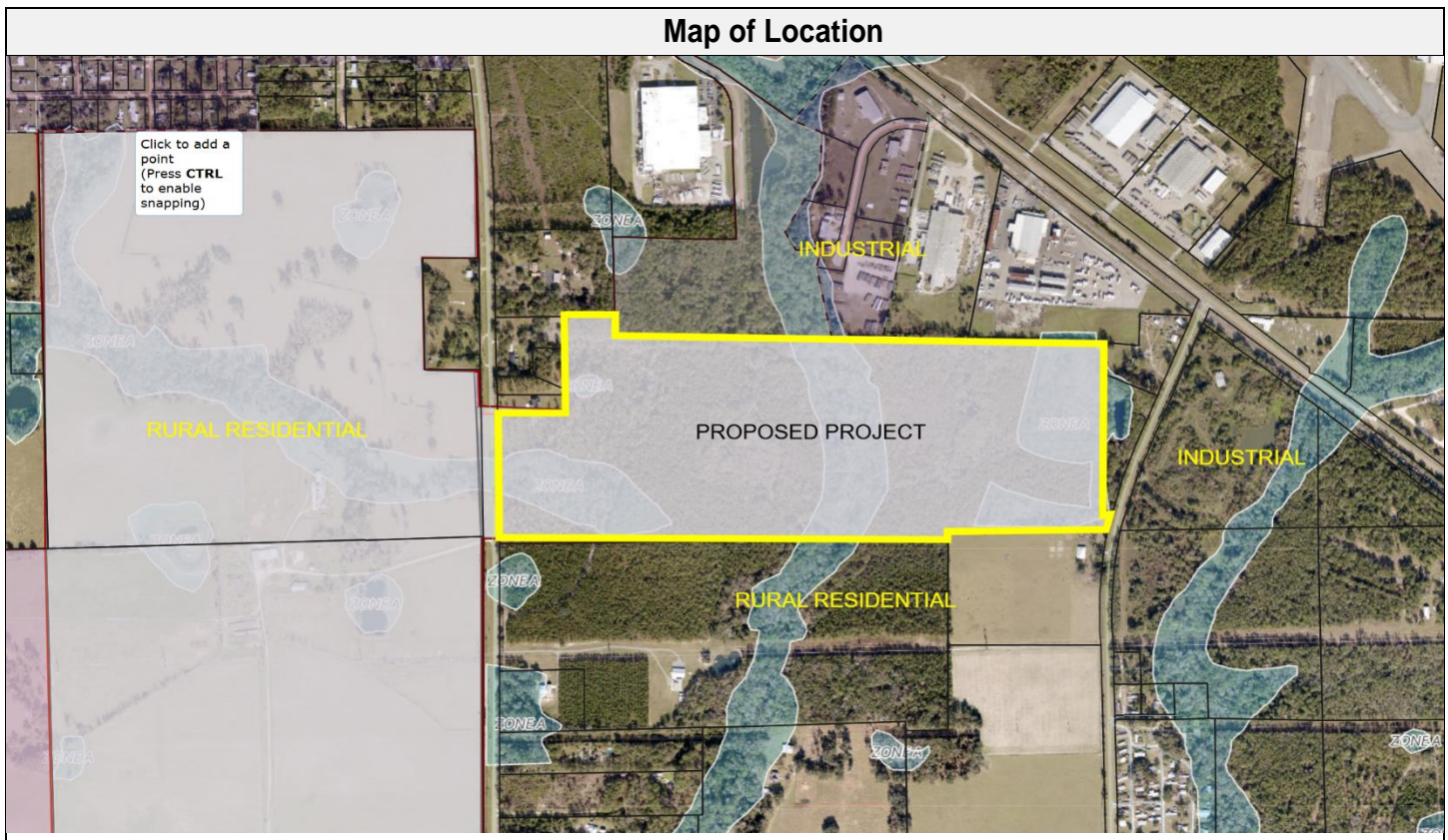
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Real Terr LLC, CPA 25-10 and Z 25-12
Applicant	Daniel Crapps, agent
Owner	Price Creek. LLC
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment to change the FLUM from Residential Very Low Co to Industrial. • Rezoning to change the Official Zoning Atlas from Rural Residential Co to Industrial.
Hearing Date	09-09-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 113.09 Acres
Location	
Parcel Number	07481-003
Future Land Use	Residential Very Low Co
Proposed Future Land Use	Industrial
Current Zoning District	Rural Residential
Proposed Zoning	Industrial
Flood Zone-BFE	Flood Zone X and A Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Industrial Co	I Co	Warehousing and Manufacturing	
E	Industrial Co	I Co	Vacant	
S	Agriculture	A-3	Farmland	
W	Residential Very Low Co	RR Co	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	NA	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	NA	F-20, S-15, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	NA	35 Feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	NA	1.0
Minimum landscape requirements.	None	25 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	NA	It depends on the permitted use.
Minimum number of ADA parking spaces.	NA	1 Space for every 25 up to 100
Parking space size requirement.	NA	10x20
ADA parking space size.	NA	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

The applicant has petitioned to change the FLUM from Residential Very Low Co to Industrial and change the Official Zoning Atlas from Rural Residential Co to Industrial.

File Attachments for Item:

v. SPR 25-08, an application by Aubrey Sharp, P.E. as agent for BDCW Holdings, LLC, for a Site Plan Review for a new construction car wash facility, Big Dan's Car Wash, in a Commercial Intensive zoning district and located on parcel 06185-000, which is regulated by the Land Development Regulations Section 4.13.



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

Application # SPR 25-08
Application Fee \$700.00
Receipt No. _____
Filing Date 7/23/25
Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Big Dan's Car Wash - Lake City
2. Address of Subject Property: 1518 W. US Highway 90, Lake City, FL 32055
3. Parcel ID Number(s): 31-3S-17-06185-000
4. Future Land Use Map Designation: Commercial - Columbia County
5. Zoning Designation: CI (Commercial, Intensive)
6. Acreage: 1.32 AC
7. Existing Use of Property: Vacant
8. Proposed use of Property: Car Wash
9. Type of Development (Check All That Apply):

<input type="checkbox"/>	Increase of floor area to an existing structure: Total increase of square footage _____
<input checked="" type="checkbox"/>	New construction: Total square footage <u>3,600 SF</u>
<input type="checkbox"/>	Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Aubrey Sharp, P.E. Title: Project Manager
Company name (if applicable): Foresite Group, LLC
Mailing Address: 10752 Deerwood Park Blvd. Suite 100
City: Jacksonville State: FL Zip: 32256
Telephone: (770) 368-1399 Fax: () Email: asharp@fg-inc.net

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): BDCW Holdings, LLC (Jay Shadday)
Mailing Address: 205 East 1st Ave., STE 100
City: Rome State: GA Zip: 30161
Telephone: (706) 506-1754 Fax: () Email: jay@shaddayco.com

4. Mortgage or Lender Information: ☐ Yes ☐ No

Name of Mortgage or Lender: _____
Contact Name: _____ Telephone Number: _____
E-Mail Address: _____

If property has a mortgage or lender, the mortgage or lender shall be required to provide a release for this application to proceed.

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: WPG-Lake City, LLC & BDCW Holdings, LLC
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
3. 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. **Mobility Plan:** Mobility plan shall include accessibility plan for ADA compliance, safe and convenient onsite traffic flow, and accessibility plan for bicycle and pedestrian safety. The City shall require additional right of way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities per Policy II.1.4 of the Comprehensive Plan.

6. **Concurrency Impact Analysis:** Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. **Comprehensive Plan Consistency Analysis:** An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).

8. **Legal Description with Tax Parcel Number** (In Word Format).

9. **Proof of Ownership** (i.e. deed).

10. **Agent Authorization Form** (signed and notarized).

11. **Proof of Payment of Taxes** (can be obtained online via the Columbia County Tax Collector's City of Lake City – Growth Management Department
205 North Marion Ave, Lake City, FL 32055 ♦ (386) 719-5750

Office).

12. **Fee:** No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.

***All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.**

13. **Notices:** All property owners within three hundred (300) feet must be notified by certified mail by the proponent and proof of the receipt of these notices must be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property owners, The notification letters, and the envelopes to the proponent.

**ACKNOWLEDGEMENT, SIGNATURES, AND NOTARY ON FOLLOWING PAGE
NOTICE TO APPLICANT**

All eleven (13) attachments listed above 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.

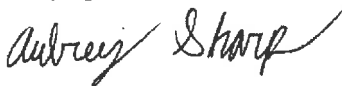
A total of eight (2) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

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.

Aubrey Sharp, P.E.

Applicant/Agent Name (Type or Print)

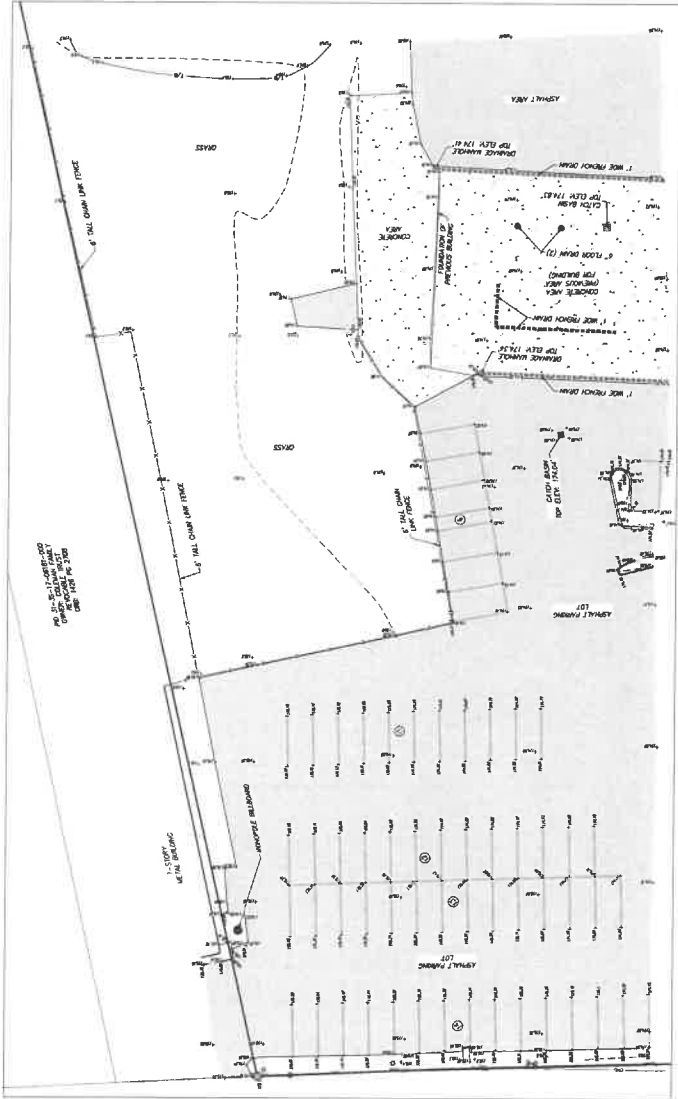


Applicant/Agent Signature

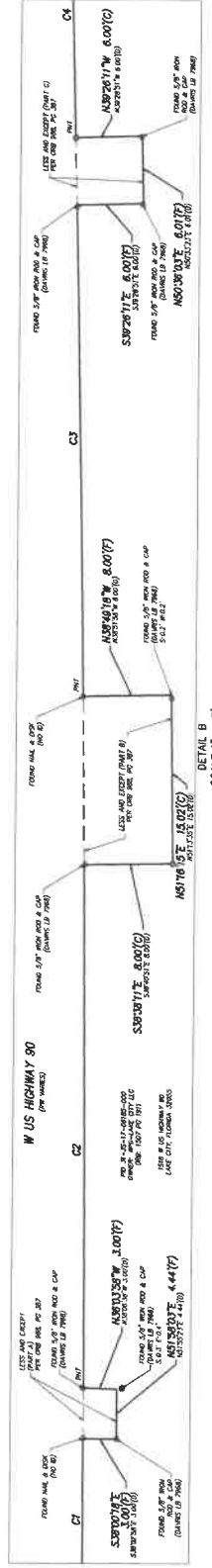
07/23/2025

Date

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



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1(C)	21.83'	4631.66	0007603°	21.83'
C1(B)	21.83'	4631.66	0007603°	21.83'
C2(F)	41.89'	4631.66	0007436°	46.64'
C2(D)	41.83'	4631.66	0007436°	46.64'
C3(F)	41.89'	4631.66	0007225°	46.64'
C3(D)	41.89'	4631.66	0007225°	46.64'
C4(C)	219.30'	4631.66	0024231°	219.46'
C4(D)	219.30'	4631.66	0024231°	219.46'



Dewberry

131 EAST MAIN STREET
ORLANDO, FLORIDA 32806
PHONE: 321.250.2200 FAX: 407.846.8904
CERTIFICATE OF AUTHORIZATION: LE 0011

LOCATED IN SECTION 31,
TOWNSHIP 03 SOUTH, RANGE 17 EAST
COLLIER COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY
-FOR-
BDCW HOLDINGS

PROJECT NO.
50183209

FIELD DATE
09/21/2024

DATE
31-3-17 / 6-9

BY
AS

APPROVED
CLM

SCALE
1" = 1/4"

3 OF 3

SITE DEVELOPMENT PLANS FOR:



1518 W US HIGHWAY 90
LAKE CITY, COLUMBIA COUNTY, FL 32055
SECTION 31, TOWNSHIP 03 S, RANGE 17
ZONED: (C1) COMMERCIAL, INTENSIVE

SHEET INDEX

- COVER
- G-0 GENERAL CIVIL SPECS
- G-0.2 GENERAL CIVIL SPECS
- V-1 SURVEY
- C-0 DEMOLITION PLAN
- C-1 SITE & PAVING PLAN
- C-1.1 FIRE ACCESS PLAN
- C-2.1 EROSION & DRAINAGE PLAN
- C-3.1 STORM DRAINAGE PROFILES
- C-3.1 UTILITY PLAN
- C-3.1 SANITARY SEWER PROFILES
- C-4 PAVING DETAILS
- C-5 CONSTRUCTION DETAILS
- C-6 UTILITY DETAILS
- C-6.1 SWPPP PLAN
- C-7.1 SWPPP DETAILS
- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS



VICINITY MAP
NOT TO SCALE

SITE DISTURBED AREA = 1.28 AC.

PREPARED BY:

FORESITE
group

ForeSite Group, LLC
10752 Deerwood Park Blvd
Suite 100
Jacksonville, FL 32256
P 170.368.1399
F 170.368.1944
W | www.foresitegroup.net

24 HR CONTACT:
AUBREY SHARP, P.E.
(770) 368-1399

ISSUED:
10/18/2024
00.2007.019

PROJECT DIRECTORY

OWNER

WPG-LAKE CITY, LLC
4211 W. BOY SCOUT BLVD, STE 620
TAMPA, FL 33607
CONTACT: JONATHAN JENNEWAIN

DEVELOPER

BDCW HOLDINGS, LLC
205 EAST 1ST AVE, STE 100
ROME, GA 30161
(706) 506-1754
CONTACT: JAY SHADDAY
CIVIL ENGINEER

ARCHITECT

OLIVER ARCHITECTS
1004 INDIANA AVE.
PALM HARBOR, FL 34683
(727) 781-7525
CONTACT: JOE OLIVERI, AIA
SURVEYOR

DEWBERRY

131 WEST KALEY STREET
ORLANDO, FL 32806
(321) 354-9826
CONTACT: JONATHAN GIBSON
GEOTECHNICAL ENGINEER

EC5 FLORIDA, LLC

6342 NW 18TH DRIVE, UNIT 10
GAINESVILLE, FL 32653
(352) 221-9221
CONTACT: COREY A. DUNLAP, P.E.

CITY OF LAKE CITY

205 N. MARION AVE
LAKE CITY, FL 32055
(386) 752-2031

UTILITY PROVIDERS

WATER AND SANITARY SEWER PROVIDER

LAKE CITY UTILITIES
692 SW ST. MARGARETS STREET
LAKE CITY, FL 32025
(386) 719-5812

ELECTRICAL SERVICE PROVIDER

FLORIDA POWER AND LIGHT - COLUMBIA
2618 NE 83RD AVE, MORRIS DRIVE
LAKE CITY, FL 32055
(386) 586-6403
CONTACT: JAMIE FURNELL

TELEPHONE

AT&T
2929 W US HWY 90, SUITE 108
LAKE CITY, FL 32055
(352) 213-4188

FIBER SERVICE PROVIDER

HARGRAY OF FLORIDA
856 WILLIAM HILTON PARKWAY
HILTON HEAD, SC 29928
(843) 683-0250

CABLE

COMCAST COMMUNICATIONS
2386 SW MAIN BLVD
LAKE CITY, FL 32025
(904) 738-6898

CONTACT: ANDREW SWEENEY

ENGINEER

FORESITE
group
ForeSite Group, LLC
170.368.1399
170.368.1944
www.foresitegroup.net
Jacksonville, FL 32256

REGISTERED

Big Dan's
CAR WASH
BDCW HOLDINGS, LLC
205 EAST 1ST AVE, STE 100
ROME, GA 30161
TAMPA, FL 33607
CONTACT: JAY SHADDAY
CIVIL ENGINEER

Big Dan's
CAR WASH
1518 W US HIGHWAY 90
LAKE CITY, COLUMBIA COUNTY, FL 32055
SECTION 31, TOWNSHIP 03 S, RANGE 17

PROJECT

SEAL

Notary Public
State of Florida
No. 97982
Exp. 12/31/2025
I, _____, do hereby certify that _____ is the duly authorized representative of _____ and is qualified to execute and acknowledge this instrument.

REVISIONS

REVISIONS
NO. REVISIONS
1. CORRECT COMMENTS #1
2

PROJECT MANAGER
DATE
SUBMITTER
LAKE CITY, FL
DATE
SUBMITTER
LAKE CITY, FL
DATE
SUBMITTER
LAKE CITY, FL

COVER

G-0

COMMENTS

NOT RELEASED FOR CONSTRUCTION

PROJECT NUMBER

00.2007.019

[illegible]

GENERAL NOTES:

1. ALL PROPOSED DRAINAGE STRUCTURES ARE SHOWN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
2. EXISTING UTILITY DEPTHS AND APPROXIMATE BARRIERS ON ELEVATION FROM THE PROPOSED DRAINAGE DEPTH. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES ENCOUNTERED.
3. CONTRACTOR SHALL VERIFY THE EXISTING ELEVATION OF THE DRAINAGE STRUCTURE TO THE EXISTING DRAINAGE.

FORESITE group

11115 E. 11th Ave.
Suite 100
Tampa, FL 33613
Tel: 813.281.1111
Fax: 813.281.1112
www.foresitegroup.com

Big Dan's CAR WASH

BOON HOLDINGS, LLC
295 EAST 1ST AVENUE, SUITE 200
TAMPA, FL 33602
TEL: 813.281.1111
CONTACT: JAY SHAW

Big Dan's CAR WASH

1516 W US HIGHWAY 90
SECTION 31, TOWNSHIP 03 S, RANGE 17
LAKE CITY, COLUMBIA COUNTY, FL 32055

PROJECT	SEAL
REVISIONS	
PROJECT MANAGER	AUS
DESIGNED BY	MAK
APPROVED BY	LAKE CITY, FL
DATE	10/20/2017
SCALE	AS SHOWN
TITLE	

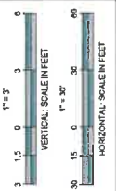
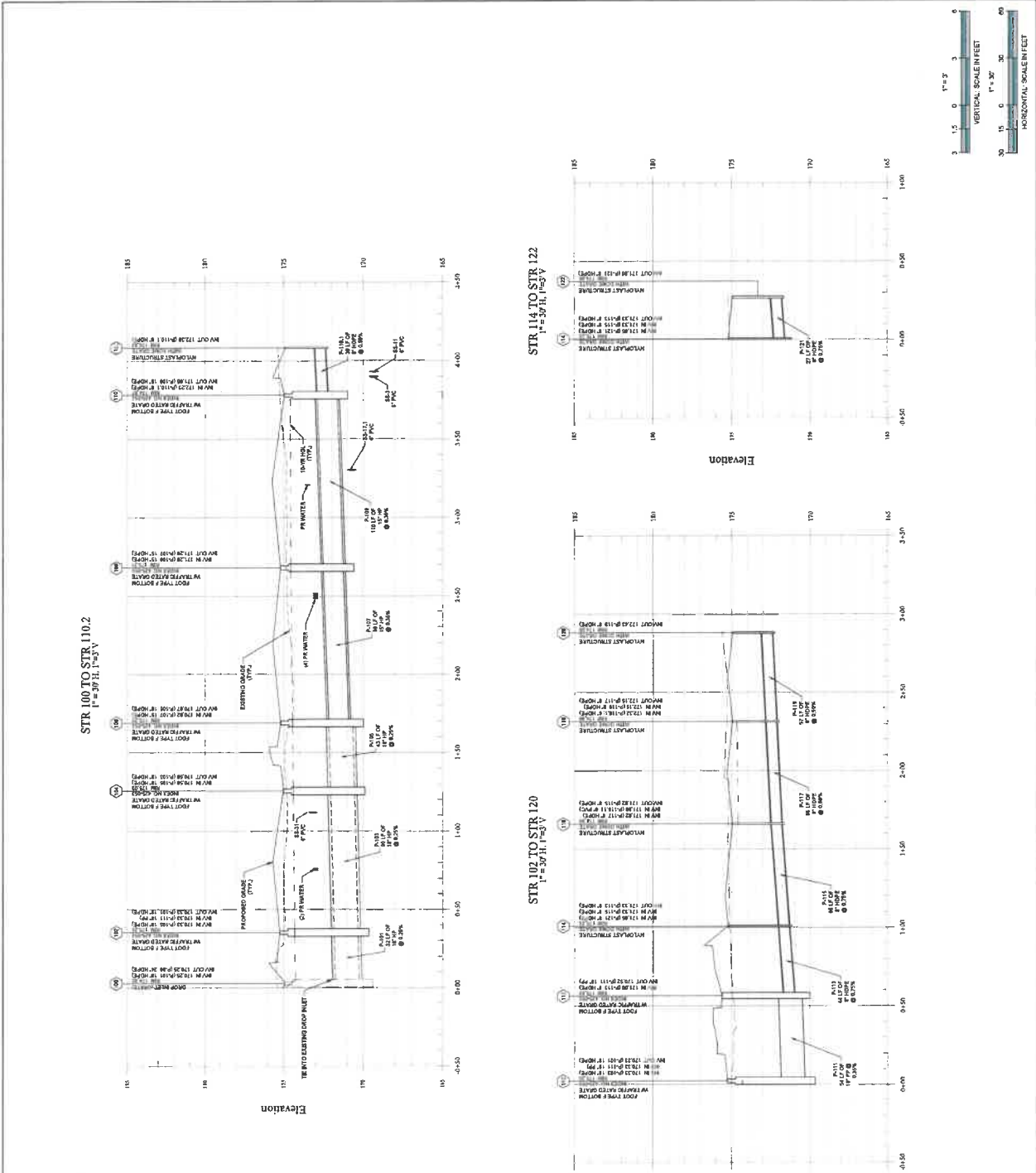
STORM DRAINAGE PROFILES

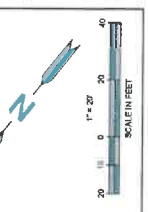
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SHEET NUMBER

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOHN EMMERS 00.2007.019





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ENGINEER
FORESITE
 group
 PAVEN GROUP, LLC
 11112 Deerwood Park Blvd
 Jacksonville, FL 32214
 904.779.4444
 www.foresitegroup.com

DEVELOPER
Big Dan's
 CAR WASH
 BROWN HOLDINGS, LLC
 295 EAST 11TH AVENUE, SUITE 100
 JACKSONVILLE, FL 32202
 904.986-1414
 CONTACT: JIM SIMMONS

PROJECT
Big Dan's
 CAR WASH
 1516 W US HIGHWAY 90
 SECTION 31, TOWNSHIP 09 S, RANGE 17
 LAKE CITY, COLUMBIA COUNTY, FL 32055

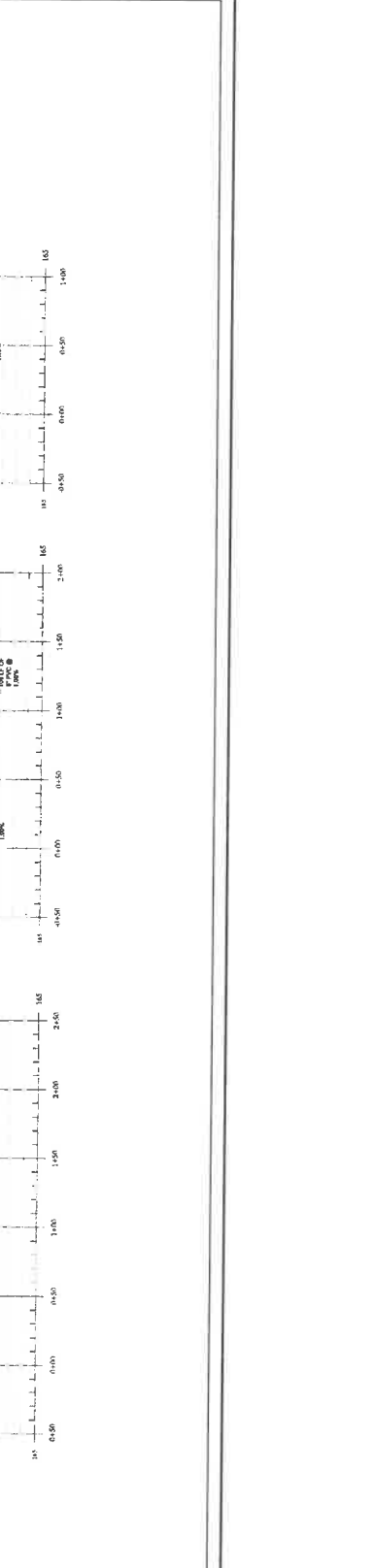
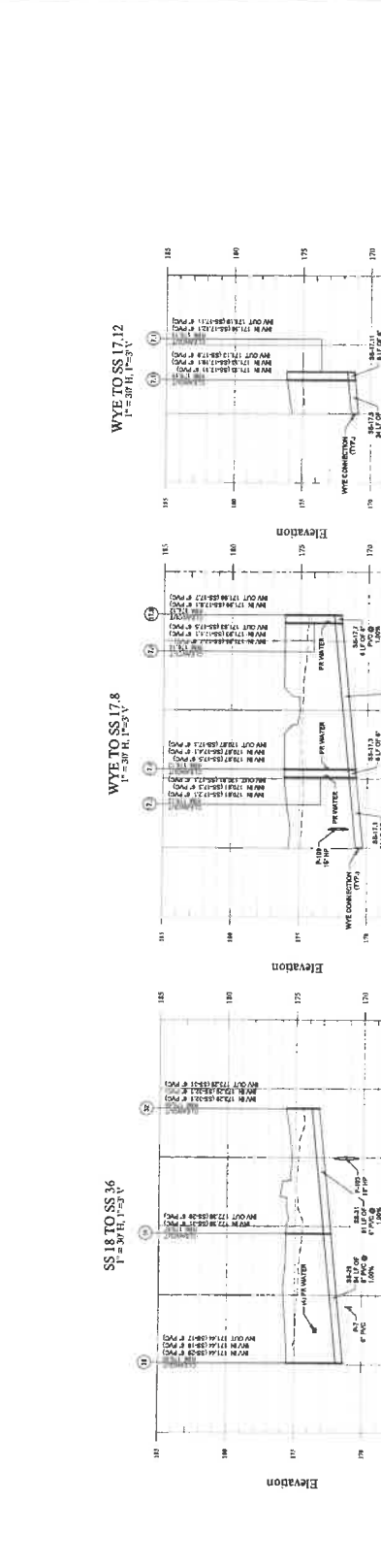
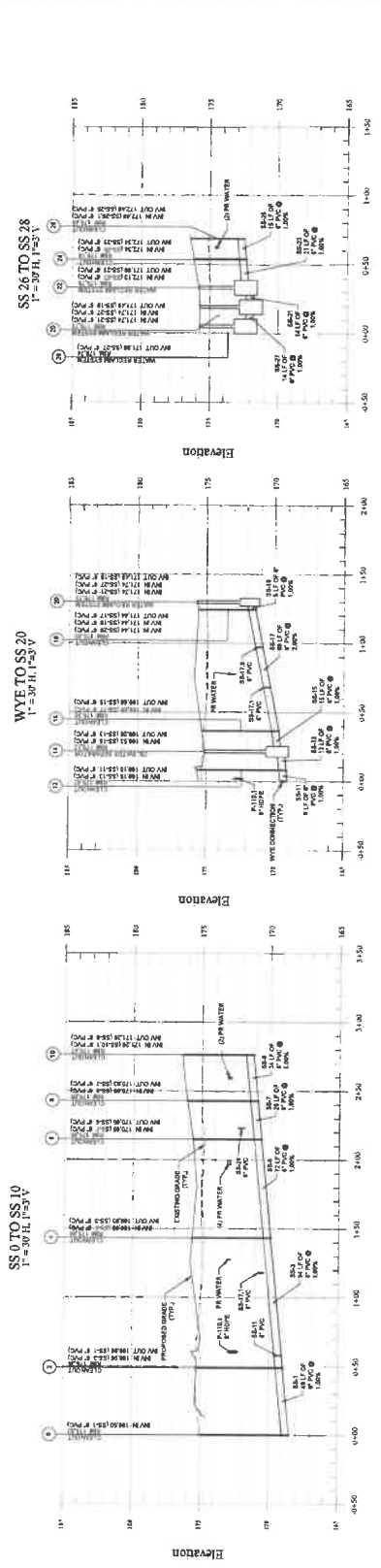
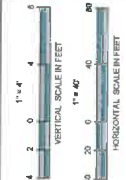
REVISIONS

PROJECT MANAGER ASD
DESIGNED BY NAE
APPROVED BY LATE CITY CL
DATE 08/08/2007
SCALE AS SHOWN
TITLE

SANITARY SEWER PROFILES

C-3.1

COMMENTS
 NOT RELEASED FOR CONSTRUCTION
JOSEPH L. WARD
 00.007.019



GENERAL NOTES:
 1. SPW (SAND) SHALL BE SETTING PERMANENT MONUMENTS AND ARE BOUND FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
 2. THE EXISTING SEWER LINE AND ALL PROPOSED SEWER LINES SHALL BE CONSTRUCTED TO THE EXISTING GRADE AND ALL PROPOSED SEWER LINES SHALL BE CONSTRUCTED TO THE EXISTING GRADE.
 3. THE EXISTING SEWER LINE AND ALL PROPOSED SEWER LINES SHALL BE CONSTRUCTED TO THE EXISTING GRADE AND ALL PROPOSED SEWER LINES SHALL BE CONSTRUCTED TO THE EXISTING GRADE.
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ENGINEER

FORESITE
group
Foresite Group, LLC
11175 NW 17th
Suite 100
Jupiter, FL 33458
www.foresitegroup.com

DEVELOPER

Big Dan's
CAR WASH
1518 W US HIGHWAY 90
LAKE CITY, FL 32055
305.341.1111
JAN 2007

CONTRACT

Big Dan's
CAR WASH
1518 W US HIGHWAY 90
LAKE CITY, COULUMBER COUNTY, FL 32055
SECTION 31, TOWNSHIP 09 S, RANGE 17

PROJECT

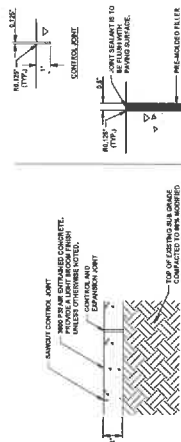
RESIDENT

PROJECT MANAGER	AS
DRAWING BY	MM
APPROVED BY	LAKE CITY, FL
DATE	1/18/07
SCALE	AS SHOWN
TITLE	

PAVING DETAILS

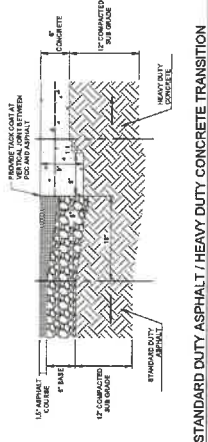
C-4

SHEET NUMBER	
COMMENTS	NOT RELEASED FOR CONSTRUCTION
JOB FILE NUMBER	00.2007.019

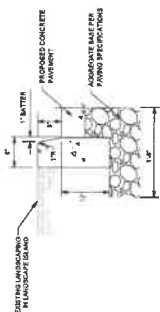


NOTE: 1. ALL EXPANSION JOINTS SHALL BE LOCATED AT THE FACE OF CURB, CHANGE OF DIRECTION, OTHER PAVEMENT APPROPRIATE, OR FACE OF STRUCTURE. 2. ALL EXPANSION JOINTS SHALL HAVE A MAXIMUM SLOPE OF 1 IN 15.

CONCRETE SIDEWALK
NOT TO SCALE

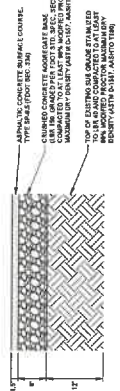


STANDARD DUTY ASPHALT / HEAVY DUTY CONCRETE TRANSITION
NOT TO SCALE



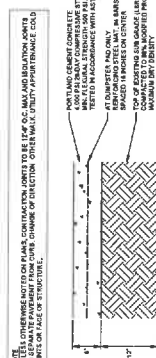
NOTE: 1. ALL EXPANSION JOINTS SHALL BE LOCATED AT THE FACE OF CURB, CHANGE OF DIRECTION, OTHER PAVEMENT APPROPRIATE, OR FACE OF STRUCTURE. 2. ALL EXPANSION JOINTS SHALL HAVE A MAXIMUM SLOPE OF 1 IN 15.

6" CONCRETE HEADER CURB
NOT TO SCALE



NOTE: 1. ALL EXPANSION JOINTS SHALL BE LOCATED AT THE FACE OF CURB, CHANGE OF DIRECTION, OTHER PAVEMENT APPROPRIATE, OR FACE OF STRUCTURE. 2. ALL EXPANSION JOINTS SHALL HAVE A MAXIMUM SLOPE OF 1 IN 15.

STANDARD DUTY ASPHALT PAVING
NOT TO SCALE

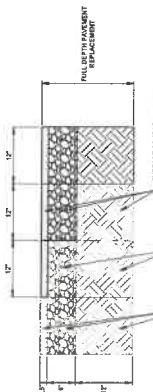


HEAVY DUTY CONCRETE PAVING
NOT TO SCALE

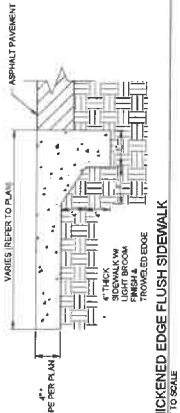


NOTE: 1. ALL EXPANSION JOINTS SHALL BE LOCATED AT THE FACE OF CURB, CHANGE OF DIRECTION, OTHER PAVEMENT APPROPRIATE, OR FACE OF STRUCTURE. 2. ALL EXPANSION JOINTS SHALL HAVE A MAXIMUM SLOPE OF 1 IN 15.

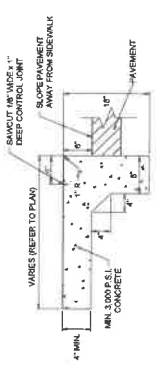
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PAVEMENT JOINT DETAIL
NOT TO SCALE



THICKENED EDGE FLUSH SIDEWALK
NOT TO SCALE



INTEGRAL SIDEWALK CURB
NOT TO SCALE

ENGINEER

FORESITE group
 FORESITE GROUP, LLC
 15150 Commerce Park Blvd
 Jacksonville, FL 32256
 910.333.1111
 www.foresitegroup.com

DEVELOPER

Big Dan's
 CAR WASH
 BROWN HOLDINGS, LLC
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 JACKSONVILLE, FL 32204
 910.333.1111
 www.bigdancarwash.com

CONTACT

SECTION 31, TOWNSHIP 03 S, RANGE 17
 LAKE CITY, COLUMBIA COUNTY, FL 32055

Big Dan's
 CAR WASH

PROJECT

SEA

DATE

REVISIONS

PROJECT MANAGER	ALD
DRAWN BY	MAK
APPROVED BY	LAKE CITY, FL
DATE	08/08/2017
SCALE	AS SHOWN
TITLE	

CONSTRUCTION DETAILS

SHEET NUMBER

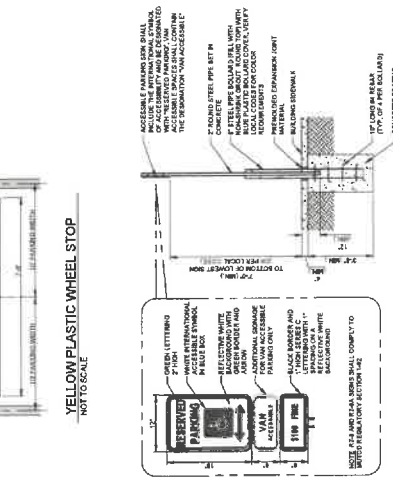
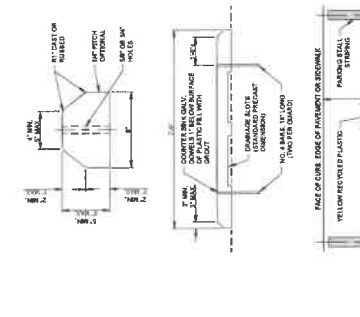
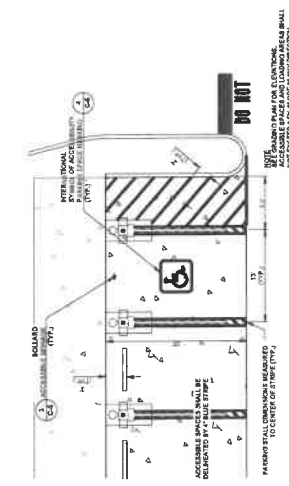
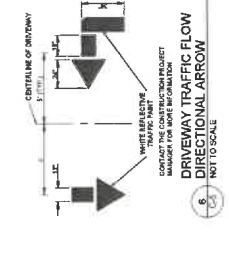
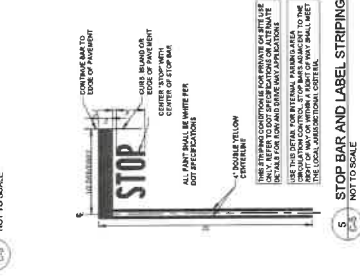
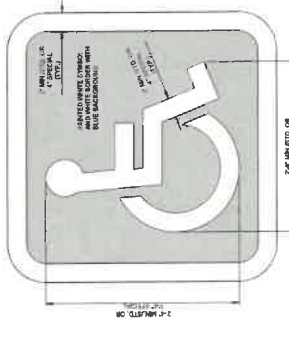
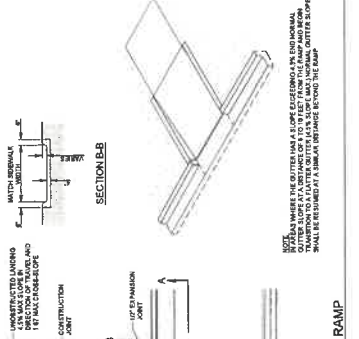
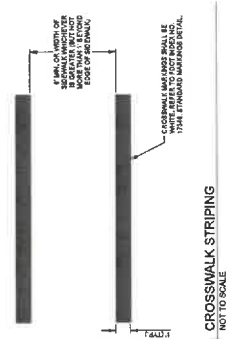
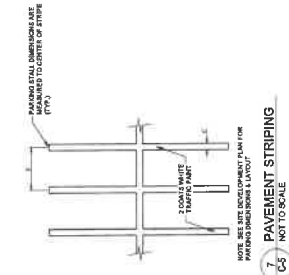
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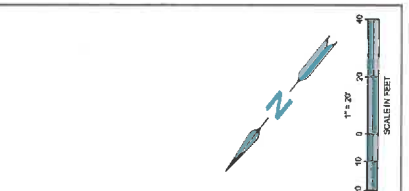
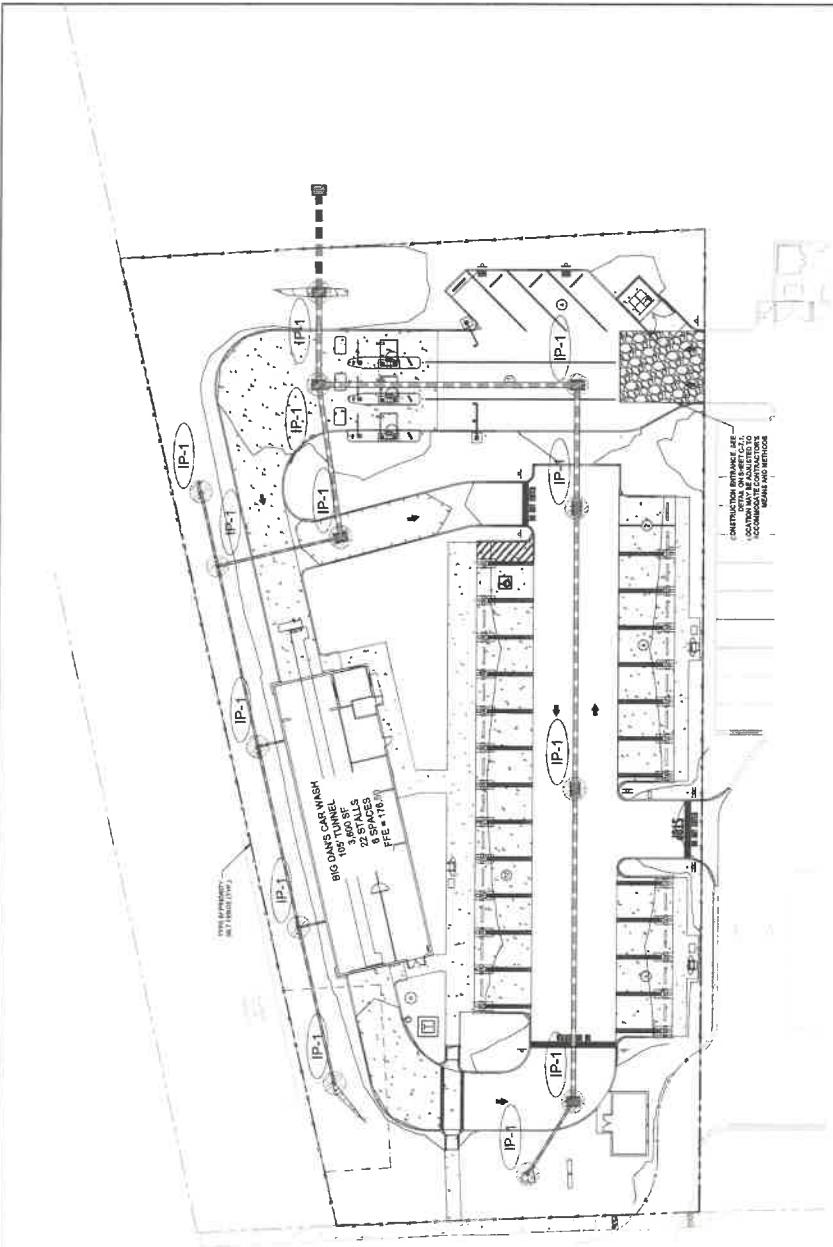
CONTRACT

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DATE

08.08.2017





811
Know what's below
Call before you dig

LEGEND

	EROSION CONTROL
	PROPOSED CONTOURS
	EXISTING STORM PIPE
	PROPOSED STORM PIPE
	CONSTRUCTION ENTRANCE
	INLET PROTECTION
	TYPE OF INLET PROTECTION

NOTES CONT.

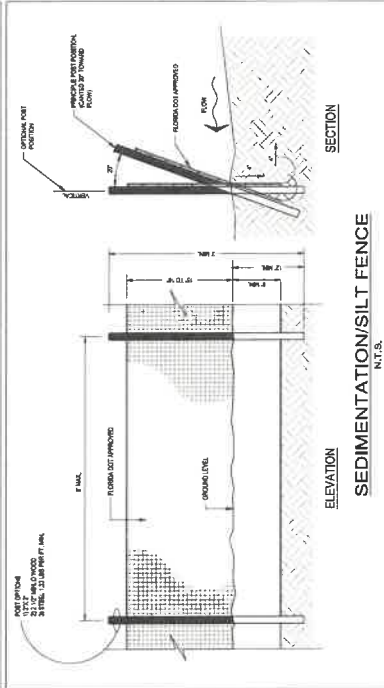
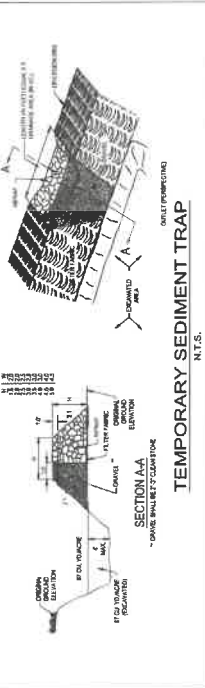
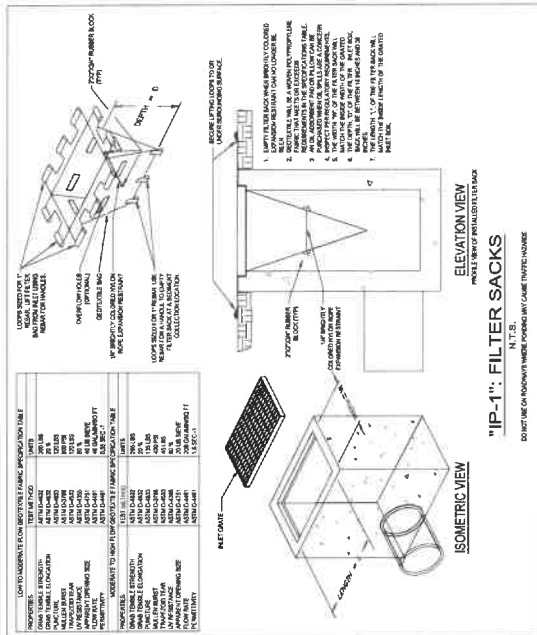
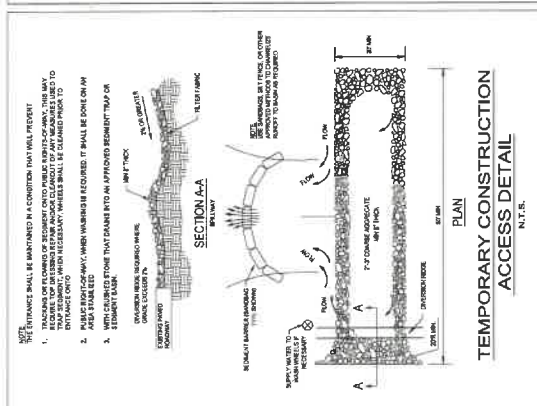
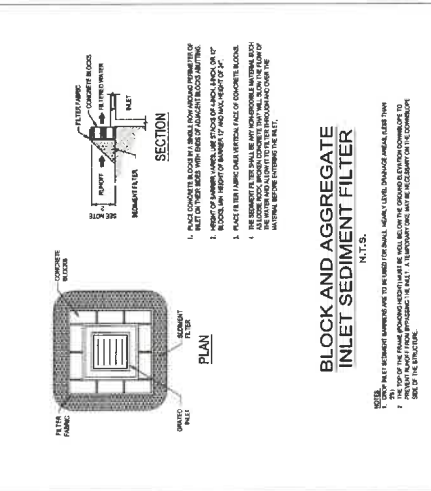
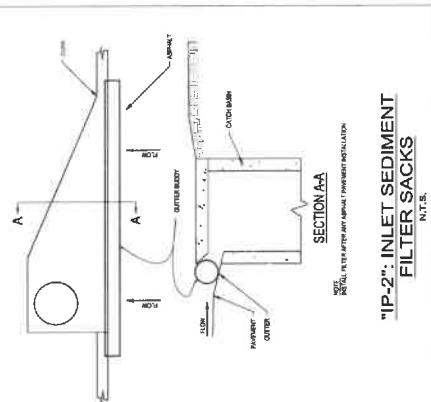
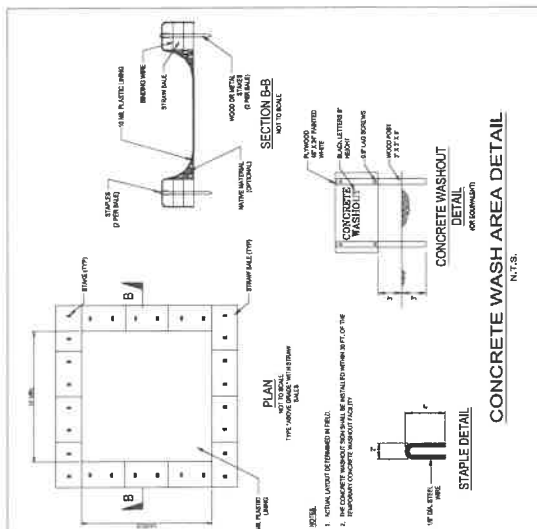
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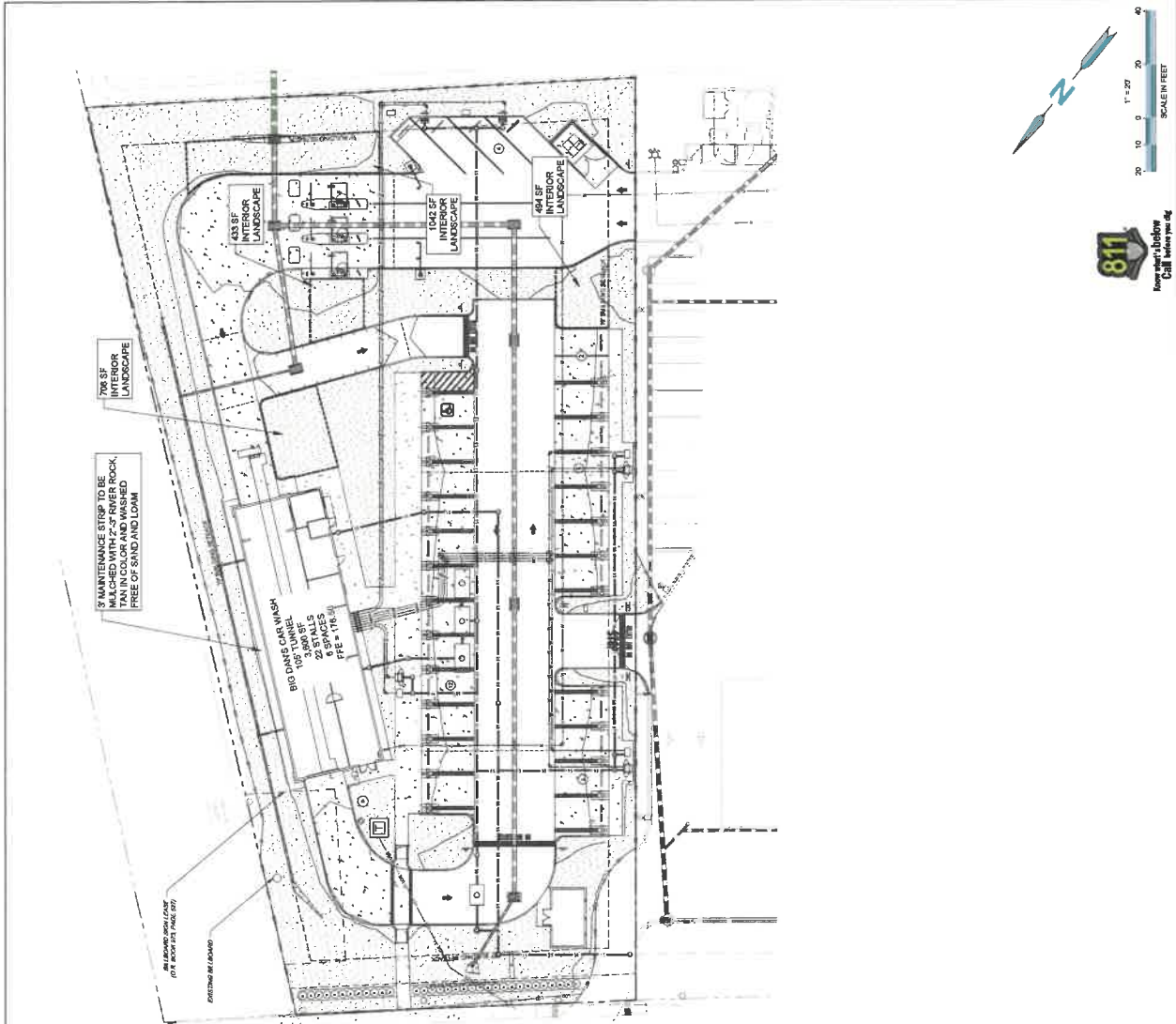
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**Know what's below
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W US HIGHWAY 90
(STATE ROAD 101)

GENERAL LANDSCAPE NOTES:

- [illegible]

LANDSCAPE REQUIREMENTS:

- ADJACENT PARCELS LOCATED IN COMPATIBLE ZONES.
- REPLACEMENT TREES SHALL BE PLANTED AT THE SAME SPACING AND DENSITY AS THE EXISTING TREES. REPLACEMENT TREES SHALL BE PLANTED AT THE SAME LOCATION AS THE EXISTING TREES. REPLACEMENT TREES SHALL BE PLANTED AT THE SAME LOCATION AS THE EXISTING TREES.

PLANT SCHEDULE					
VARIETY	QTY.	BOTANICAL COMMON NAME	CULT.	DATE	SP.#/PERS.
<i>(+)</i>	33	ARISTA X GRANDIS OPA EDWARDS GARDEN	G GAL		30° s.s.
<i>(+)</i>		RED BUSH COMMON NAME	CULT.	SP.#/PERS.	IPA/NO.
MOREOVER:	21 495 36	DENSE & FREE CH-VERDES	BOO		

ENGINEER

FORESITE
group
Pawnee, Oklahoma, LLC
10322 S. Highway 103, Suite 100
Pawnee, Oklahoma, 74053
www.foresitegroup.com

DEVELOPER

Big Dan's
CAR WASH
BOONVILLE, LLC
308 EAST 1ST AVENUE, SUITE 100
BOONVILLE, MISSOURI 64608
(417) 335-1514
ANY SUNDAY

CONTRACT

Big Dan's
CAR WASH

1518 W US HIGHWAY 90
LAKE CITY, COLUMBIA COUNTY, MO 64505
SECTION 31, TOWNSHIP 03 S, RANGE 17

PRODUCT

TEAM 1: Engineering AutoCAD

REVISIONS

NO.	DATE	DESCRIPTION
1	10/27/2017	ISSUED FOR PERMIT
2	11/01/2017	REVISED FOR CONSTRUCTION

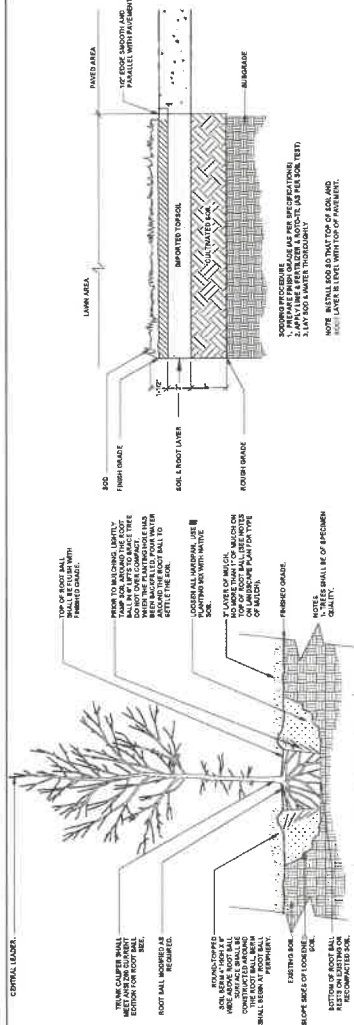
PROJECT MANAGER	ALM
DESIGNED BY	ALM
APPROVED BY	ALM
DATE	23 OCTOBER 2017
SHEET	27

LANDSCAPE DETAILS

SHEET NUMBER

L-2

COMMENTS	NOT RELEASED FOR CONSTRUCTION
DATE	00.2007.019

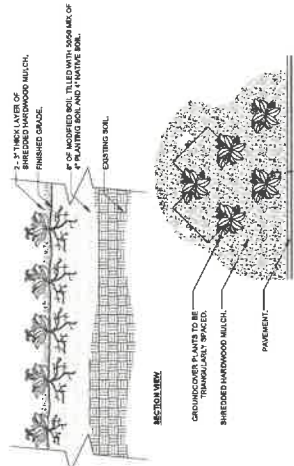


1 TREE PLANTING

1/2" = 1'-0"

2 SOD INSTALLATION

NOT TO SCALE

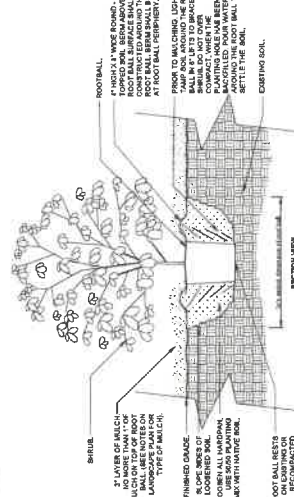


PLAN

NOTES:
1. SOD SHALL BE PLANTED IN A 2' X 2' GRID.
2. MULCH SHALL BE 2" DEEP.
3. SOD SHALL BE PLANTED IN A 2' X 2' GRID.
4. MULCH SHALL BE 2" DEEP.

3 GROUND COVER

3/4" = 1'-0"



SECTION

NOTES:
1. GROUND COVER SHALL BE OF SPECIMEN QUALITY.
2. MULCH SHALL BE 2" DEEP.

4 SHRUB PLANTING

3/4" = 1'-0"

0001-01



SUWANNEE RIVER

WATER MANAGEMENT DISTRICT

January 13, 2025

Jay Shadday
BDCW Holdings, LLC
205 E 1st Ave
Rome, GA, 30161-3213

Subject: Environmental Resource Permit (ERP) Exemption, Big Dan's Car Wash - Lake City, ERP-023-205671-3, Columbia County

Dear Jay Shadday:

The subject proposed activity does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on or before January 13, 2025 by Aubrey Sharp. The project proposes the construction of 0.82 acres of impervious surfaces on a total project area of 1.32 acres. The stormwater runoff from this activity was authorized under the master permit ERP-023-205671-2 issued on May 20, 2024, which allowed a maximum impervious area of 85% for the outparcel. The design engineer has certified that the proposed activity does not exceed the allowable conditions of the master system. The project shall be constructed in a manner consistent with the application package, plans, and calculations submitted and certified by Aubrey Sharp, P.E., of Foresite Group, on or before January 13, 2025, and in accordance with ERP Applicant's Handbook Volume I (AHVI), Section 3.1.2(c), Florida Administrative Code (F.A.C.)

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any anti-degradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

Water for Nature. Water for People.

In addition, construction, alteration, and operation shall not:

- Begin construction until the as-built certification has been submitted and approved for the master system permit, ERP-023-205671-2.
- Exceed any of the criteria in 62-330.020(2), F.A.C
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,



Garrett Spencer, P.E.
Engineer III
Division of Resource Management

CC: Noah Keefe, Foresite Group, LLC
Aubrey Sharp, Foresite Group, LLC

STORMWATER MANAGEMENT REPORT

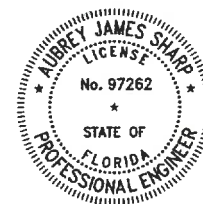
Big Dan's Car Wash – Lake City



PREPARED FOR:
BDCW HOLDINGS, LLC
City of Lake City, FL
Suwannee River Water Management District (SRWMD)

PREPARED BY:
Foresite Group, Inc.
10752 Deerwood Park BLVD, Suite 100
Jacksonville, Florida 32256

Aubrey Sharp, P.E.
Florida Registration No. 97262
Date: November 6, 2024



Digitally signed by
Aubrey Sharp
Reason: This item has
been digitally signed and
sealed by Aubrey Sharp,
PE, on the date adjacent
to the seal. Printed
copies of this document
are not considered
signed and sealed and
the signature must be
verified on any electronic
copies.
Date: 2024.11.25
09:23:35-05'00'

FORESITE
group

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Section 1 – General Project Information

- 1.1.1 Property Owner
- 1.1.2 Project Applicant
- 1.2 Project Information
- 1.3 Executive Summary

Section 2 – Pre-Development Conditions

- 2.1 Pre-Development Site Conditions
- 2.2 Existing Permit Information
- 2.3 Pre-Development Drainage Discussion

Section 3 – Post-Development Conditions

- 3.1 Post-Development Site Conditions
- 3.2 Post-Development Drainage Discussion
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- 3.4 Surface and Groundwater Elevations
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 - 3.4.2 Groundwater Elevation
- 3.5 100 Year Flood Plain Analysis
- 3.6 Wetlands / Surface Water Body
- 3.7 Outfall for Point Discharge
- 3.8 Tailwater Conditions
- 3.9 Construction Sequencing

Section 4 – Operation and Maintenance

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FIGURES

Figure 1 – USGS Quad Map

Figure 2 – Vicinity Map

Figure 3 – Aerial Map

Figure 4 – Soils Map

Figure 5 – FEMA Map

Figure 6 – Wetlands Map

ATTACHMENTS

Attachment 1 – Supporting Calculations

Attachment 2 – Subcatchment Exhibit

Attachment 3 – Existing Permit Impervious Area & Basin Map

SECTION 1

GENERAL PROJECT INFORMATION

1.1.1 Property Owner

Name: Jay Shadday
Company Name: BDCW HOLDINGS, LLC
Address: 205 East 1st Ave, Suite 100, Rome, GA 30161
Telephone: (706) 506-1754

1.1.2 Project Applicant

Name: Jay Shadday
Company Name: BDCW HOLDINGS, LLC
Address: 205 East 1st Ave, Suite 100, Rome, GA 30161
Telephone: (706) 506-1754

1.2 Project Information

Project Name: Big Dan's Car Wash – Lake City
Project Location: (See **Figure 2**)
City: Lake City
County: Columbia
Section 31, Township 03 South, Range 17
Site Area: 1.32 Acres
Developed Area: 1.29 Acres
Location Description: The project is within the C-Store – Lake City overall master development (Permit Number ERP-023-205671-2) on the south east side of US Highway 90 and NW Ridgewood Ave. Approximately 2.2 miles from the Interstate 75. The site is located on the northeast side of the overall development, specifically labeled "OUT PARCEL" (**See attachment 2**).

1.3 Executive Summary

This project is to construct a new car wash known as Big Dan's Car Wash. The site includes a new 3,820 SF building with associated parking lot, and drainage system. The project site is located within the Wawa – Lake City overall development and as such, is located within the limits of a master stormwater management system approved under permit number 205671.002 and known as "C-Store – Lake City". Said permit allocated a maximum impervious area percentage of 85% to the proposed outparcel and is to maintain a curve number of 88.5. The proposed site plan has an impervious area of 61.85%, therefore, the project complies with the assumptions of the master stormwater management permit.

SECTION 2

PRE-DEVELOPMENT CONDITIONS

2.1 Pre-Development Site Conditions

Following the construction that is planned to be completed by the master developer, the site will be undeveloped with approximately +/-1,000 SF of existing impervious area within the site for the shared right hand only exit of the development. The site is proposed to be cleared in late 2024 in association with the construction of the C-Store – Lake City overall development.

2.2 Existing Permit Information

This site is located within the limits of the C-Store – Lake City overall development which was permitted through SRWMD under permit number ERP-023-205671-2. The design and calculations for the C-Store – Lake City master stormwater management system is the baseline for our understanding of the permitted conditions of our project site.

Upon review of the information contained for the C-Store – Lake City overall development, the proposed Big Dan's Car Wash site is located within the basin labeled as "POST DEVELOPMENT BASIN B". According to Appendix F – Stormwater Calculations on the Drainage Calculation Book, the "POST DEVELOPMENT BASIN B" has an allotted maximum impervious area of 85% or 1.12 acres, **see Attachment 2**.

2.3 Pre-Development Drainage Discussion

The existing site, labeled as "POST DEVELOPMENT BASIN B", is relatively flat with the higher elevations located closer to the right-of-way and gradually sloping southeast towards the stormwater management pond. The existing shared right hand only exit in the northwest portion is graded so all runoff is collected via a storm inlet drains along US Highway 90. The undeveloped outparcel will sheet flow into inlet C-10 from the master development plans and be discharged into the master detention system on the southeast side of the property that is permitted and will be constructed with the C-Store – Lake City overall development.

SECTION 3 POST-DEVELOPMENT CONDITIONS

3.1 Post-Development Site Conditions

The proposed site will include a 3,820 SF car wash building with associated parking lot and drainage system. The proposed drainage system consists of inlets and pipes that capture and convey runoff directly to the master drainage system that was permitted and constructed with the C-Store – Lake City overall development.

3.2 Proposed Drainage Discussion

The parking lot and landscape areas have been graded to drain into inlets which collect stormwater runoff and route it through a storm network of inlets and drainage pipes into the master stormwater management system. All downspouts for roof drainage from the building will tie into the proposed underground drainage pipe network. The proposed drainage pipe network will tie into the master stormwater management system via an inlet located on the southeast portion of the site. The north and east side of the site will remain pervious, and a proposed shallow swale will convey the runoff into the proposed stormwater management system. All impervious surfaces are captured in the proposed drainage system and routed to the master stormwater management system.

Water quality and attenuation are provided in the master stormwater management system for the C-Store – Lake City overall development which was permitted through SRWMD under permit ERP-023-205671-2. The subject site is located within the “POST DEVELOPMENT BASIN B” which has an allotted impervious area of 85.0%. **Therefore, the impervious area permitted for the subject site is 85.0%.**

The total site area is 1.32 ac and the proposed site plan has a total impervious area of 0.82 ac, which equates to a **proposed impervious area ratio of 61.85%**. Therefore, the proposed Big Dan’s Car Wash – Lake City development complies with the assumptions of the master stormwater management system.

The proposed drainage piping has been designed to convey runoff from the 25-year/24-hour storm event and not bubble out of the top of inlets within paved areas. The tailwater condition used to design the drainage piping is the 25-YR/24-HR peak stage of the receiving master detention dry pond. See **Attachment 1** for the proposed storm drain tabulations and **Attachment 2** for permit excerpts from the master development.

3.3 Minimum Elevations

The minimum parking lot elevations have been set to be at or above the 25-YR/24-HR peak stage in the master stormwater management system. In addition, the seasonal high water table (SHWT) based on the site specific geotechnical engineering report was evaluated to ensure adequate separation is provided between the SHWT and the bottom of the pavement base material.

The minimum building finished floor elevation was set based on being one foot above the 100-YR/24-HR peak stage in the master stormwater management system as well as one foot above the FEMA base flood elevation. See the following table 3.0 for a summary of minimum elevations:

Table 3.0
Minimum Elevations

	Required	Proposed
Minimum Parking Lot:	174.22'	174.87'
Minimum Building FFE:	174.83'	176.50'

Elevations shown within this table are relative to the NAVD 88 Datum.

3.4 Surface and Groundwater Elevations

3.4.1 Surface Elevations

The on-site project area includes elevations ranging approximately from 176.5' to 174.75' NAVD 88.

3.4.2 Groundwater Elevation

According to the boring logs contained within geotechnical engineering report for the project, groundwater was encountered between depths that ranged from 4.5 to 7.5 feet below existing ground surface. The borings were drilled on February 1st, 2022. The peak seasonal high water table (SHWT) is estimated to be about 4.0 feet below the existing ground surface.

See the project specific Geotechnical Engineering Report prepared by ECS Florida, LLC, dated September 29, 2023, for more detailed information on the groundwater characteristics and refer to **Attachment 1** for a summary of calculations used to determine the groundwater elevations.

3.5 100 Year Flood Plain Analysis

This project is located within flood zone X as shown on FEMA FIRM Maps #12023C0291A and #12023C0292D with an effective date of 11/02/2018. Flood zone X is considered to be an "area of minimal flood hazard" and is located higher than the elevation of the 0.2-percent-annual-chance-flood (100 year). Therefore, there are no flood plain impacts associated with this project. See **Figure 5** for the FEMA FIRM Map.

3.6 Wetlands / Surface Water Body

Per the National Wetlands Inventory Mapper, there are no existing wetlands on site, See **Figure 6** for the National Wetlands Inventory Map.

3.7 Outfall for Point Discharges

Outfalls from the proposed drainage system are directly into the C-Store – Lake City master stormwater management system. The drainage system collecting and conveying the runoff from the proposed parking areas will connect directly into an inlet located on the southeast side of the site, discharging directly into the master dry detention pond.

3.8 Tailwater Conditions

The storm sewer conveyance system throughout the entire site has been designed such that the 25-year/24-hour design storm event will not bubble out of the top of the structures.

3.9 Construction Sequencing

This project will be constructed in one phase.

SECTION 4

OPERATION AND MAINTENANCE

All existing and proposed improvements will be owned by WPG-Lake City, LLC who will be responsible for routine maintenance to keep the stormwater management facility free of debris and landscaped areas mowed.

SECTION 5

ALTERNATIVE STORMWATER TREATMENT

This project does not propose to use any alternative stormwater treatment methods.

BIG DAN'S CAR WASH – LAKE CITY

FIGURES

- FIGURE 1 - USGS Map**
- FIGURE 2 - Vicinity Map**
- FIGURE 3 - Aerial Map**
- FIGURE 4 - Soils Map**
- FIGURE 5 - FEMA Map**
- FIGURE 6 – Wetlands Map**



USGS MAP
NOT TO SCALE

PROJECT:

**BIG DAN'S
CAR WASH -
LAKE CITY**

LOCATION:

1518 W US HIGHWAY 90
LAKE CITY, FLORIDA 32055

DEVELOPER:

BDCW HOLDINGS, LLC

205 EAST 1ST AVENUE, SUITE 100
ROME, GA 30161
(706) 506-1754

CONTACT: JAY SHADDAY

ENGINEER:

FORESITE
group

FL CA 26115
Foresite Group, LLC
10150 Highland Manor Dr.
Suite 210
Tampa, FL 33610
D/B/A Foresite Consulting Group of Florida, LLC
e | 813.549.3250
f | 813.621.3580
w | www.foresitegroup.net

TITLE:

**FIGURE I
USGS QUAD MAP**

DATE:

9/12/2024

PROJECT NUMBER:

00.2007.019



VICINITY MAP
NOT TO SCALE



<p>PROJECT:</p> <p>BIG DAN'S CAR WASH - LAKE CITY</p> <p>LOCATION:</p> <p>1518 W US HIGHWAY 90 LAKE CITY, FLORIDA 32055</p>	<p>DEVELOPER:</p> <p>BDCW HOLDINGS, LLC</p> <p>205 EAST 1ST AVENUE, SUITE 100 ROME, GA 30161 (706) 506-1754</p> <p>CONTACT: JAY SHADDAY</p>	<p>ENGINEER:</p> <p>FORESITE group</p> <p><small>FL CA 26125 Foresite Group, LLC 10150 Highland Manor Dr. Suite 210 Tampa, FL 33610 D/B/A Foresite Consulting Group of Florida, LLC</small></p> <p><small>o 813.549.3250 f 813.621.3580 w www.foresitegroup.net</small></p>	<p>TITLE:</p> <p>FIGURE 2 VICINITY MAP</p> <p>DATE: 9/12/2024</p> <p>PROJECT NUMBER: 00.2007.019</p>
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AERIAL
1" = 500'



<p>PROJECT:</p> <p>BIG DAN'S CAR WASH - LAKE CITY</p> <p>LOCATION:</p> <p>1518 W US HIGHWAY 90 LAKE CITY, FLORIDA 32055</p>	<p>DEVELOPER:</p> <p>BDCW HOLDINGS, LLC</p> <p>205 EAST 1ST AVENUE, SUITE 100 ROME, GA 30161 (706) 506-1754</p> <p>CONTACT: JAY SHADDAY</p>	<p>ENGINEER:</p> <p>FORESITE group</p> <p><small>FL CA 26115 Foresite Group, LLC 10150 Highland Manor Dr Suite 210 Tampa, FL 33610 D/B/A Foresite Consulting Group of Florida, LLC</small></p> <p><small>o 813.549.3250 f 813.621.3580 w www.foresitegroup.net</small></p>	<p>TITLE:</p> <p>FIGURE 3 AERIAL MAP</p> <hr/> <p>DATE: 9/12/2024</p> <hr/> <p>PROJECT NUMBER: 00.2007.019</p>
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Alpin fine sand, 0 to 5 percent slopes	1.3	100.0%
20	Chipley fine sand, 0 to 5 percent slopes	0.0	0.0%
Totals for Area of Interest		1.3	100.0%

SOILS MAP NOT TO SCALE



PROJECT:

**BIG DAN'S
CAR WASH -
LAKE CITY**

LOCATION

1518 W US HIGHWAY 90
LAKE CITY, FLORIDA 32055

DEVELOPER:

BDCW HOLDINGS, LLC
205 EAST 1ST AVENUE, SUITE 100
ROME, GA 30161
(706) 506-1754

CONTACT: JAY SHADDAY

ENGINEER:

FORESITE
group
FL CA 26215
Foresite Group, LLC
10150 Highland Manor Dr.
Suite 210
Tampa, FL 33610
D/B/A Foresite Consulting Group of Florida, LLC
o | 813.549.3250
f | 813.621.3580
w | www.foresitegroup.net

TITLE:

**FIGURE 4
SOILS MAP**

DATE: 9/12/2024

PROJECT NUMBER: 00.2007.019



FEMA MAP
NOT TO SCALE



PROJECT: BIG DAN'S CAR WASH - LAKE CITY	DEVELOPER: BDCW HOLDINGS, LLC 205 EAST 1ST AVENUE, SUITE 100 ROME, GA 30161 (706) 506-1754	ENGINEER: FORESITE group FL CA 26115 Foresite Group, LLC 10150 Highland Manor Dr. Suite 210 Tampa, FL 33610 DB/A Foresite Consulting Group of Florida, LLC o 813 549 3250 f 813 621 3580 w www.foresitegroup.net	TITLE: FIGURE 5 FEMA MAP
LOCATION: 1518 W US HIGHWAY 90 LAKE CITY, FLORIDA 32055	CONTACT: JAY SHADDAY		DATE: 9/12/2024
			PROJECT NUMBER: 00.2007.019



WETLANDS MAP NOT TO SCALE



<p>PROJECT:</p> <p>BIG DAN'S CAR WASH - LAKE CITY</p> <p>LOCATION:</p> <p>1518 W US HIGHWAY 90 LAKE CITY, FLORIDA 32055</p>	<p>DEVELOPER</p> <p>BDCW HOLDINGS, LLC</p> <p>205 EAST 1ST AVENUE, SUITE 100 ROME, GA 30161 (706) 506-1754</p> <p>CONTACT: JAY SHADDAY</p>	<p>ENGINEER:</p> <p>FORESITE group</p> <p><small>FL CA 26315 Foresite Group, LLC 10150 Highland Manor Dr. Suite 210 Tampa, FL 33610 D/B/A Foresite Consulting Group of Florida, LLC</small></p> <p><small>o 813.549.3250 f 813.621.3580 w www.foresitegroup.net</small></p>	<p>TITLE</p> <p>FIGURE 6 WETLANDS MAP</p> <p>DATE: 9/12/2024</p> <p>PROJECT NUMBER: 00.2007.019</p>
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BIG DAN'S CAR WASH – LAKE CITY

ATTACHMENT 1

SUPPORTING CALCULATIONS

PROJECT: Big Dan's Car Wash - Lake City
JOB #: 00.2007.019

11/25/2024	11/25/2024
------------	------------

Note: TW 25YR/24HR Peak Stage

BIG DAN'S CAR WASH – LAKE CITY
ATTACHMENT 2
SUBCATCHMENT EXHIBIT

ENGINEER

FORESITE
group

ForeSite Group, LLC
19450 Greenwood Park Blvd
Suite 200
Jacksonville, FL 32256
Tel: 904.444.1444
Fax: 904.444.1445
www.foresitegroup.com

DEVELOPER

Big Dan's
CAR WASH

BROWN HOLDINGS, LLC
380 EAST 1ST AVENUE, SUITE 100
JACKSONVILLE, FL 32202
(904) 548-1104
JAY BARNARD

CONTACT

Big Dan's
CAR WASH

SECTION 31, TOWNSHIP 03 S, RANGE 17
LAKE CITY, COLUMBIA COUNTY, FL 32055

PROJECT

SEAL

RESPONSE

PROJECT MANAGER	AJS
DRAWING BY	NAC
APPROVED BY	LAKE CITY FL
DATE	11-22-2014
SCALE	1"=20'
TITLE	

GRAVING & DRAINAGE PLAN

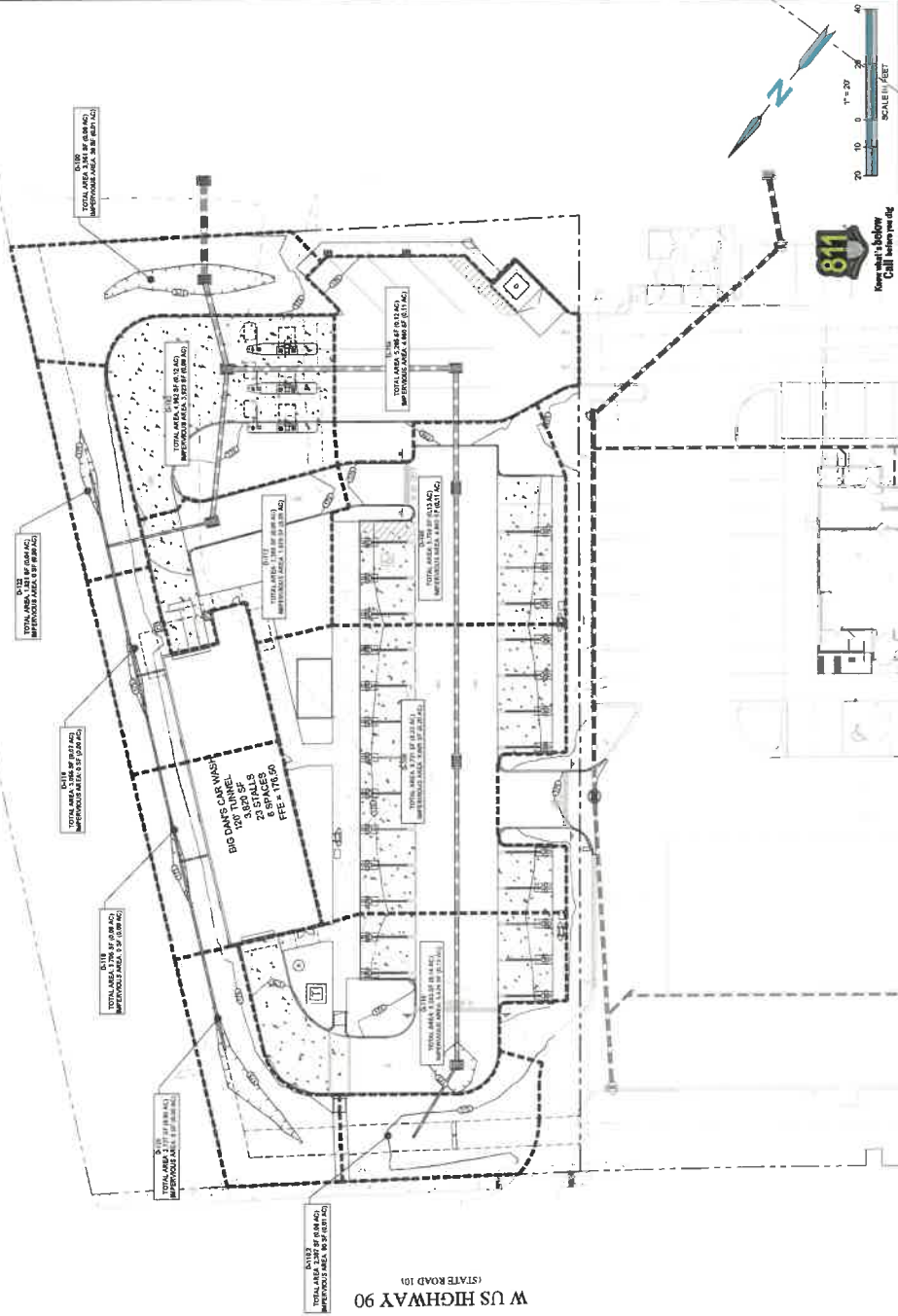
SHEET NUMBER

C-2

COMMENTS	NOT RELEASED FOR CONSTRUCTION
ASPECT NUMBER	00.2007.019

LEGEND

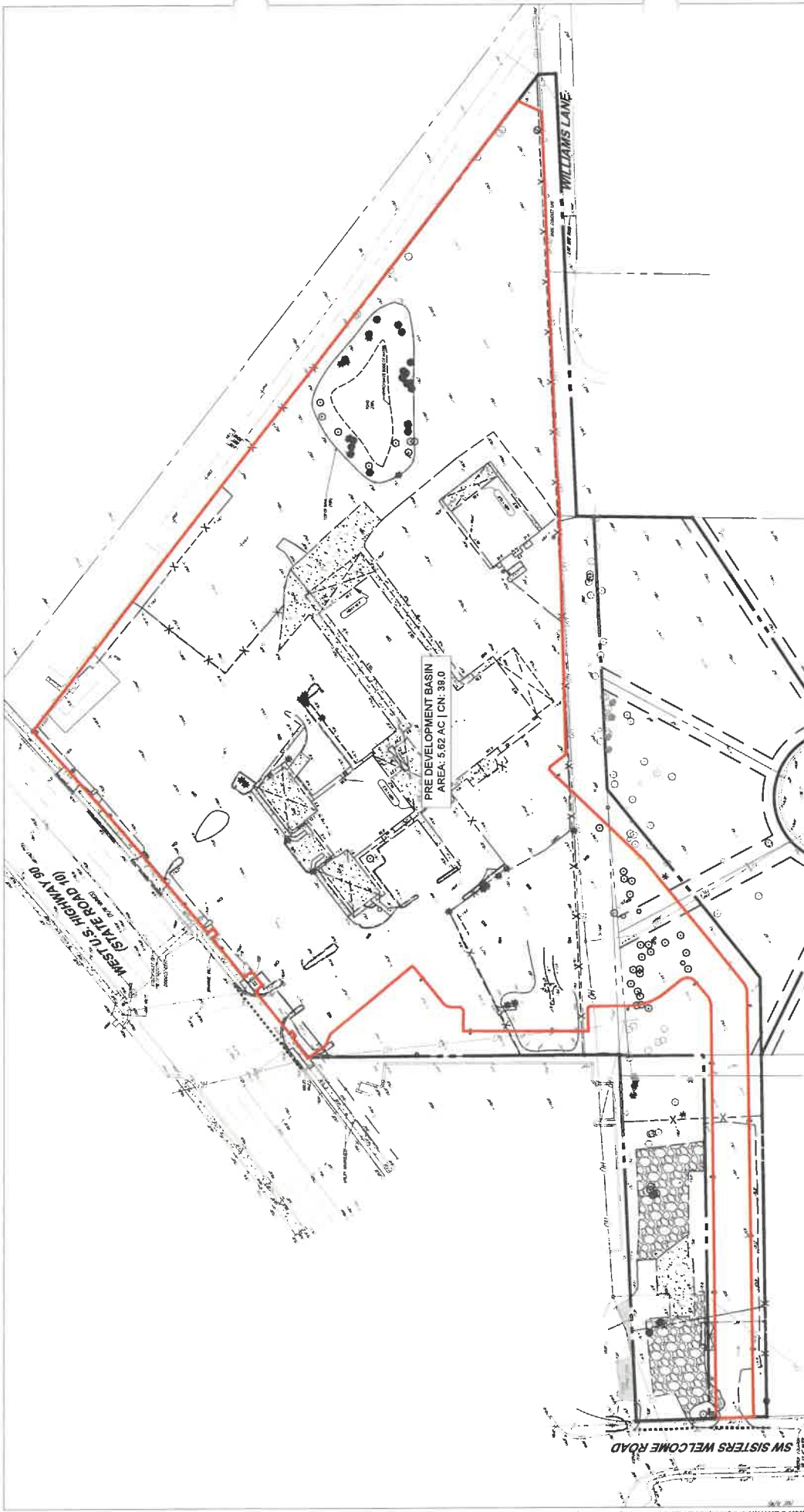
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- PROPOSED CONTOURS
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- MUNICIPALITY JURISDICTION
- FLOW ARROW



BIG DAN'S CAR WASH – LAKE CITY

ATTACHMENT 3

EXISTING PERMIT IMPERVIOUS AREA & BASIN MAP



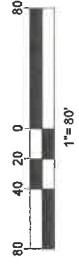
PRE BASIN EXHIBIT

1518 W US 90
LAKE CITY, FL 32055

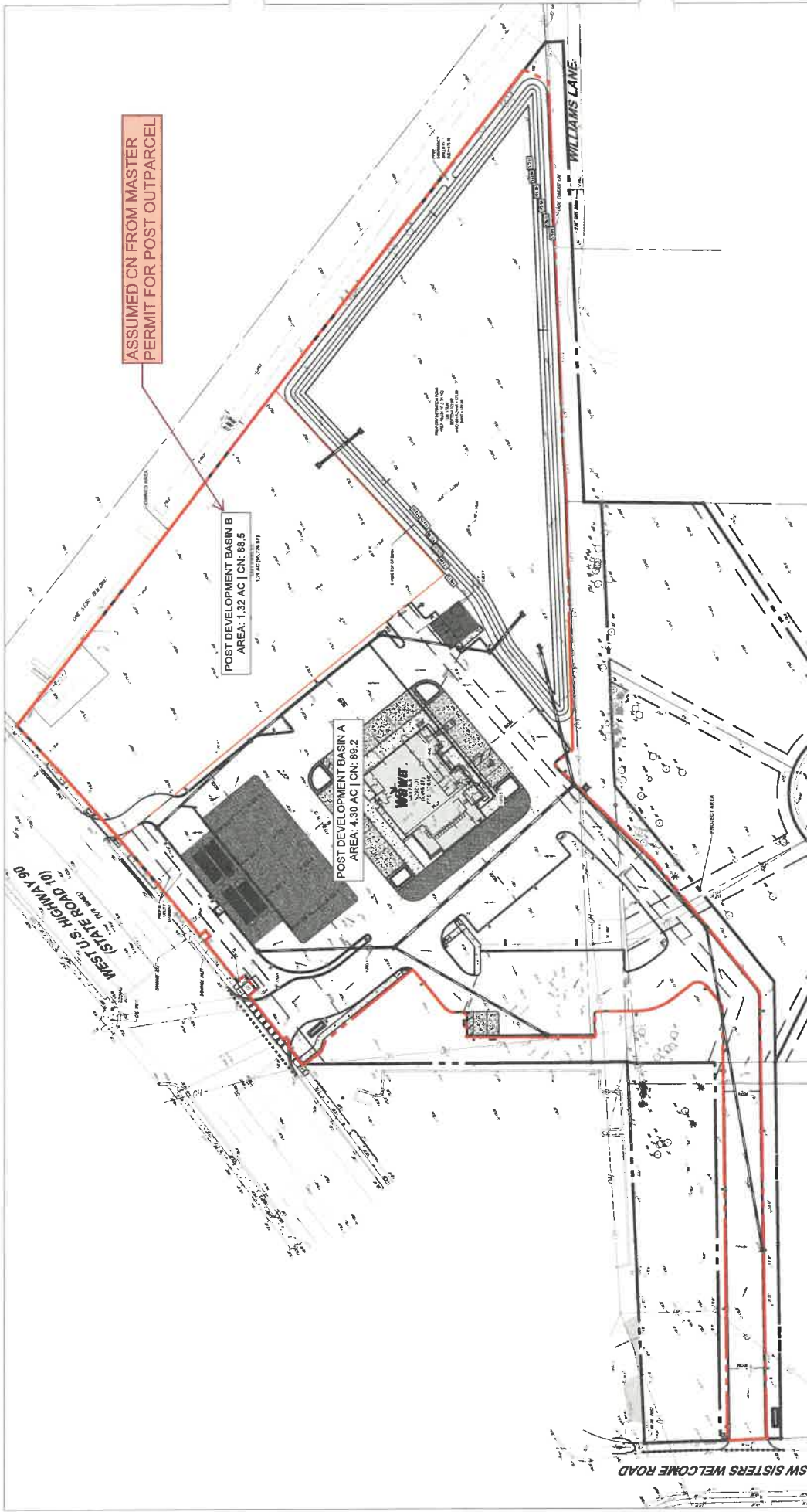
BOHLER

600 N. WESTSHORE BLVD., SUITE 950
TAMPA, FLORIDA 33609
Phone: (813) 812-4100
Fax: (813) 812-4101

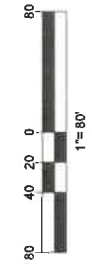
FLORIDA BUSINESS CERT. OF AUTH. NO. 33790



2024-01-23 | SD | FLA20009.00



2024-05-11 10:10 | FLA230033.00



POST BASIN EXHIBIT

1518 W US 90
LAKE CITY, FL 32055

BOHLER

600 N. WESTSHORE BLVD., SUITE 950
TAMPA, FLORIDA 33605
PHONE: (813) 812-4100
FAX: (813) 812-4101

FLORIDA BUSINESS CERT. OF AUTH. NO. 23792

PROJECT NAME: Wawa - Lake City
PROJECT #: FLA230039.00

SUMMARY OF GROUND COVER DATA

COMBINED Parcels

BASINS A & B	Land Use Description	CN	Area (ac.)	Total Area (ac)	Weighted CN
PRE-DEVELOPMENT	Impervious	98	0.00	5.62	39.0
	Open Space	39	5.62		
	Open Water	100	0.00		
POST-DEVELOPMENT	Impervious	98	3.34	5.62	88.7
	Open Space	39	0.93		
	Open Water	100	1.34		

Notes:

- 1.) See Appendix D for NRCS Soils Map
- 2.) CN Values based on Hydrologic Soil Group information provided within the geotechnical report
- 3.) CN numbers per TR-55, Urban Hydrology for Small Watersheds

Wawa Parcel

BASIN A (PARCEL 1)	Land Use Description	CN	Area (ac.)	Total Area (ac)	Weighted CN
PRE-DEVELOPMENT BASIN	Impervious	98	0.00	4.30	39.0
	Open Space	39	4.30		
	Open Water	100	0.00		
POST-DEVELOPMENT BASIN	Impervious	98	2.22	4.30	88.5
	Open Space	39	0.74		
	Open Water	100	1.34		

Outparcel

Basin B (PARCEL 2)	Land Use Description	CN	Area (ac.)	Total Area (ac)	Weighted CN
PRE-DEVELOPMENT	Impervious	98	0.00	1.32	39.0
	Open Space	39	1.32		
	Open Water	100	0.00		
POST-DEVELOPMENT	Impervious[1]	98	1.12	1.32	89.2
	Open Space	39	0.20		
	Open Water	100	0.00		

[1] Outparcel designed to account for 85% impervious surface area.

OUTPARCEL DESIGNED BASED ON A 85% IMPERVIOUS SURFACE AREA

PROJECT: Wawa - Lake City
PROJECT #: FLA230039.00

Stage - Storage Calculations

DRY POND

Elevation (ft NAVD)	Area (sq ft)	Area (acres)	Incremental Volume (ac-ft)	Cumulative Volume (ac-ft)
172.85	46809	1.075	0.000	0.000
173.00	50236	1.153	0.167	0.167
174.00	53750	1.234	1.194	1.361
175.00	57321	1.316	1.275	2.636
176.00	60948	1.399	1.358	3.993

WATERSHED AREA CONTRIBUTING TO BASIN	(ac)	5.62
DEPTH OF TREATMENT	(in)	2.00
WATER QUALITY VOLUME	(ac-ft) (cu-ft)	0.936 40792
WATER QUALITY ELEVATION	(ft)	173.64

<-- Per SRWMD Stream-to-Sink

DATA ANALYSIS AND CONCURRENCY REPORT

Big Dan's Car Wash – Lake City



PREPARED FOR:
BDCW HOLDINGS, LLC
City of Lake City, FL

PREPARED BY:
Foresite Group, Inc.
10752 Deerwood Park BLVD, Suite 100
Jacksonville, Florida 32256

Aubrey Sharp, P.E.
Florida Registration No. 97262
Date: July 30, 2025

FORESITE
group

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- 1.1.2 Project Applicant
- 1.2 Project Information

Section 2 – Summary

- 2.1 Future Land Use Map Designation of Subject Property
- 2.2 Official Zoning Atlas Designation of Subject Property

Section 3 – Surrounding Uses

Section 4 – Consistency With the Comprehensive Plan

Section 5 – Environmental Conditions Analysis

- 5.1 Wetlands
- 5.2 Soil Survey

Section 6 – Flood Potential

Section 7 – Stream to Sink

Section 8 – Minerals

Section 9 – Historic Resources

Section 10 – Aquifer Vulnerability

Section 11 – Vegetative Communities/Wildlife

Section 12 – Public Facilities Impact

- 12.1 Traffic Impact

Section 13 – Potable Water Impacts

Section 14 – Sanitary Sewer Impacts

Section 15 – Solid Waste Impacts

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SECTION 1

GENERAL PROJECT INFORMATION

1.1.1 Property Owner

Company Name: WPG-LAKE CITY, LLC
Address: 4211 W. Boy Scout Blvd. STE 620, Tampa, FL 33607

1.1.2 Project Applicant

Name: Aubrey Sharp, P.E.
Company Name: Foresite Group, LLC
Address: 10752 Deerwood Park Blvd. Suite 100, Jacksonville, FL 32256
Telephone: (678) 699-4365

1.2 Project Information

Project Name: Big Dan's Car Wash – Lake City
Project Location: (See **Figure 1**)
City: Lake City
County: Columbia
Section 31, Township 03 South, Range 17
Site Area: 1.32 Acres
Developed Area: 1.29 Acres
Location Description: The project is within the C-Store – Lake City overall master development on the south east side of US Highway 90 and NW Ridgewood Ave. Approximately 2.2 miles from the Interstate 75. The site is located on the northeast side of the overall development.

SECTION 2 SUMMARY

The project is to construct a new ±3,820 square foot building for an Car Wash use within a Commercial, Intensive (“CI”) Zone District on 1.32 acer portion of the master 6.48 acre subject property with associated parking, landscaping, stormwater management, and other amenities. The subject property was utilized for the sale of new and used automobiles but remained vacant for several months.

2.1 Future Land Use Map Designation

The City of Lake City Commercial FLUM Designation is described as follows in Policy I.1.2 of the Future Land Use Element of the Comprehensive Plan:

“Lands classifies 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 ration 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.”

2.2 Official Zoning Atlas Designation of Subject Property

The City of Lake City Commercial, Intensive (“CI”) Designation is described as follows in Section 4.13.1 of the Land Development Regulations.

“The “CI” Commercial, Intensive category includes one (1) zone district: CI. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample offstreet parking and offstreet loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire City.”

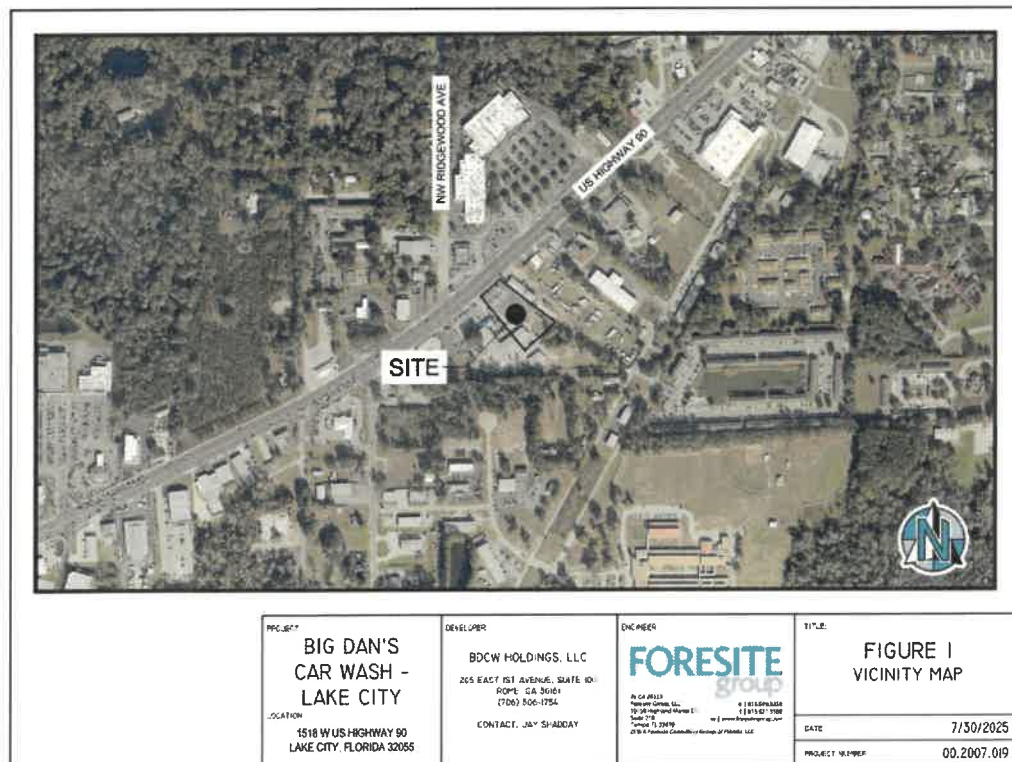
SECTION 3 SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property.

Table 1 – Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	U.S. Highway 90/Buddy's Home Furnishings/ABC Fine Wine & Spirits/NW Ridgewood Ave	Commercial	Commercial, Intensive ("CI")
South	SW Waterford Court/Hydroponic Garden Center/Vacant Commercial Lands	Columbia County Commercial	Columbia County Commercial Intensive ("CI")
East	Fueled Outdoors/Chevron/Florida Highway Patrol Station	Commercial/Columbia County Commercial	Commercial, Intensive ("CI")/ Columbia County Commercial Intensive ("CI")
West	Cedar River Seafood/SW Sisters Welcome Road/Campus USA Credit Union	Commercial/Columbia County Commercial	Commercial, Intensive ("CI")/ Columbia County Commercial Intensive ("CI")

Figure 1 – Vicinity Map



SECTION 4 CONSISTENCY WITH COMPREHENSIVE PLAN

Below is a chart of the existing FLUM Designation and the corresponding Official Zoning Atlas designation consistent with said proposed FLUM Designation.

Table 2 – Zoning Consistency with Underlying Future Land Use Map

FLUM Designation	Official Zoning Atlas Designation	Consistent
Commercial	Commercial, Intensive ("CI")	X

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Future Land Use Map Amendment to the Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water, & Natural Groundwater Aquifer Recharge Element
- Capital Improvements Element

An analysis of Section 15.2.2 of the Land Development Regulations along with a Comprehensive Plan Consistency Analysis have been submitted as an accessory document to this report. According to the analysis, this application is consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Figure 2 – Future Land Use Map (FLUM)

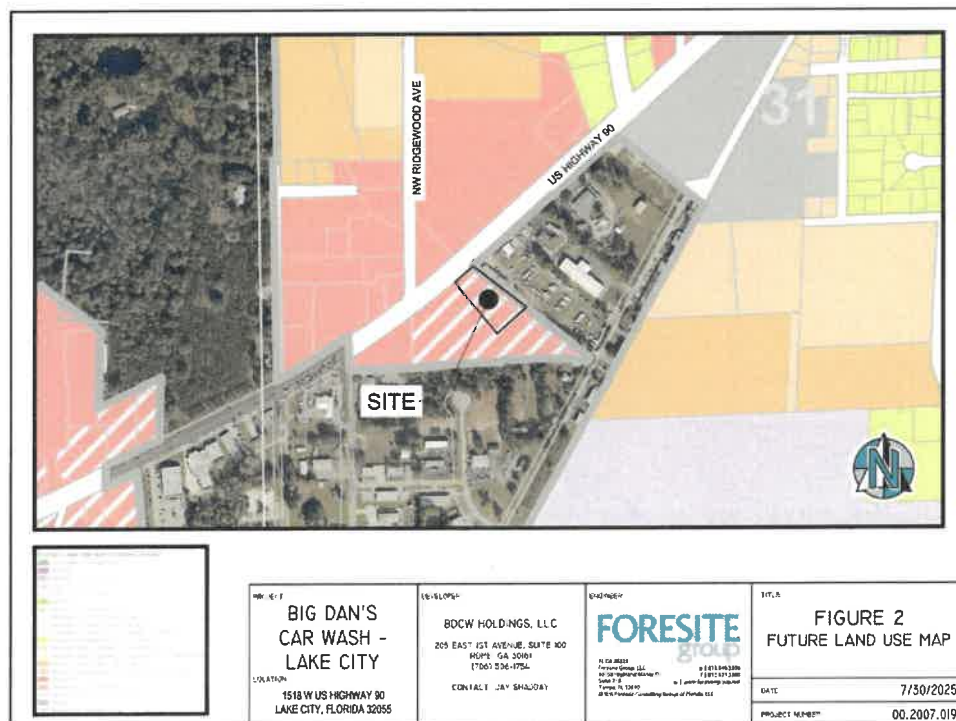
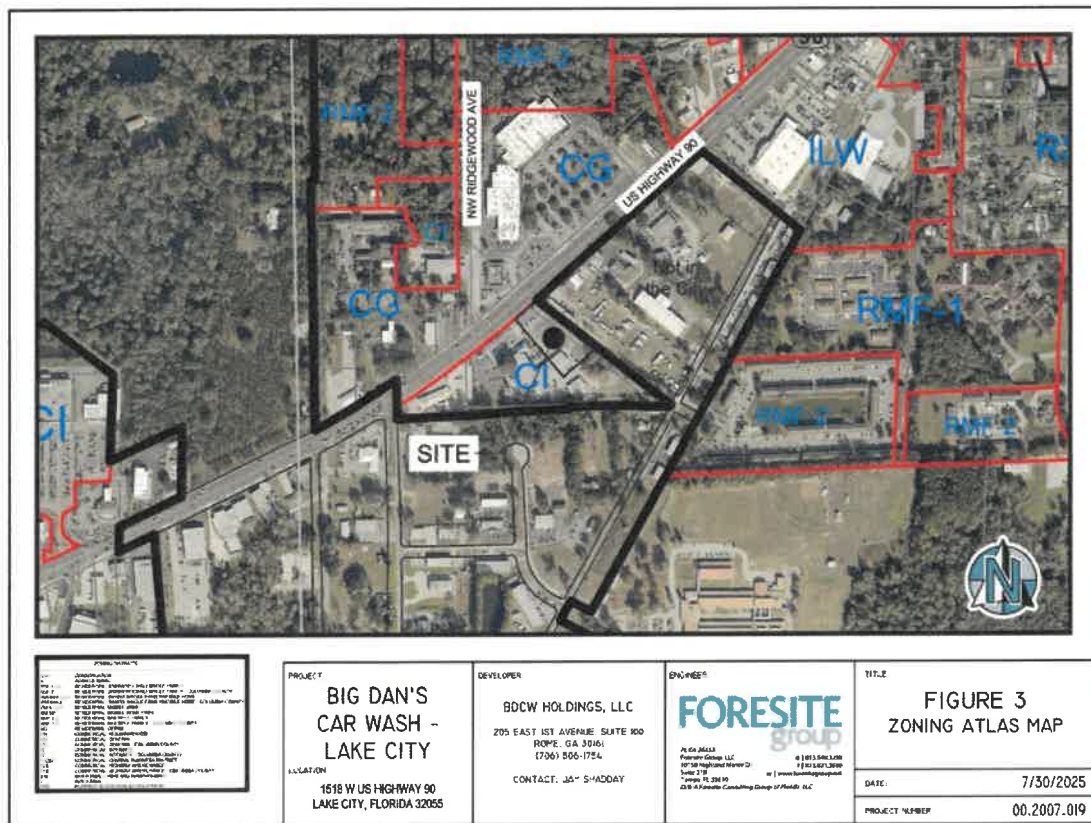


Figure 3 – Official Zoning Atlas Map



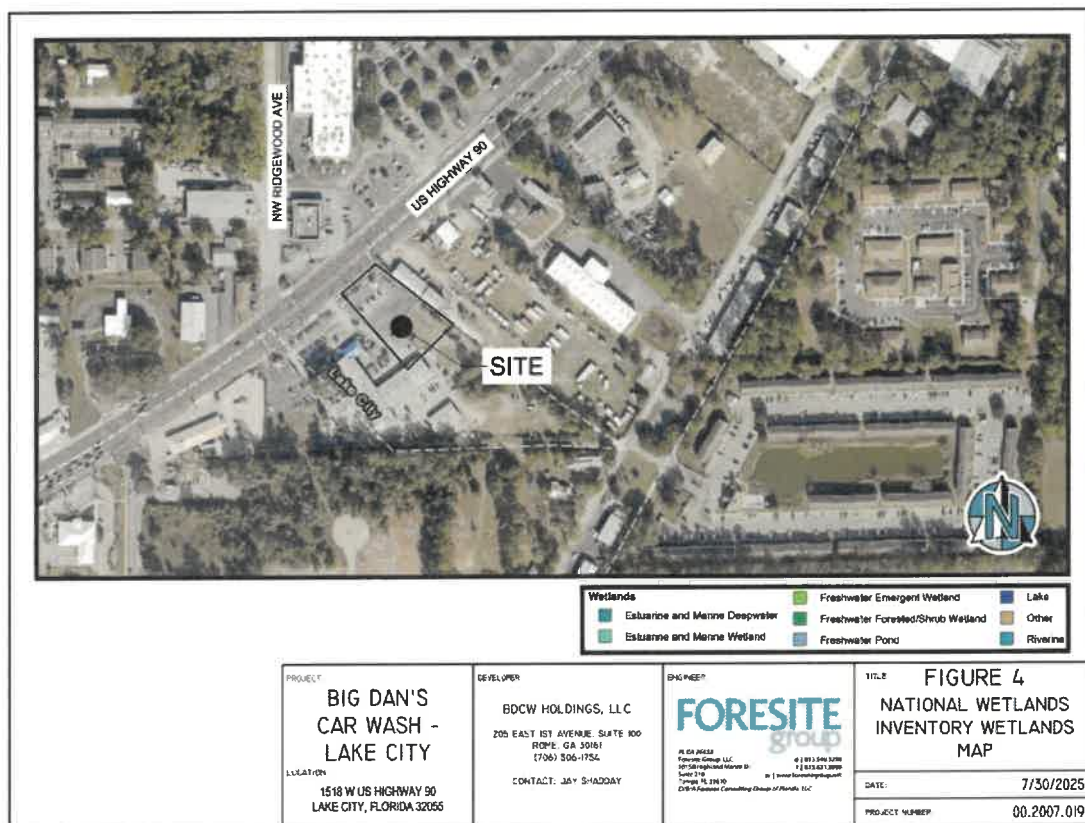
SECTION 5 ENVIRONMENTAL CONDITIONS ANALYSIS

5.1 Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are no wetlands located on the subject property.

Given that there are no known wetlands located onsite, there are no issues related to wetland protection.

Figure 4 – National Wetlands Inventory Wetlands Map



5.2 Soil Survey

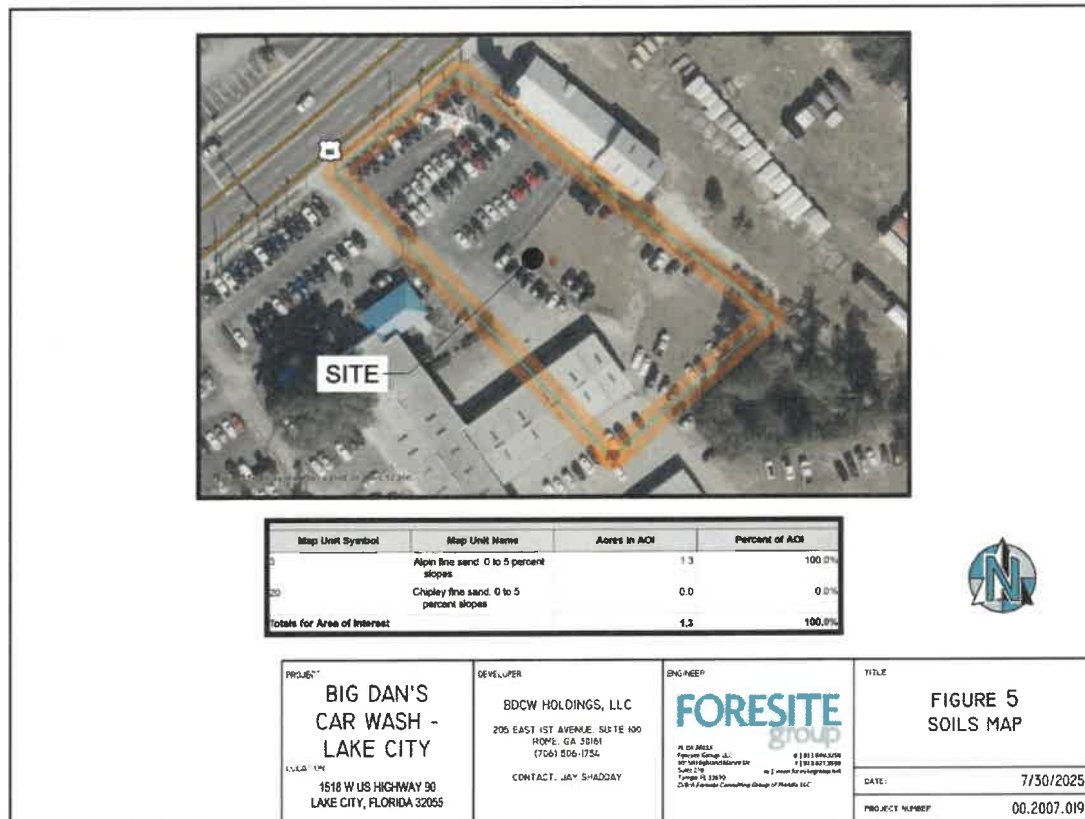
Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated 2002. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have a very low infiltration rates and therefore a higher runoff potential. There is only one soil type found on the subject property:

- 1) Leon Fine Sand soils are poorly drained, nearly level soils in broad flatwoods and in areas adjacent to wet depressions and drainage ways in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 19 inches. The subsoil layer is comprised of fine sand to a depth of 80 inches or more. Leon fine sand soils have severe limitations for building site development and for septic tank absorptions fields.

The soil type found on the subject property is Leon Fine Sand Soils (0 to 5 percent slopes). Leon Fine Sand Soils type pose severe limitations for building development and severe limitations for septic tank absorption field. The proposed development has provided a stormwater management system that

complies with the Suwannee River Water Management District regulations. Further, the proposed development shall connect to the Community Potable and Sanitary Sewer Water Systems. Given the preceding information, there are no issues related to soil suitability.

Figure 5 – Soils Map

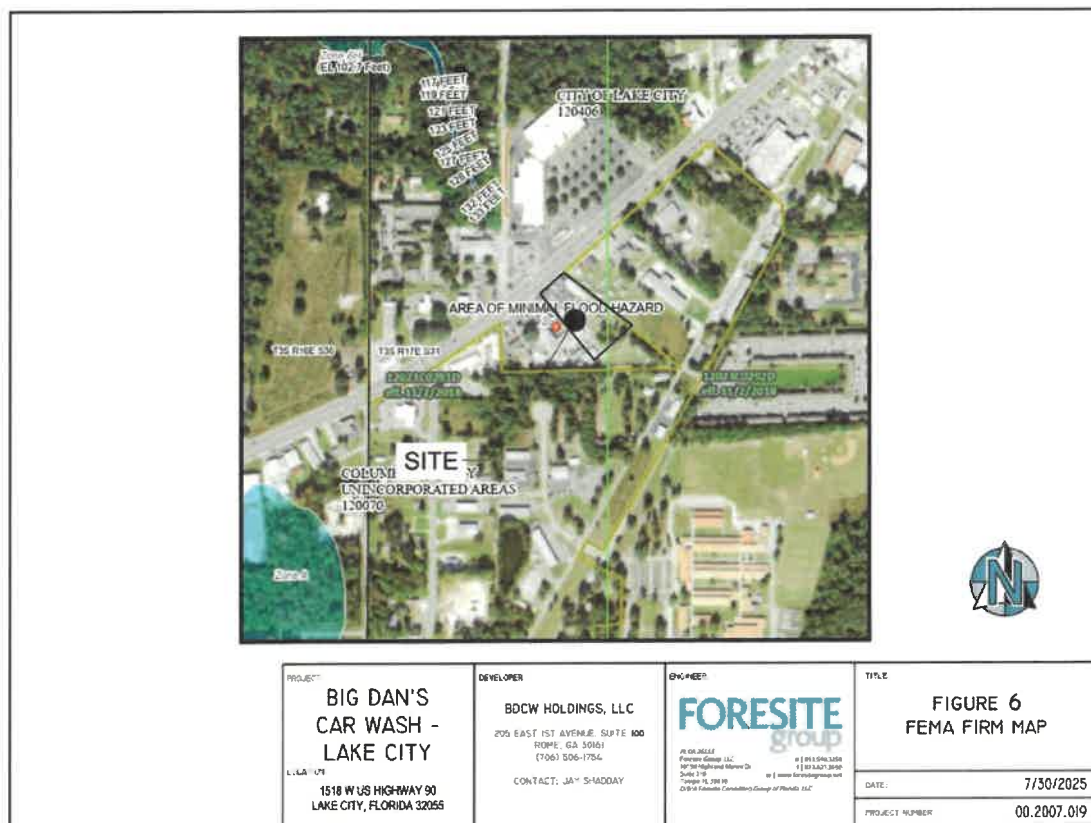


SECTION 6 FLOOD POTENTIAL

Panel 0291D and 0292D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property is in Flood Zone "X" (areas determined to be outside of the 500-year floodplain).

Given the subject property is not located within a FEMA Designation Flood Zone, there is no concern of flooding on the subject property.

Figure 6 – FEMA FIRM Map



SECTION 7 STREAM TO SINK

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District, the subject property is not located within a stream to sink area.

Section 4.2.38 of the County's LDRs regulates Stream to Sink Watershed areas. At this time, there is no concern related to Stream to Sink Watersheds.

SECTION 8 MINERALS

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain any minerals.

There are no issues related to minerals.

SECTION 9 HISTORIC RESOURCES

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 1998, there are no known historic resources located on the subject property.

There are no issues related to Historic Resources.

SECTION 10 AQUIFER VULNERABILITY

According to the Prime Natural Groundwater Aquifer Recharge Areas Map, dated 2019, prepared by the Suwannee River Water Management District, dated 2000, the subject property is not located in a high Groundwater Aquifer Recharge area.

Given the subject property is not located in a High Groundwater Aquifer Recharge Area, there is no issue related to aquifer vulnerability at this time.

SECTION 11 Vegetative Communities / Wildlife

The subject property is located within an area not known as a vegetative community.

There are no known wildlife habitats associated with a non-vegetative community. Further, the subject property is an existing developed site; therefore, there is no issue related to vegetative communities or wildlife.

SECTION 12 Public Facilities Impact

12.1 Traffic Impact

Table 3 – Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
6	U.S. 90 (from S.R. 247 to Baya Ave)	6-D	Arterial I	Transition	D

¹ Source: City of Lake City Comprehensive Plan, Traffic Element

² FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, City of Lake City Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4 – Existing Trip Generation¹

Land Use	AADT ²	PM Peak Hour ³
Automobile Sales (Used) ¹ (ITE Code 841)	482	88
Total	482	88

¹ Source: ITE Trip Generation, 10th Edition
² Formula: AADT – ITE, 10th Edition – 27.06 trips per thousand SQ FT x 17,798 SQ FT = 482 AADT
³ Formula: PE Peak – ITE, 10th Edition – 4.92 trips per SQ FT x 17,798 SQ FT = 88 PM Peak Trips

Table 5 – Proposed Trip Generation¹

Land Use	AADT ²	PM Peak Hour ³
Automated Car Wash ¹ (ITE Code 948)	780	78
Total	780	78

¹ Source: ITE Trip Generation, 10th Edition
² Formula: AADT – ITE, 10th Edition – 780 trips per One (1) Car Wash Tunnel = 780 AADT
³ Formula: PE Peak – ITE, 10th Edition – 77.50 trips x (1) Number of Car Wash Tunnels = 78 PM Peak Trips

Table 6 – Net Increase in Trip Generation¹

Land Use	AADT ²	PM Peak Hour ³
Automated Car Wash (ITE Code 948)	780	78
Automobile Sales (Used) (ITE Code 841)	482	88
Total	298	-10

Table 7 – Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	US 90 Segment #6 ¹
Maximum Service Volume ²	56,800
Existing Traffic ³	31,500
Reserved Trips ⁴	0
Available Capacity	25,300
Projected Daily Trips	298
Residual Capacity	25,002
PM Peak Hour Traffic Analysis	US 90 Segment #6¹
Maximum Service Volume ²	5,110
Existing Traffic ³	2,993
Reserved Trips ⁴	0
Available Capacity	2,117
Projected PM Peak Hour Trips	-10
Residual Capacity	2,127

¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, City of Lake City Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2023 Multimodal Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Urbanized Areas.
³ Florida Department of Transportation, District II, Annual Average Daily Traffic Report.

The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

SECTION 13

Potable Water Impact

The subject property is located within a community potable water system service area. The subject property will be served potable water via City of Lake City Potable Water System. The City of Lake City Potable Water System is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan. Calculations are based upon Chapter 62-6.008, F.S.

The proposed use is a $\pm 3,820$ square foot Automated Car Wash use. The proposed Automated Car Wash creates $\pm 6,150$ GPD Total.

The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

SECTION 14

Sanitary Sewer Impacts

The subject property is located within a community centralized sanitary sewer system service area. The subject property will be served sanitary sewer via City of Lake City Sanitary Sewer System. The City of Lake City Sanitary Sewer System is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan. Calculations are based upon Chapter 62-6.008, F.S.

The proposed use is a $\pm 3,820$ square foot Automated Car Wash use. A proposed Automated Car Wash creates $\pm 4,700$ GPD Total.

The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

SECTION 15

Solid Waste Impacts

Solid Waste facilities for uses to be located on the site are provided at the sanitary landfill. The level of service standard established within the Comprehensive Plan for the provision solid waste disposal is currently being met or exceeded.

The proposed use is a $\pm 3,820$ square foot Automated Car Wash use. A proposed Automated Car Wash on average generates approximately 1 lb of solid waste per 100 square feet per day. $(1 \text{ LBS} \times 38.2 \text{ SQ FT}) = 38.2$ pounds of solid waste per day.

The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

SECTION 16

Recreation Facilities

The proposed development is commercial in nature; therefore , there is no impact on recreation facilities. The development will have no negative impact on the Level of Service (LOC) of recreation facilities.

SECTION 17

Public School Facilities

The proposed development is commercial in nature; therefore, there is no impact on public school facilities. The development will have no negative impact on the Level of Service (LOC) of public school facilities.

Comprehensive Plan Analysis

Comprehensive Plan Compliance Narrative: The subject property is surrounded by urban uses, including commercial uses and land use to the north, south, east, and west. The Commercial, Intensive (“CI”) Zoning Designation is consistent with the underlying Future Land Use Map Designation. Further, both the Commercial FLUM Designation and CI Zoning Designation permit Car Wash as a by-right use.

Below is a list of Goals, Objectives, and Policies the proposed development is consistent with:

- Objective I.1 The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.
- Policy I.1.1 The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.
- 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, 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.

- 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).
- 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.

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

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

Policy II.1.2 The City shall control the number and frequency of connections and access points of driveways and roads to arterials and collectors by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, and the following requirements for non-state roads: 1. Permitting 1 access point for ingress and egress purposes to a single property or development; 2. Permitting 2 access points if the minimum distance between the two access points exceeds 20 feet; 3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or 4. Permitting more than 3 access points where a minimum distance of 1,000 feet is maintained between each access point.

Policy II.1.3 The City shall continue to require development to provide safe and convenient on-site traffic flow, which includes the provision for vehicle parking.

OBJECTIVE II.2 The City shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map, limiting higher density and higher intensity land use locations to be adjacent to collector or arterial roads, as identified on the Future Traffic Circulation Map.

Policy II.4.7 The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible.

LEGAL DESCRIPTION

Big Dan's Car Wash – Lake City

LEGAL DESCRIPTION:

(AS SURVEYED)

A PORTION OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1507, PAGE 1911 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA FURTHER DESCRIBED AS PARCELS 1 AND 5 PER OFFICIAL RECORDS BOOK 1507, PAGE 1907 OF SAID PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA LYING IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; THENCE RUN N00°10'05"W ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 29.77 FEET; THENCE N00°10'56"W, A DISTANCE OF 238.63 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 4633.66 FEET, A CENTRAL ANGLE OF 00°16'03", A CHORD BEARING OF N52°07'44"E AND A CHORD DISTANCE OF 21.63 FEET BEING A POINT ON THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 90 THE FOLLOWING FOURTEEN (14) CALLS; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.63 FEET TO THE END OF SAID CURVE; THENCE S38°00'18"E, A DISTANCE OF 3.00 FEET; THENCE N51°58'03"E, A DISTANCE OF 4.44 FEET; THENCE N36°03'58"W, A DISTANCE OF 3.00 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 4633.66 FEET, A CENTRAL ANGLE OF 00°34'36", A CHORD BEARING OF N51°39'07"E AND A CHORD DISTANCE OF 46.64 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 46.64 FEET TO THE END OF SAID CURVE; THENCE S38°38'11"E, A DISTANCE OF 8.00 FEET; THENCE N51°16'15"E, A DISTANCE OF 15.02 FEET; THENCE N38°49'18"W, A DISTANCE OF 8.00 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 4633.66 FEET, A CENTRAL ANGLE OF 00°32'25", A CHORD BEARING OF N50°54'29"E AND A CHORD DISTANCE OF 43.69 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.69 FEET TO THE END OF SAID CURVE; THENCE S39°26'11"E, A DISTANCE OF 6.00 FEET; THENCE N50°36'03"E, A DISTANCE OF 6.01 FEET; THENCE N39°26'11"W, A DISTANCE OF 6.00 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 4633.66 FEET, A CENTRAL ANGLE OF 02°42'51", A CHORD BEARING OF N49°12'24"E AND A CHORD DISTANCE OF 219.48 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 219.50 FEET TO THE END OF SAID CURVE; THENCE

N48°26'02"E, A DISTANCE OF 11.57 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 90 RUN S52°11'42"E, A DISTANCE OF 713.51 FEET; THENCE S02°34'36"E, A DISTANCE OF 15.00 FEET; THENCE S87°28'38"W, A DISTANCE OF 381.66 FEET; THENCE S00°58'13"W, A DISTANCE OF 14.67 FEET TO THE NORTHEAST CORNER OF LOT 17 OF MIDTOWN COMMERCIAL CENTER AS RECORDED IN PLAT BOOK 6, PAGES 200-201 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE ALONG SOUTH RIGHT OF WAY OF OF WILLIAMS LANE PER AFOREMENTIONED MIDTOWN COMMERCIAL CENTER AS RECORDED IN PLAT BOOK 6, PAGES 200-201 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA RUN THE FOLLOWING TWO COURSES AND DISTANCES; S87°18'54"W, A DISTANCE OF 251.41 FEET; THENCE S85°20'50"W, A DISTANCE OF 214.79 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY RUN N06°24'08"E, A DISTANCE OF 7.84 FEET; TO THE POINT OF BEGINNING.

CONTAINING 248,552 SQUARE FEET OR 5.705 ACRES MORE OR LESS.

This instrument was prepared by
and should be returned to:
Jonathan P. Jennewein, Esq.
Hill Ward Henderson
P.O. Box 2231
Tampa, Florida 33601

Consideration: \$3,300,000.00
Documentary Stamp Tax: \$23,100.00
Folio Nos: 31-3S-17-06185-000, 31-3S-17-06233-000.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 7 day of February, 2024, by **LAKE CITY U AUTOMOTIVE MANAGEMENT, LLC**, a Florida limited liability company (the "**Grantor**"), whose mailing address is 3031 N. Rocky Point Drive W, Suite 770, Tampa, Florida 33607, in favor of **WPG-LAKE CITY, LLC**, a Florida limited liability company (the "**Grantee**"), whose mailing address is 4211 W Boy Scout Boulevard, Suite 620, Tampa, Florida 33607.

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto the Grantee all that certain land situate in Columbia County, Florida, more fully described as follows:

See **Exhibit A** attached hereto and incorporated by reference herein.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging on or in any ways appertaining.

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

The Grantor does hereby covenant with Grantee that except with respect to ad valorem taxes for 2024 and subsequent years, and all reservations, restrictions, limitations, declarations, easements, encumbrances, and other matters of public record without intending to reimpose any of same, the real property is free and clear of all claims, liens and encumbrances, and Grantor hereby warrants the title to the above-described real property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor but against none other.

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

LAKE CITY U AUTOMOTIVE
MANAGEMENT, LLC, a Florida limited
liability company

[Signature]
Name: Christopher Riedel
(Type or Print Name)

By: *[Signature]*
Travis Santos
Vice President

Address: 438 Grand Oaks Rd
Tallahassee FL 32317

[Signature]
Name: James K Madden
(Type or Print Name)

Address: 752 Barley Port Lane
Fort Walton Beach FL 32547

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me means of ☒ physical presence or ☐ online notarization this 6 day of February, 2024, by Travis Santos, as Vice President of LAKE CITY U AUTOMOTIVE MANAGEMENT, LLC, a Florida limited liability company, on behalf of the limited liability company, who is personally known to me or has produced a valid Florida driver's license as identification.

[Signature]
Notary Public
James K Madden
(Type, Print or Stamp Name)
My Commission Expires: 1-8-27

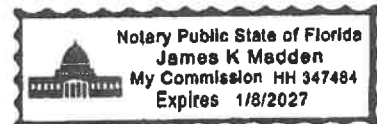


EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

COMMENCE at the Southwest corner of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 31, Township 3 South, Range 17 East, Columbia County, Florida and run N 00°13'36" W, along the West line of said East 1/2 of the Northwest 1/4 of the Southwest 1/4 a distance of 30.00 feet to the Northerly right-of-way line of a County Graded Road and the POINT OF BEGINNING; thence continue N 00°13'36" W, still along the West line of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 a distance of 238.42 feet to a point on the Southeasterly right-of-way line of US Highway No. 90, said point being on the arc of a curve concave to the Northwest having a radius of 4,633.66 feet and a central angle of 04°24'15", said curve also having a chord distance of 356.10 feet; thence Northeasterly along the arc of said curve, being also said Southeasterly right-of-way line of US Highway No. 90 a distance of 356.18 feet to the Point of Tangency of said curve; thence N 47°50'15" E, still along said Southeasterly right-of-way line 11.57 feet; thence S 52°17'44" E, 713.76 feet to a point on the Northerly right-of-way line of a County Graded Road; thence S 87°23'33" W, along said Northerly right-of-way line 846.06 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that portion conveyed in Official Records Book 988, Page 387 of the Public Records of Columbia County, Florida.

PARCEL 2:

Lots 14, 15, 16, and 17, MIDTOWN COMMERCIAL CENTER, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 200 and 201, of the Public Records of Columbia County, Florida.

PARCEL 3:

Lot 14, Ridgewood Manor, a subdivision according to the plat thereof recorded in Plat Book 2, Page 105, of the Public Records of Columbia County, Florida.

PARCEL 4:

COMMENCE at the Northeast Corner of the W 1/2 of the SW 1/4 of the SW 1/4, Section 31, Township 3 South, Range 17 East, Columbia County, Florida and run S 87°23'33" West along the North line of the SW 1/4 of the SW 1/4 18 feet to the Northeast Corner of Lot 14 of RIDGEWOOD MANOR, a subdivision according to a plat recorded in Plat Book 2, Page 105, of the Public Records of Columbia County, Florida; thence run South along the East line of said Lot 14, 123.48 feet to the Southeast Corner of said Lot; thence run N 87°23'33" East, 18 feet to the East line of the W 1/2 of the SW 1/4 of the SW 1/4; thence run North along the East line of said W 1/2 of the SW 1/4 of the SW 1/4, 123.48 feet to the Northeast Corner of the W 1/2 of the SW 1/4 of the SW 1/4 and the POINT OF BEGINNING.

PARCEL 5:

TOGETHER WITH that portion of vacated Williams Lane lying North of Lots 15, 16 and 17, Midtown Commercial Center according to the plat thereof recorded in Plat Book 6, Pages 200 and 201, as vacated by Resolution No. 98R-26, recorded in Official Records Book 864, Page 1410, of the Public Records of Columbia County, Florida.

ALSO TOGETHER WITH the North 1/2 of vacated Williams Lane lying East of Midtown Commercial Center according to the plat thereof recorded in Plat Book 6, Pages 200 and 201, abutting Parcel 1 above on the South, as vacated by Resolution No. 98R-26, recorded in Official Records Book 864, Page 1410, of the Public Records of Columbia County, Florida.

RETURN SERVICE REQUESTED

2024 REAL ESTATE PROPERTY



51
7-31313

31-3S-17-06185-000
WPG-LAKE CITY, LLC
4211 W BOY SCOUT BLVD STE 620
TAMPA FL 33607-5928



Notice of Proposed Property Taxes

DO NOT PAY THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold Public Hearings to adopt budgets and tax rates for the next year. The purpose of these Public Hearings is to receive opinions from the general public and to answer questions on the proposed tax changes and budget Prior to Taking Final Action. Each taxing authority may Amend or Alter its proposals at the hearing.

COMM AT SW COR OF E1/2 OF NW1/4 OF SW1/4,
RUN N 30 FT TO N/R/W LINE OF CO GRADED RD
FOR POB, CONT N 238.42 FT TO A PT ON S/E'LY
R/W LINE US-90, RUN N/E'LY ALONG R/W 356.18 FT,
RUN

Taxing District: 1	COLUMN 1*		COLUMN 2*		COLUMN 3*		
Taxing Authority	Tax Rate 2023	Your Property Taxes 2023	Tax Rate If No Budget Change is Adopted 2024	Your Property Taxes If No Budget Change is Adopted 2024	Tax Rate PROPOSED 2024	Your Property Taxes IF PROPOSED Budget is Adopted 2024	PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
COUNTY	7.8150	10,600.31	7.4082	11,053.38	7.8150	11,660.35	SEPT 5, 2024 5:30pm 372 W DUVAL STREET LAKE CITY 32055
CITY OF LAKE CITY	4.9000	6,646.39	4.6831	6,987.41	5.7006	8,505.56	SEPT 03, 2024 6:00pm 205 N MARION AVE LAKE CITY FL
SCHOOL - LOCAL	3.2170	4,363.56	3.0664	4,683.68	3.1430	4,800.68	SEPT 10, 2024 5:55 pm SCHOOL BOARD ADM BLDG 372 W DUVAL ST LAKE CITY FL
SCHOOL - STATE	2.2480	3,049.20	2.1428	3,272.96	2.2480	3,433.64	SEPT 10, 2024 5:55 pm SCHOOL BOARD ADM BLDG 372 W DUVAL ST LAKE CITY FL
SUWANNEE RIVER WMD	0.3113	422.25	0.2936	438.06	0.2936	438.06	SEPT 10, 2024 5:05 pm SRWMD 9225 CO RD 49 LIVE OAK FL 32060
LAKESHORE HOSPITAL	0.0001	0.14	0.0001	0.15	0.0001	0.15	SEPT 09, 2024 5:15 pm 259 NE FRANKLIN ST SUITE 102 LAKE CITY FL
				</			

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2023	2024	2023	2024	2023	2024	2023	2024
County	1,356,406	1,527,421	1,356,406	1,492,047	0	0	1,356,406	1,492,047
School	1,356,406	1,527,421	1,356,406	1,527,421	0	0	1,356,406	1,527,421
Municipal	1,356,406	1,527,421	1,356,406	1,492,047	0	0	1,356,406	1,492,047
Other	1,356,406	1,527,421	1,356,406	1,492,047	0	0	1,356,406	1,492,047

Assessment Reductions		Applicable to:	Value	Exemptions		Applicable to:	Value
10% Cap on Non-Homestead		Non School Taxes	35,374				

- * See reverse side for explanations.
- * If you feel the market value of your property is inaccurate or does not reflect fair market value or if you are entitled to an exemption that is not reflected above contact your county property appraiser at **COURTHOUSE ANNEX RM 238 LAKE CITY FL 32055 386-758-1083**
- * If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the county property appraiser and must be filed ON OR BEFORE **September 8, 2024**
- * Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other government services and facilities which may be levied by your county, city, or any special district.

EXPLANATIONS

Column 1 – “Tax Rate 2023” and “Your Property Taxes 2023”

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property’s previous taxable value.

Column 2 – “Tax Rate IF NO Budget Change is Adopted 2024” and “Your Property Taxes IF NO Budget Change is Adopted 2024”

These columns show what your tax rate and taxes will be this year if each taxing authority does not change its property tax levy. These amounts are based on last year’s budgets and your current assessment.

Column 3 – “Tax Rate PROPOSED 2024” and “Your Property Taxes IF PROPOSED Budget is Adopted 2024”

These columns show what your tax rate and taxes will be this year under budget actually proposed by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice. The difference between Columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

Note: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

Market (Just) Value – Market (also called “Just”) value is the most probable sale price for your property in a competitive, open market involving a willing buyer and willing seller.

Assessed Value – Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Taxable Value – Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.

Exemptions – Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption’s value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

Assessment Reductions – Properties can receive an assessment reduction for a number of reasons including the Save Our Homes benefit and the 10% non-homestead property assessment limitation. Certain types of property, such as agricultural land, are valued on their current use rather than their market value.



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

AGENT AUTHORIZATION FORM

I, WPG-LAKE CITY, LLC (owner name), owner of property parcel

number 31-3S-17-06185-000 (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. Aubrey Sharp	1.
2. Noah Keefe	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.

Michael T. Wagner 7/25/25
Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: FLORIDA COUNTY OF: HILLSBOROUGH

The above person, whose name is MICHAEL T WAGNER, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 25TH day of JULY, 2025.

[Signature]
NOTARY'S SIGNATURE

(Seal/Stamp)



AKE CITY GROWTH MANAGEMENT

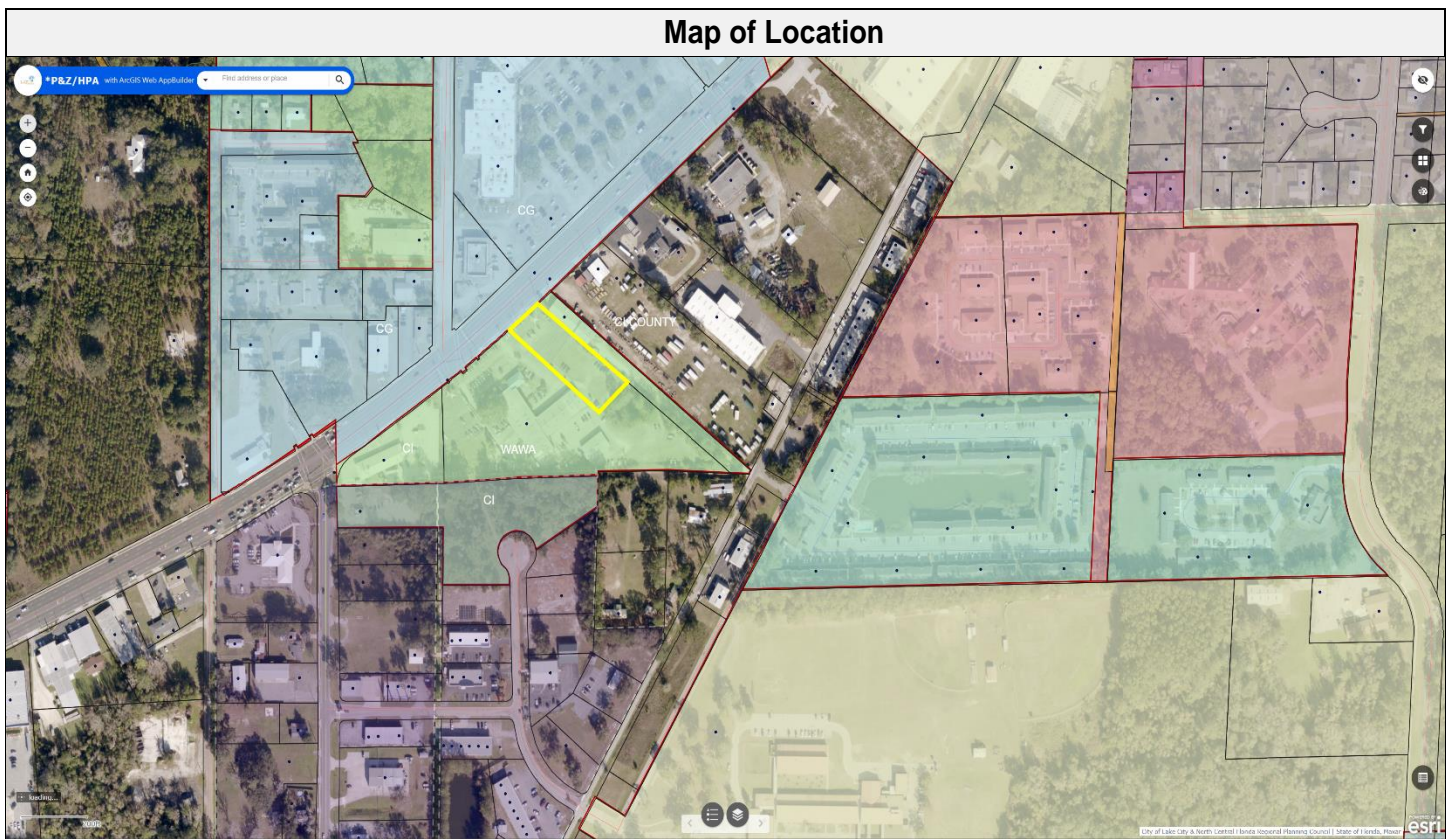
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Big Dan's Carwash Site Plan Review SPR 25-08
Applicant	Aubrey Sharp, PE, agent
Owner	BDCW Holdings, LLC
Requested Action	<ul style="list-style-type: none"> Review a site plan for a new construction carwash facility.
Hearing Date	09-09-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 1.32 Acres
Location	TBD, Lake City, FL
Parcel Number	31-3S-17-06185-000
Future Land Use	Commercial
Proposed Future Land Use	Commercial
Current Zoning District	Commercial Intensive
Proposed Zoning	Commercial Intensive
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial	CI	Office/Retail	
E	Commercial County	CI Co	Retail	
S	Commercial	CI	Vacant	
W	Commercial	CI	Restaurant	

Zoning Review		
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	None/ 4.13.6.1 200 Feet lot frontage	1.32
Minimum yard requirements (setbacks) Front-Each Side-Rear.	4.13.7.1 Front 20 Side 0 Rear 15	Meets required setbacks.
Are any structure within 35 feet of a wetland?	35-foot buffer/ 4.13.7	No wetland
Max height of signs.	35-foot/ 4.2.20.7.3	Meets LDR Standards
Max square footage of signs.	No signs proposed/ 4.2.20.7.5	Meets LDR Standards
Lot coverage of all buildings.	1.0/ 4.13.9	6 % coverage.
Minimum landscape requirements.	10 foot if abutting a residential district or none if not/ 4.15.10	Meets requirements.
Minimum number of parking spaces.	12 spaces/ 4.2.15.16	28 spaces
Minimum number of ADA parking spaces.	1 space	1 space
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle.	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

Applicant has petitioned to get an approval of a site plan to build a new carwash facility.



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: 07/31/2025

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

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

Project Number: SPR 25-08

Project Name: Big Dan's Car Wash Site Plan

Project Address: TBD

Project Parcel Number: 31-3S-17-06185-000

Owner Name: BDCW Holding, LLC

Owner Address: 205 East 1st Ave, Suite 100, Rome, GA

Owner Contact Information: Telephone Number: 706-506-1754 Email: jay@shaddayco.com

Owner Agent Name: Aubrey Sharp, P.E.

Owner Agent Address: 10752 Deerwood Park Blvd. Suite 100, Jacksonville FL

Owner Agent Contact Information: Telephone: 770-368-1399 Email: asharp@fg-inc.net

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

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

Building Department: Reviewed by: Signed by:
Scott Thompson
7C2DC476A33B441... Date: 8/4/2025

No Comments at this time

Planning and Zoning: Reviewed by: DocuSigned by:
Robert Angelo
F001ED33B98E4BE... Date: 8/25/2025

Need location of monument sign noted on site plan with dimensions from property lines and any ingress/egress. Sign can not be within the site triangle, 10' by 10', of the ingress/egress. We will need the dimensions of all signs noted on the site plan.

Business License: Reviewed by: Signed by:
Ivy Franco
E098F8FE7127496... Date: 8/7/2025

No comments at this time.

Code Enforcement: Reviewed by: Signed by:
Marshall Sosa
E8B18D144D974CD... Date: 8/7/2025

No liens, codes or violations on property.

Permitting: Reviewed by: Signed by:
Ivy Franco
E098F8FE7127496... Date: 8/7/2025

Plans have been sent for review to Building, Fire, and Utilities.

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

Water Department: Reviewed by: Signed by: Mike L. Brown Jr. 898E039544B74E3... Date: 8/4/2025

Car wash will need a RP backflow device.

Sewer Department: Reviewed by: DocuSigned by: Cody Priddy DBA01EF55A2D4B... Date: 8/8/2025

Sewer plant has capacity

Gas Department: Reviewed by: Signed by: Steve Brown BB570DCE8F2F4B5... Date: 8/11/2025

I have a few questions.

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F509B60125764F8... Date: 8/8/2025

I can not read the plans to blurry when zoomed in. Where is the water coming from? Are they adding a new tap on sister welcome road or our they tying to get into the exciting two they ran for WAWA? I don't think it's a good idea. and sewer taps are

Customer Service: Reviewed by: _____ Date: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:

Signed by:
Steve Brown
8B5700CE8F2F4B5...

Date: 8/11/2025

Please contact me to discuss further

Fire Department: Reviewed by:

Signed by:
Ref Tompkins
77031F7182E05B...

Date: 8/4/2025

No Comment at this time.

Police Department: Reviewed by:

Signed by:
Andy Miles
90045F74005543F...

Date: 8/11/2025

No concerns at this time

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.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ Date: _____

Suwannee River Water Management: Reviewed by:

Signed by:

Sara Furson

DP 12F09001/RECANB

 _____ Date: 8/5/2025

SRWMD issued a no permit required letter in January of 2025. A copy of the letter is attached to this document.

School Board: Reviewed by:

Signed by:

Keith Hatcher

DP 0250899C/RECNCE

 _____ Date: 8/6/2025

No comments at this time.

County Engineer: Reviewed by: _____ Date: _____

County Planner: Reviewed by: _____ Date: _____