

# PLANNING AND ZONING BOARD MEETING

## CITY OF LAKE CITY

February 11, 2025 at 5:30 PM

Venue: City Hall

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## 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 01/14/2025

### OLD BUSINESS- None

### NEW BUSINESS

- [ii.](#) **SPR 25-01**- Petitions submitted by Charles Millar of Atwell (agent) for VYP, LLC (owner), for a Site Plan Review for Take 5 Oil Change, in the Commercial Intensive Zoning District, and located on parcel 02631-000, which is regulated by the Land Development Regulations section 4.13.

### WORKSHOP

- [iii.](#) **Nominate and Elect**- New Vice Chair
- [iv.](#) **Presentation**- Skate Park and Master Plan for Recreational Park, presented by TOCOI Engineering

### 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 01/14/2025

# PLANNING AND ZONING

## MEETING MINUTES

**DATE:** 01/14/2025

### ROLL CALL:

Mrs. Wilson- Present      Mrs. Douglas- Present      Mrs. Johnson- Present  
Mr. Lydick- Present      Mr. Carlucci- Present      City Attorney- Clay Martin- Present

**MINUTES:** November 12, 2024 Planning and Zoning Meeting  
December 10, 2024 Planning and Zoning Meeting

**Comments or Revisions:** None

**Motion to approve 11/12/2024 and 12/10/2024 meeting minutes by Mrs. Douglas and seconded by Mrs. Wilson.**

**Ex Parte Communications-** None

**OLD BUSINESS:** None

**NEW BUSINESS:** None

### WORKSHOP:

Presentation by Robert Angelo on Large-Scale Mixed-Use Zoning. Presentation by Bryan Thomas on Small-Scale Mixed-Use Zoning. Board discussed with City Staff the benefits of Large-Scale Mixed-Use Zoning and Small-Scale Mixed-Use Zoning.

Board asked to add a workshop on the next meeting to electing a Vice Chair.

**Mr. Carlucci: Aye      Mrs. Douglas: Aye      Mrs. Wilson: Aye      Mrs. Johnson: Aye**  
**Mr. Lydick: Aye**

### ADJOURNMENT

**Mr. Lydick closed the meeting.**

**Motion to Adjourn by:** Mrs. Wilson

**Time:** 6:12 pm

**Motion Seconded By:** Mrs. Douglas

\_\_\_\_\_  
**Mr. Lydick, Board Chairperson**

\_\_\_\_\_  
**Date Approved**

\_\_\_\_\_  
**Robert Angelo, Secretary**

\_\_\_\_\_  
**Date Approved**

# MIXED USE ZONING

PRESENTED BY  
ROBERT ANGELO



**AGENDA**



**DEFINITION**

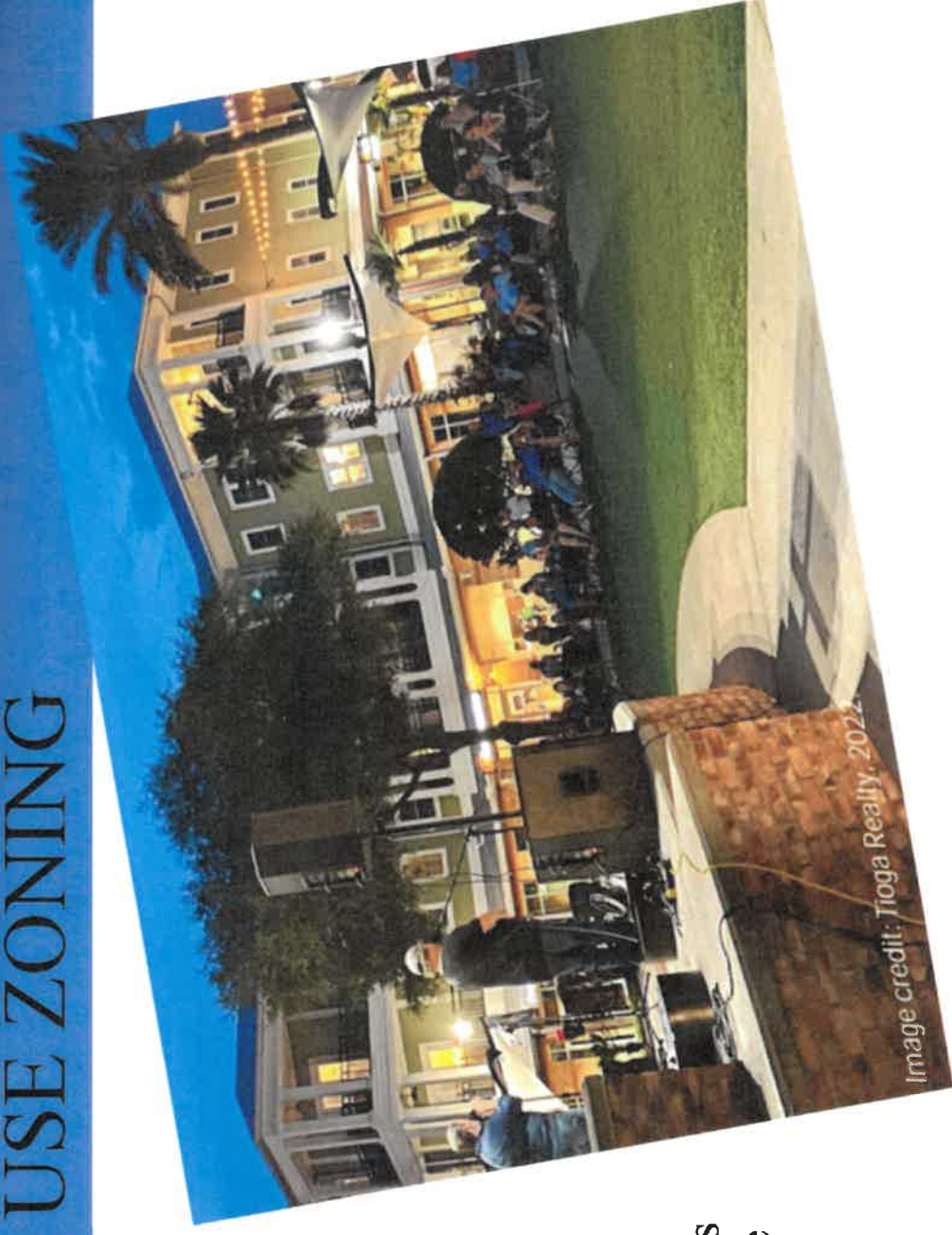
**BENEFITS**

**KEY TAKEAWAYS**

**QUESTIONS**

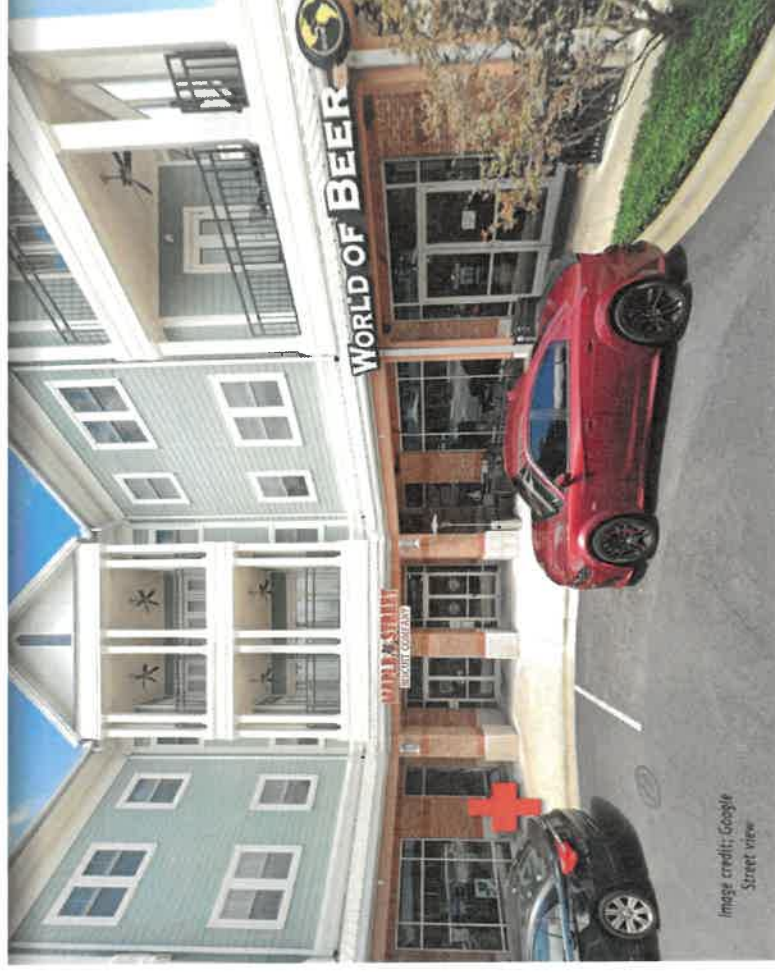
# WHAT IS MIXED USE ZONING

- Mixed-use zoning is an alternative to single-use zoning. This varies from Euclidian zoning, where land uses are separated in districts.
- A mixed use development places multiple uses within a development site.
- A mixed use development is usually a vertical mixed use or a horizontal mixed use.



# VERTICAL ZONING

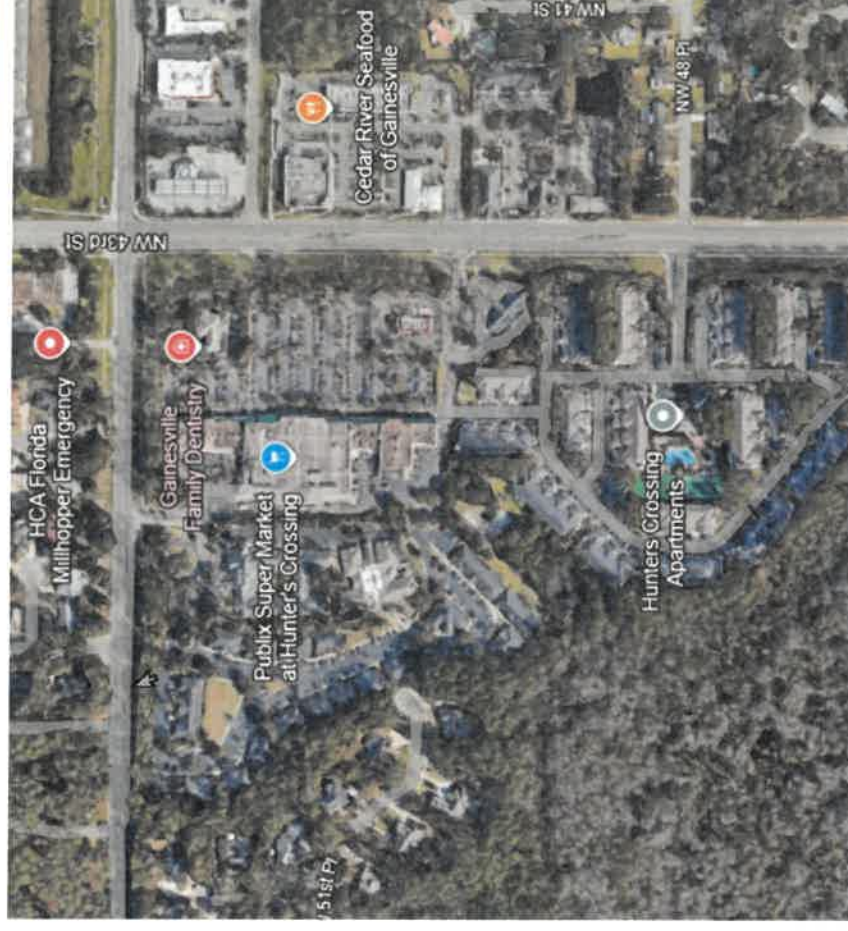
- Vertical Mixed Use Zoning consist of one use on the street level with a different use above. A mixed use development would allow for different uses within the same building.
- Street level retail or office space with residential units above would be an example of Vertical Mixed Use.





# HORIZONTAL ZONING

- Horizontal Mixed Use Zoning combines different uses within in a single area, but located in different buildings.
- This type of site may consist of a mix of uses such as residential, commercial, retail and office.
- A residential subdivision with a retail use at the front of the subdivision is an example of a Horizontal Mixed Use zoning.



# SMALL SCALE VS. LARGE SCALE

## **SMALL SCALE**

- Less than ten acres.
- Typically does not provide an open space for recreation.
- Lower parking requirements or shared parking agreements.

## **LARGE SCALE**

- Ten acres or more.
- Must provide an open space for recreation.
- Higher parking requirements and/or a park once focus on parking.

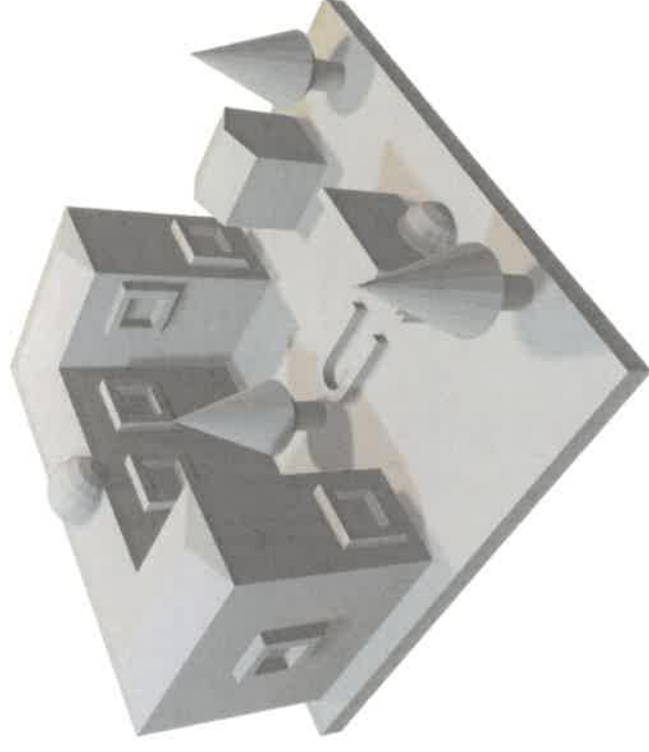
# COMMUNITY BENEFITS



# BENEFITS OF MIXED USE ZONING

## **INFRASTRUCTURE SAVINGS**

- Mixed use developments require less miles of roadway, pipe, fewer square feet of public facilities, and fewer first responders per person to provide the same level of service when compared to single use zoning according to the American Planning Association.
- Mixed use developments do not encourage urban sprawl and help to reduce the miles of travel for autos.
- Mixed use developments tend to be more walkable and bikeable than single use developments.



# BENEFITS OF MIXED USE ZONING

## **ECONOMIC GROWTH**

- Mixed use developments like the Blanche here in Lake City help support local business owners in the area by providing a base of clients for their businesses. This helps businesses become more sustainable than what a single use zoning that is auto oriented.
- Mixed use developments allow for a more mobile development and tend to make jobs accessible.

## **SAFETY**

- Studies have shown a relationship between mixed use developments and traffic safety.
- Studies have shown these types of developments tend to have fewer accidents per capita compared to low density single use developments per the American Planning Association.

# BENEFITS OF MIXED USE ZONING

## **COMMUNITY SPACES**

- Mixed use developments with a community open space tend to create a social benefit for the community by allowing people to gather and enjoy spending time together.
- Spaces like parks, playgrounds, walking and biking trails, food truck courts, stages with a seating area, and etc. help a community connect.

# BENEFITS OF MIXED USE ZONING

## PROPERTY VALUES

- Mixed use developments with a community open space tend to create a social benefit for the community by allow people to gather and enjoy spending time together.
- Spaces like parks, playgrounds, walking and biking trails, food truck courts, stages with a seating area, and etc. help a community connect.

## LAND UTILIZATION

- Horizontal mixed use developments help create a community within a community.
- Vertical mixed use developments tend to take up less land by allowing residential dwellings to be above commercial developments.

# TRANSPORTATION and DESIGN

Transportation in mixed use developments should focus on moving people not just automobiles. They should have a mix of different types of transportation.



**E-BIKES**



**MICRO-TRANSIT**



**GOLF CARTS**



**SHARED PATHS**



# TRANSPORTATION and DESIGN

**Mixed use designs should consider curb less streets in key areas to help promote gathering places.**



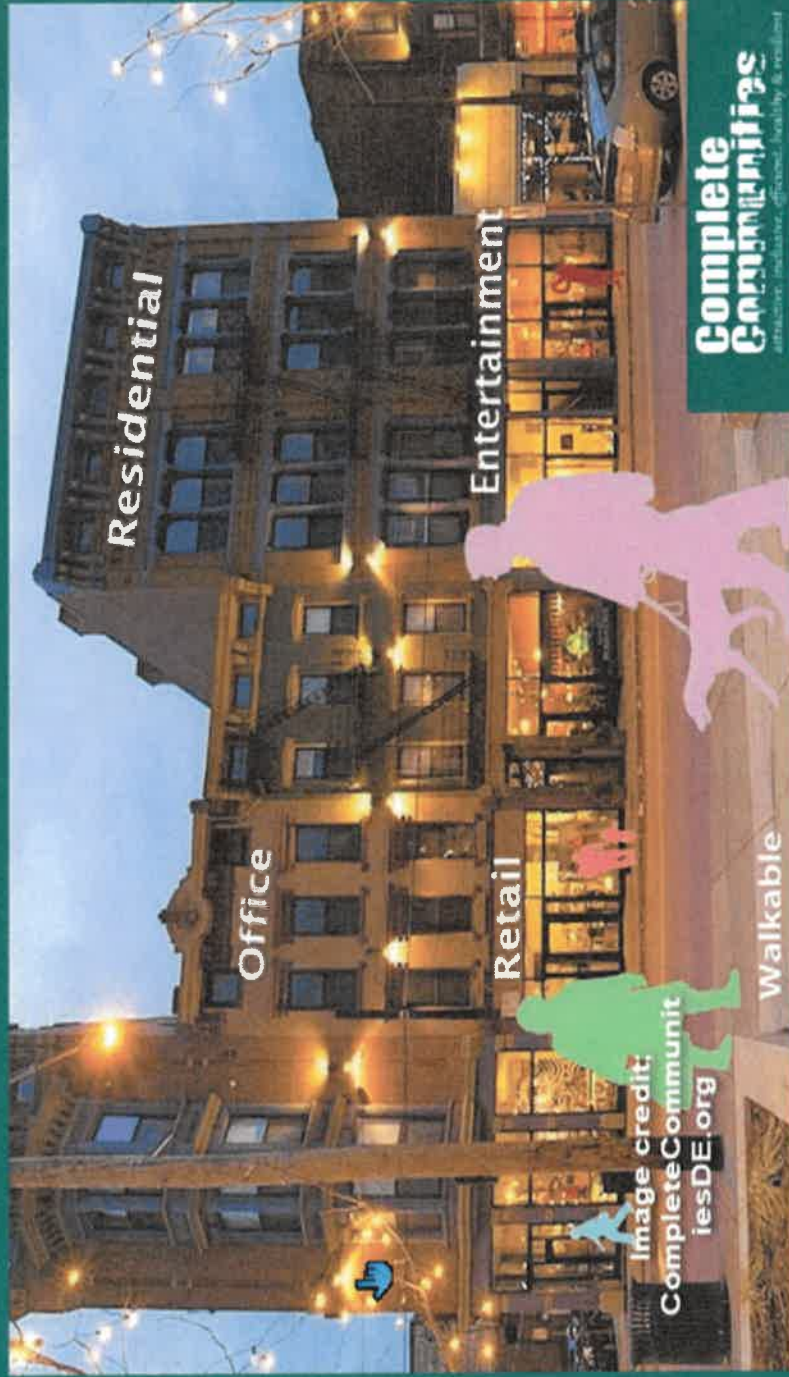
# EXAMPLES OF MIXED USE ZONING

Image credit:  
Rising  
Real-Estate  
website.



# EXAMPLES OF MIXED USE ZONING

## Mixed-Use Development



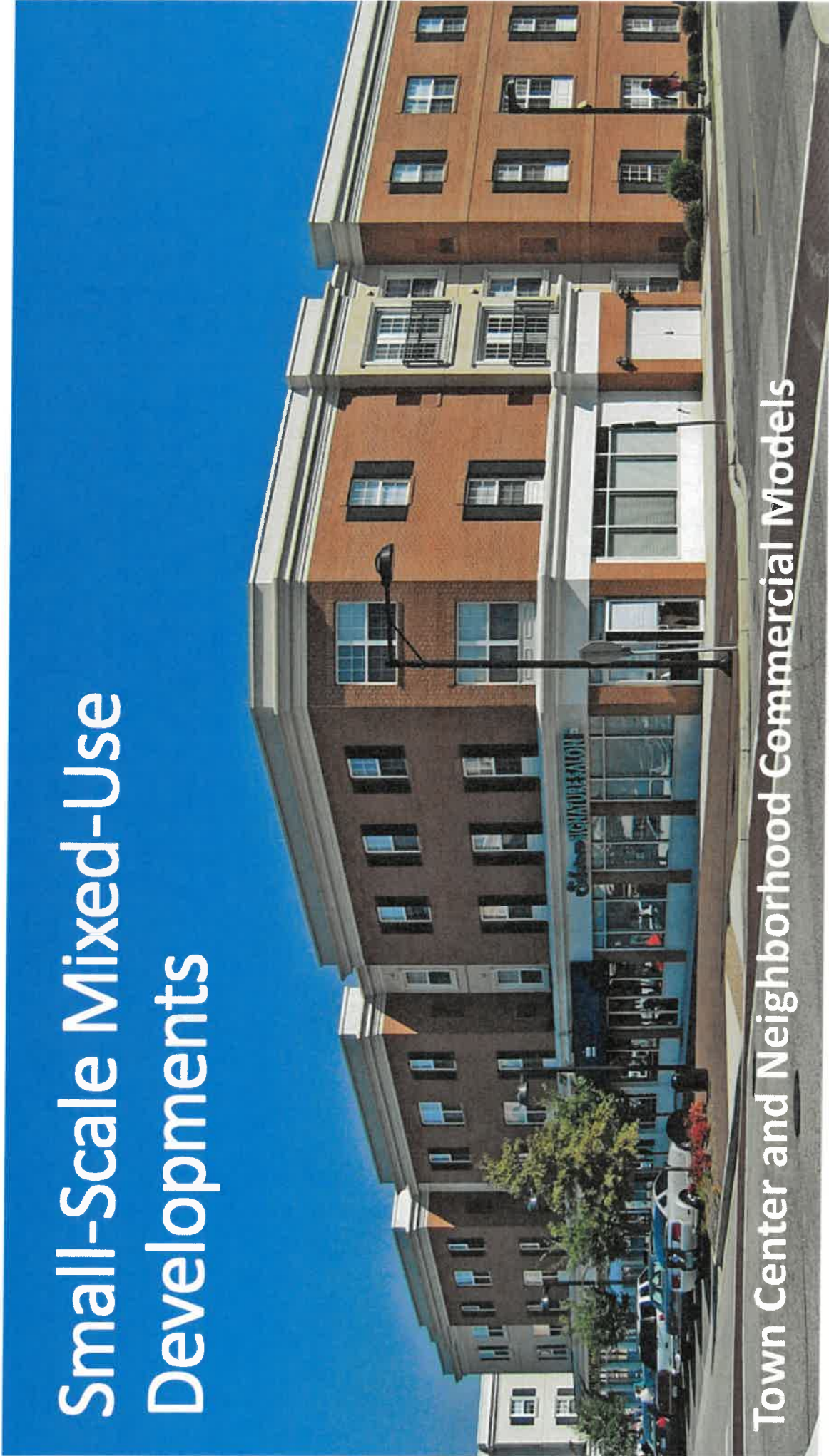
## KEY TAKEAWAYS

- There are two types of mixed use, horizontal mixed use and vertical mixed use.
- Mixed use developments do not encourage urban sprawl.
- Mixed use development typically require less infrastructure than Euclidean Zoning.
- Mixed use developments create an economic benefit by allowing residential uses within the same area a commercial or industrial areas.
- Transportation in a mixed use development should consider moving people not just vehicles.
- Mixed use developments create communities within communities.
- Mixed use developments are typically more walkable.



# QUESTIONS

# Small-Scale Mixed-Use Developments



Town Center and Neighborhood Commercial Models

# Small-Scale Mixed-Use Developments

Two models under consideration:

- ❖ **Town Center** – Designed to facilitate higher-density and higher-intensity development in the urban core of the city. Town Center districts promote compact, pedestrian-oriented development with a diverse mix of residential, business, commercial, entertainment, and other uses for workers, visitors, and residents.
- ❖ **Neighborhood Commercial** – Designed to allow, rather than mandate, a vertical mix of commercial and residential uses within the same building. Development pattern often found in neighborhood commercial areas of older cities.

# Small-Scale Mixed-Use Developments

## **Town Center Model:**

- ❖ Promotes development of a compact, pedestrian-oriented town center consisting of a high-intensity employment center, vibrant and dynamic mixed use areas, and residential living environments that provide a broad range of housing types for an array of housing needs;
- ❖ Promotes a diverse mix of residential, business, commercial, office, institutional, educational, cultural, and entertainment activities for workers, visitors, and residents;
- ❖ Encourages pedestrian-oriented development within walking distance of (future) transit opportunities at densities and intensities that will help to support transit usage and town center businesses;
- ❖ Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction;
- ❖ Create a place that represents a unique, attractive, and memorable destination for visitors and residents; and
- ❖ Enhance the community's character through the promotion of high quality urban design.



# Small-Scale Mixed-Use Developments

May utilize two or more sub-districts:

- ❖ **TC-1 - Town Center Core Subdistrict;**
  - Primarily intended to encourage and enhance the high-intensity office, employment and entertainment center function of the town center's core area;
  - Highest densities and intensities allowed in the Town Center District.
- ❖ **TC-2, Town Center Mixed-Use Subdistrict;**
  - Primarily intended to support mixed-use (residential/nonresidential) projects with active ground-floor uses.
- ❖ **TC-3, Town Center Residential Subdistrict.**
  - Primarily intended to accommodate moderate to high-density residential development and small-scale ground-floor commercial uses with residential units above.



# Small-Scale Mixed-Use Developments

TABLE 4.3.1. "TC" ZONING DISTRICTS USE TABLE

Specific Use Type	Subdistrict		
	TC-1	TC-2	TC-3
<i>Residential</i>			
Household Living	P	P	P
• Artist Live/Work Space, above ground floor	N	C	P
• Artist Live/Work Space, ground floor	P	P	P
• Dwelling Units, above ground floor	N	C	P
• Dwelling Units, ground floor			
Group Living			
• Assisted Living	C	C	C
• Group Home	C	C	C
• Nursing Home	C	C	C
• Temporary Overnight Shelter	C	C	C
• Transitional Residences	C	C	C
• Transitional Shelters	C	C	C
<i>Public and Civic</i>			
Colleges and Universities	C	C	N
Cultural Exhibits and Libraries	P	P	C
Day Care	P	P	C
Hospital	C	C	C
Lodge or Private Club	P	P	N
Parks and Recreation	P	P	P
Postal Service	P	P	N
Public Safety Services	P	P	P
Religious Assembly	P	P	P
School	C	C	C
Utilities and Services, minor	P	P	P
Utilities and Services, major	C	C	C
<i>Commercial</i>			
Animal Services	N	N	N
• Shelter/Boarding Kennel	P	P	N
• Sales and Grooming	P	P	P
• Veterinary	P	P	P
Artist Work or Sales Space			

TABLE 4.3.1. "TC" ZONING DISTRICTS USE TABLE

Specific Use Type	Subdistrict		
	TC-1	TC-2	TC-3
Artist Work or Sales Space	P	P	P
Eating and Drinking Establishments			
• Restaurant	P	P	P(1)
• Tavern	P	P	C(1)
Entertainment and Spectator Sports			
• Small (1-149 seats)	P	P	N
• Medium (150-999)	P	P	N
• Large (1,000+)	P	C	N
Financial Services	P	P	P(1)
Food and Beverage Retail Sales	P	P	P(1)
Gas Stations	N	N	N
Lodging			
• Small (1-16 guest rooms)	P	P	P
• Large (17+)	P	P	N
Medical Service			
Office	P	P	P(1)
Parking, Commercial (nonaccessory)	C	C	C
Personal Service (including health clubs and gyms)	P	P	P(1)
Repair Service, Consumer (including bicycles)	P	P	P(1)
Residential Storage Warehouse	N	N	N
Retail Sales, General	P	P	P(1)
Vehicle Sales, Service, and Repair	N	N	N
<i>Industrial</i>			
Manufacturing, Production and Industrial Services			
• Artisan (hand tools only; e.g., jewelry or ceramics)	C	C	N
<i>Other</i>			
Wireless Communication Facilities			
• Colocated	P	P	P
• Freestanding (towers)	C	C	C

P = permitted by right; C = conditional use; N = not allowed

(1) Allowed only in buildings containing more than 50 dwelling units and may only be located on the first or second floor. Individual business establishments are limited to a maximum of 5,000 square feet in area. Larger establishments or expansions beyond 5,000 square feet require conditional use approval.



# Small-Scale Mixed-Use Developments

## Neighborhood Commercial Model:

- ❖ Accommodates mixed use buildings with neighborhood-serving retail, service, and other uses on the ground floor and residential units above the nonresidential space;
- ❖ Encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets; and
- ❖ Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction.



# Small-Scale Mixed-Use Developments

## Use Table:

TABLE 4.1.1. USES ALLOWED IN CX1 ZONING DISTRICTS

Use Category (Specific Use Type)	CX1 Zoning District
<b>Residential:</b>	
Household Living	
• Artist Live/Work Space, above ground floor	P
• Artist Live/Work Space, ground floor	C
• Dwelling Units, above ground floor	P
• Detached House	C
• Multiunit (3+ units) Residential	C
• Single-Room Occupancy	C
• Town House	C
• Two-Flat	C
Group Living	
• Assisted Living	C
• Group Home	P
• Nursing Home	C
• Temporary Overnight Shelter	C
• Transitional Residences	C
• Transitional Shelters	C
<b>Public and Civic:</b>	
Colleges and Universities	P
Cultural Exhibits and Libraries	P
Day Care	P
Hospital	N
Lodge or Private Club	N
Parks and Recreation	P
Postal Service	P
Public Safety Services	P
Religious Assembly	P
School	C
Utilities and Services, minor	P
Utilities and Services, major	C

<b>Commercial:</b>	
Adult Use	N
Animal Services	
• Shelter/Boarding Kennel	N
• Sales and Grooming	P
• Veterinary	P
Artist Work or Sales Space	P
Drive-Through Facility [see comment]	C
Eating and Drinking Establishments	
• Restaurant	P
• Tavern	C
Entertainment and Spectator Sports	
• Medium (150-999 seats)	P
• Small (1-149 seats)	N
• Large (1,000+ seats)	N
Financial Services	P
Food and Beverage Retail Sales	P
Gas Stations	N
Lodging	
• Small (1-16) guest rooms	P
• Large (17+ guest rooms)	C
Medical Service	P
Office	P
Parking, Commercial (nonaccessory)	C
Personal Service (including health clubs and gyms)	P
Repair Service, Consumer (including bicycles)	P
Residential Storage Warehouse	N
Retail Sales, General	P
Vehicle Sales, Service, and Repair	N
<b>Industrial:</b>	
Manufacturing, Production, and Industrial Services	N
• Artisan (hand tools only; e.g., jewelry or ceramics)	C
<b>Other:</b>	
Wireless Communication Facilities	
• Collocated	P
• Freestanding (towers)	C

P = permitted by right; C = conditional use; N = not allowed

# Small-Scale Mixed-Use Developments

## Additional Considerations:

- ❖ Commercial Establishment Size Limits;
- ❖ Indoor/Outdoor Operations;
- ❖ Lot Area per Unit (Density);
- ❖ Floor Area Ratio;
- ❖ Setbacks;
- ❖ Building Height;
- ❖ Off-Street Parking;
- ❖ Transparency;
- ❖ Doors and Entrances;
- ❖ Vehicle and Driveway Access;
- ❖ Floor-to-Floor Heights and Floor Area of Ground-Floor Space.



# Small-Scale Mixed-Use Developments

## Questions?

**File Attachments for Item:**

ii. **SPR 25-01**- Petitions submitted by Charles Millar of Atwell (agent) for VYP, LLC (owner), for a Site Plan Review for Take 5 Oil Change, in the Commercial Intensive Zoning District, and located on parcel 02631-000, 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 # 22 SPR 25-01  
 Application Fee \$200.00  
 Receipt No. \_\_\_\_\_  
 Filing Date 11/18/24  
 Completeness Date 11/18/24

# Site Plan Application

## A. PROJECT INFORMATION

1. Project Name: Take 5 - Lake City
2. Address of Subject Property: 2194 W US 90, Lake City, FL 32055 (36-3S-16-02631-0000 (10740))
3. Parcel ID Number(s): 36-3S-16-02631-0000 (10740)
4. Future Land Use Map Designation: Commercial "C" is requested
5. Zoning Designation: Commercial Intensive ("CI") is requested
6. Acreage: .58 acres
7. Existing Use of Property: Retail Commercial
8. Proposed use of Property: Motor Vehicle (Oil Change)
9. Type of Development (Check All That Apply):
  - Increase of floor area to an existing structure: Total increase of square footage \_\_\_\_\_
  - New construction: Total square footage 1,708 sq. ft.
  - Relocation of an existing structure: Total square footage \_\_\_\_\_

## B. APPLICANT INFORMATION

1. Applicant Status  Owner (title holder)  Agent
2. Name of Applicant(s): Charles Millar Title: Senior Project Manager  
 Company name (if applicable): Atwell  
 Mailing Address: 11770 US Highway 1 Suite 404 East  
 City: Palm Beach Gardens State: FL Zip: 33408  
 Telephone: (772) 486-1977 Fax: ( ) Email: cmillar@atwell.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): VYP, LLC  
 Mailing Address: 794 SW Mandibi Dr.  
 City: Lake City State: FL Zip: 32024  
 Telephone: ( ) See Agent Fax: ( ) Email: See Agent
4. Mortgage or Lender Information:  Yes  No  
 Name of Mortgage or Lender: N/A  
 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: Take 5  
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 In Process     No  
Future Land Use Map Amendment Application No. In Process  
Site Specific Amendment to the Official Zoning Atlas (Rezoning):  Yes     No  
Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. \_\_\_\_\_  
Variance:  Yes    \_\_\_\_\_  No  
Variance Application No. \_\_\_\_\_  
Special Exception:     Yes    \_\_\_\_\_  No  
Special Exception Application No. \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

- ✓ **Vicinity Map** – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- ✓ **Site Plan** – Including, but not limited to the following:
  - a. Name, location, owner, and designer of the proposed development.
  - b. Present zoning for subject site.
  - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
  - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
  - e. Area and dimensions of site (Survey).
  - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - g. Access to utilities and points of utility hook-up.
  - h. Location and dimensions of all existing and proposed parking areas and loading areas.
  - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
  - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
  - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines; and percent of property covered by structures.
  - l. Location of trash receptacles.
  - m. For multiple-family, hotel, motel, and mobile home park site plans:
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Percent of lot covered by buildings.

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

✓ **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.

✓ **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.

✓ **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).

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

✓ **Proof of Ownership** (i.e. deed).

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

11. **Proof of Payment of Taxes** (can be obtained online via the Columbia County Tax Collector's

Office).

- ✓ 12. **Fee:** The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid
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.

Charles Millar

Applicant/Agent Name (Type or Print)

*[Handwritten Signature]*

Applicant/Agent Signature

8/24

Date

Applicant/Agent Name (Type or Print)

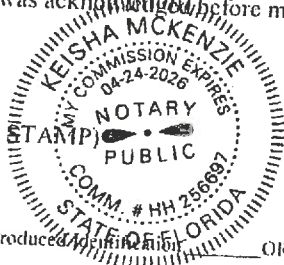
Applicant/Agent Signature

Date

STATE OF FLORIDA  
COUNTY OF *St. Johns*

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of Sept, 2024 by (name of person acknowledging).

(NOTARY SEAL or STAMP)



*[Handwritten Signature]*  
Signature of Notary

Keisha McKenzie  
Printed Name of Notary

Personally, Known  OR Produced  OR verified on-line virtually

Type of Identification Produced



# TAKE 5 EXPRESS OIL CHANGE

2194 W US HWY 90  
LAKE CITY, COLUMBIA COUNTY, FLORIDA  
TAX PARCEL: 363S1602631000

## CONSTRUCTION DOCUMENTS

### DEVELOPMENT TEAM

#### OWNER / DEVELOPER

DRIVEN BRANDS  
440 SOUTH CHURCH STREET, SUITE 700  
CHARLOTTE, NC 28202  
PHONE: (281) 683-9283  
CONTACT: PAUL MASCOLA

#### DRIVEN BRANDS

440 SOUTH CHURCH STREET, SUITE 700  
CHARLOTTE, NC 28202  
PHONE: (281) 683-9283  
CONTACT: PAUL MASCOLA

#### CIVIL ENGINEER

ATWELL, LLC  
111 NORTH MAGNOLIA AVENUE, SUITE 1360  
ORLANDO, FL 32801  
PHONE: (407) 743-3524  
CONTACT: KEITH S. HANCOCK, PE

#### ARCHITECT

SHAWHUTERSON  
5200 WOODLAND DRIVE  
BLUE BELL, PA 19422  
PHONE: (215) 641-4830  
CONTACT: MARIER PAFERONE

### GOVERNING AGENCIES & UTILITY CONTACTS

#### ZONING / PLANNING

CITY OF LAKE CITY  
201 N. MARION AVE  
LAKE CITY, FL 32025  
PHONE: (386) 752-2031

#### WATER

LAKE CITY UTILITIES  
682 SW ST. MARGARET'S STREET  
LAKE CITY, FL 32025  
PHONE: (386) 718-8812  
EMAIL: Dyer@lucwa.com

#### SURVEYOR

ATWELL SURVEYING  
610 BELMONT DRIVE, SUITE 1100  
CASSELLBERRY, FL 32709  
PHONE: (407) 877-2290  
CONTACT: JAMES D. BRAV

#### LANDSCAPE

ATWELL LANDSCAPE  
KING OF THE HILL, SUITE 400  
LAKE CITY, FL 32025  
PHONE: (407) 746-4051  
CONTACT: BLAKE ENLANDSON

#### ELECTRIC

FLORIDA POWER & LIGHT (FPL)  
2816 NE BAYCOM NORRIS DRIVE  
LAKE CITY, FL 32025  
PHONE: (386) 752-2031  
CONTACT: WILLIAM GIESBERS  
EMAIL: William.Giesbers@fpl.com

#### SANITARY SEWER

LAKE CITY UTILITIES  
682 SW ST. MARGARET'S STREET  
LAKE CITY, FL 32025  
PHONE: (386) 718-8812  
EMAIL: Dyer@lucwa.com

#### STORM DRAINAGE

SHAWHUTERSON WATER MANAGEMENT DISTRICT  
3225 COUNTY ROAD 48  
LAKE CITY, FL 32025  
PHONE: (386) 752-2031  
CONTACT: GERRIT STREIBER  
EMAIL: Gerrit.Streiber@shwmw.com

#### SOLID WASTE MANAGEMENT

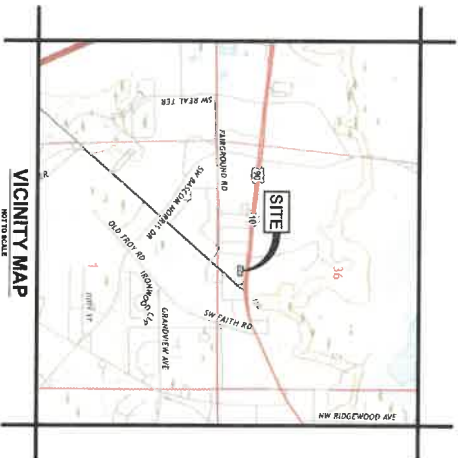
COLUMBIA COUNTY WASTE MANAGEMENT  
1347 NW COASTERHOUT LANE  
LAKE CITY, FL 32025  
PHONE: (386) 752-2031  
CONTACT: PAUL DAVIS  
EMAIL: Paul\_Davis@columbiacountyfla.com

#### GAS

LAKE CITY UTILITIES  
682 SW ST. MARGARET'S STREET  
LAKE CITY, FL 32025  
PHONE: (386) 718-8812  
EMAIL: Dyer@lucwa.com

#### TELEPHONE

AT & T  
COLUMBIA COUNTY WASTE MANAGEMENT  
1347 NW COASTERHOUT LANE  
LAKE CITY, FL 32025  
PHONE: (386) 752-2031  
EMAIL: 599108@att.com



### SHEET INDEX

C001	COVER SHEET
C002	GENERAL CONSTRUCTION NOTES
C003	SWPPP NOTES AND DETAILS
C004	EXISTING CONDITIONS PLAN
C005	DEMOLITION PLAN
C100	SITE PLAN
C200	SHADING & DRAINAGE PLAN
C300	UTILITY PLAN
C310	UTILITY ENLARGEMENTS PLAN
C400	EROSION CONTROL & SEDIMENTATION
C510	SITE PAVING DETAILS
C520	DETAILS
C521	DETAILS
C522	DETAILS

ATWELL  
6825 US HWY 90, SUITE 1150  
LAKE CITY, FL 32025  
TEL: 386-752-2031  
WWW.ATWELLSURVEYING.COM

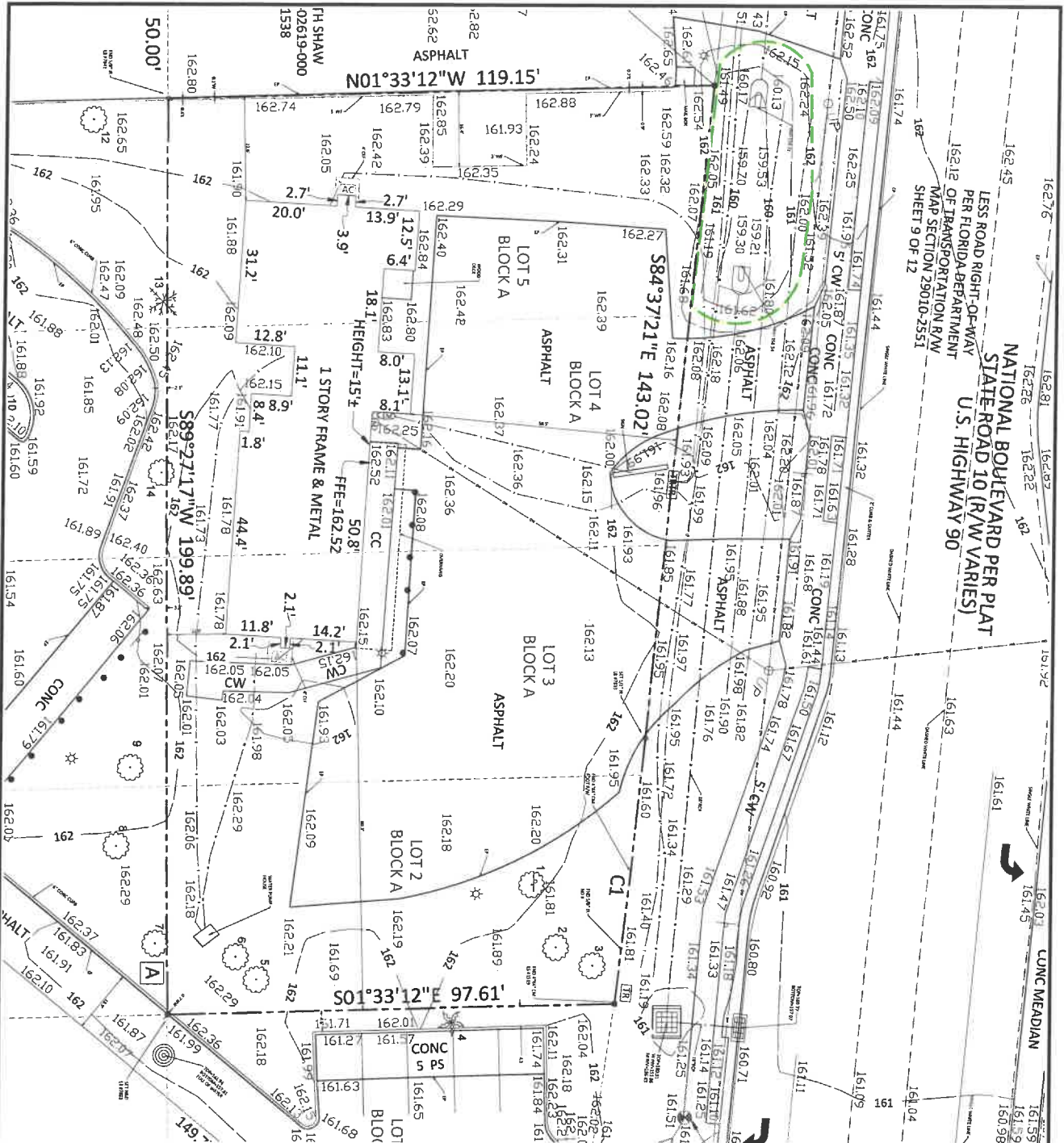
TAKE 5 EXPRESS OIL CHANGE  
363 S 1602631000  
LAKE CITY, FL 32025

KEITH S. HANCOCK, PE  
NO. 115  
STATE OF FLORIDA  
EXPIRES 12/31/2025

TAKE 5 EXPRESS OIL CHANGE	
DRIVEN BRANDS	SECTION 36, TWP 03, RANGE 16E
CONSTRUCTION DOCUMENTS	2194 W US HWY 90
COVER SHEET	LAKE CITY
	COLUMBIA COUNTY, FLORIDA







### GENERAL NOTES

1. The owner hereby warrants and represents that the information contained on this plan is true and correct.
2. The owner warrants that the plan is a true and correct representation of the actual conditions of the property.
3. The owner warrants that the plan is a true and correct representation of the actual conditions of the property.
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23. The owner warrants that the plan is a true and correct representation of the actual conditions of the property.
24. The owner warrants that the plan is a true and correct representation of the actual conditions of the property.
25. The owner warrants that the plan is a true and correct representation of the actual conditions of the property.

**TAKE 5 EXPRESS OIL CHANGE**

DRIVEN BRANDS

CONSTRUCTION DOCUMENTS

EXISTING CONDITIONS PLAN

SECTION 36, TWP 03, RANGE 16E

2194 W US HWY 90

LAKE CITY

COLUMBIA COUNTY, FLORIDA

**ATWELL**

REGULATED CONSTRUCTION DOCUMENTS

111 N. WASHINGTON AVENUE, SUITE 100

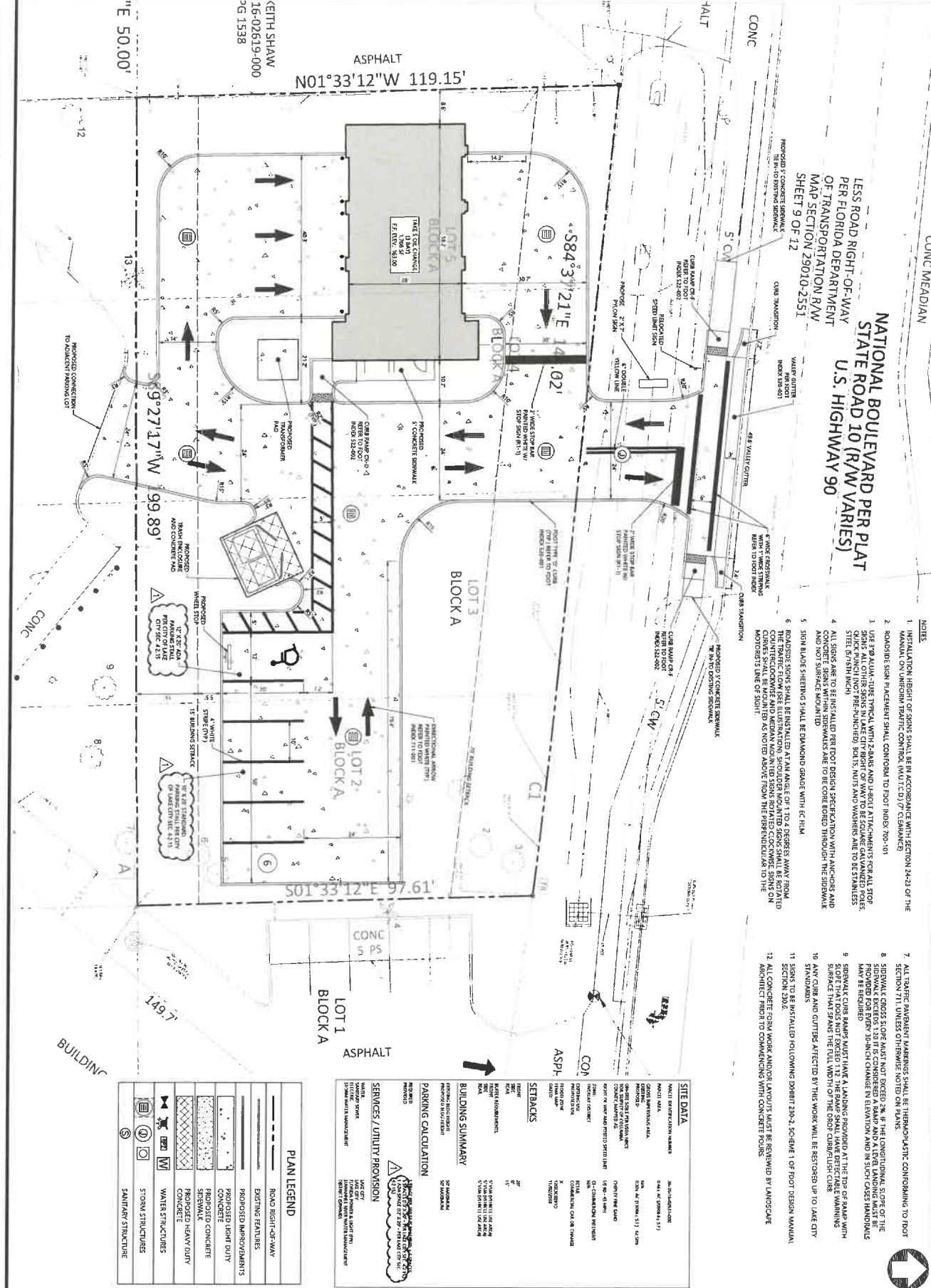
ORLANDO, FLORIDA 32801

(407) 253-8888

40







**NATIONAL BOULEVARD PER PLAT  
STATE ROAD 10 (R/W VARIES)  
U.S. HIGHWAY 90**

**LESS ROAD RIGHT-OF-WAY  
PER FLORIDA DEPARTMENT  
OF TRANSPORTATION R/W  
MAP SECTION 29010-2551  
SHEET 9 OF 12**

- NOTES**
1. INITIAL TRAFFIC LIGHTS OR SIGNS SHALL BE IN ACCORDANCE WITH SECTION 64-24 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (2009).
  2. ROADSIDE SIGN PLACEMENT SHALL COMPLY TO FC 100A CHAPTER 700-10.1.
  3. USE 9'x6' ALUMINUM-TYPE TYPICAL WITH 2' CUBES AND LIGHT ATTACHMENTS FOR ALL STOP SIGNS UNLESS OTHERWISE SPECIFIED. SIGN SHALL BE SQUARE OR DIAGONAL POSTS (STEEL 6" DIA. MIN.) TO BE INSTALLED PER FC 100A CHAPTER 700-10.1 AND TO BE SHIMMED AND NOT SURFACE MOUNTED.
  4. ALL SIGNS ARE TO BE INSTALLED PER FOOT DESIGN SPECIFICATION WITH ANCHORS AND CONCRETE SIGNS WITHIN SIDEWALKS ARE TO BE CORE EMBED THROUGH THE SIDEWALK AND NOT SURFACE MOUNTED.
  5. SIGN BLADE SHEETING SHALL BE DIAMOND GRADE WITH FC 100A.
  6. ROADSIDE SIGNS SHALL BE INSTALLED AT AN ANGLE OF 1 TO 4 DEGREES AWAY FROM THE TRAFFIC FLOW (SEE ILLUSTRATION). SHOULD MOUNTED SIGNS SHALL BE ROTATED COUNTERCLOCKWISE AS MUCH AS POSSIBLE TO MAKE THEM MOST VISIBLE TO THE APPROXIMATE LINE OF SIGHT.
  7. ALL TRAFFIC MARKING PAINTINGS SHALL BE THERMOPLASTIC CONFORMING TO FOOT SECTION 711. UNLESS OTHERWISE NOTED ON PLANS.
  8. SIDEWALK CROSS SLOPE MUST NOT EXCEED 2% IF THE LONGITUDINAL SLOPE OF THE SIDEWALK IS 2% OR GREATER. SIDEWALK CROSS SLOPE SHALL BE 2% UNLESS OTHERWISE SPECIFIED. SIDEWALKS SHALL BE CONCRETE WITH A FINISH THAT PROVIDES A SLIGHTLY UNEVEN SURFACE TO IMPROVE TRACTION. SIDEWALKS SHALL BE INSTALLED PER FC 100A CHAPTER 700-10.1.
  9. SIDEWALK CURB RAMP MUST HAVE A FINISH PROPORTION AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 1:12. THE RAMP SHALL HAVE DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE CURB/FLUSH CURB.
  10. ANY CURB AND GUTTER AFFECTED BY THIS WORK WILL BE RESTORED UP TO LAKE CITY STANDARDS.
  11. SIGNS TO BE INSTALLED FOLLOWING SCHEDULE 200-2, SCHEME 1 OF FOOT DESIGN MANUAL SECTION 2300.
  12. ALL CONCRETE FORM WORK AND/OR LAYOUTS MUST BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT WITH CONCRETE POUR.

**PLAN LEGEND**

[Symbol]	ROAD RIGHT-OF-WAY
[Symbol]	EXISTING FEATURES
[Symbol]	PROPOSED IMPROVEMENTS
[Symbol]	PROPOSED LIGHT DUTY CONCRETE SIDEWALK
[Symbol]	PROPOSED HEAVY DUTY CONCRETE SIDEWALK
[Symbol]	WATER STRUCTURES
[Symbol]	STORM STRUCTURES
[Symbol]	SANITARY STRUCTURE

**SITE DATA**

PROJECT NAME	LAKE CITY EXPRESS OIL CHANGE
PROJECT ADDRESS	2194 W US HWY 90
OWNER	LAKE CITY EXPRESS OIL CHANGE
DESIGNER	ATWELL & ASSOCIATES, INC.
DATE	NOVEMBER 14, 2018
SCALE	AS SHOWN
PROJECT NO.	18-001
DRAWING NO.	02
DATE	NOVEMBER 14, 2018
BY	ATWELL
CHECKED BY	ATWELL
SCALE	AS SHOWN
PROJECT NO.	18-001
DRAWING NO.	02
DATE	NOVEMBER 14, 2018
BY	ATWELL

**BUILDING SUMMARY**

NAME	LAKE CITY EXPRESS OIL CHANGE
ADDRESS	2194 W US HWY 90
CITY	LAKE CITY
COUNTY	COLUMBIA
STATE	FLORIDA
ZIP	32113
PHONE	352.325.1111
WEBSITE	www.lakecityexpress.com
OWNER	LAKE CITY EXPRESS OIL CHANGE
DESIGNER	ATWELL & ASSOCIATES, INC.
DATE	NOVEMBER 14, 2018
SCALE	AS SHOWN
PROJECT NO.	18-001
DRAWING NO.	02
DATE	NOVEMBER 14, 2018
BY	ATWELL

**SERVICES / UTILITY PROVISION**

UTILITY	PROVIDED
ELECTRICITY	PROVIDED
TELEPHONE	PROVIDED
CABLE	PROVIDED
SEWER	PROVIDED
WATER	PROVIDED
STORM	PROVIDED
OTHER	PROVIDED

TAKE 5 EXPRESS OIL CHANGE

DRIVEN BRANDS

CONSTRUCTION DOCUMENTS

SITE PLAN

SECTION 36, TWP 03, RANGE 16E

2194 W US HWY 90

LAKE CITY

COLUMBIA COUNTY, FLORIDA

**ATWELL**

686.642.0202

www.atwellgroup.com

1800 252 2300

2001 W. US HWY 90, SUITE 111

LAKE CITY, FL 32113

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION

FLORIDA HIGHWAY DEPARTMENT

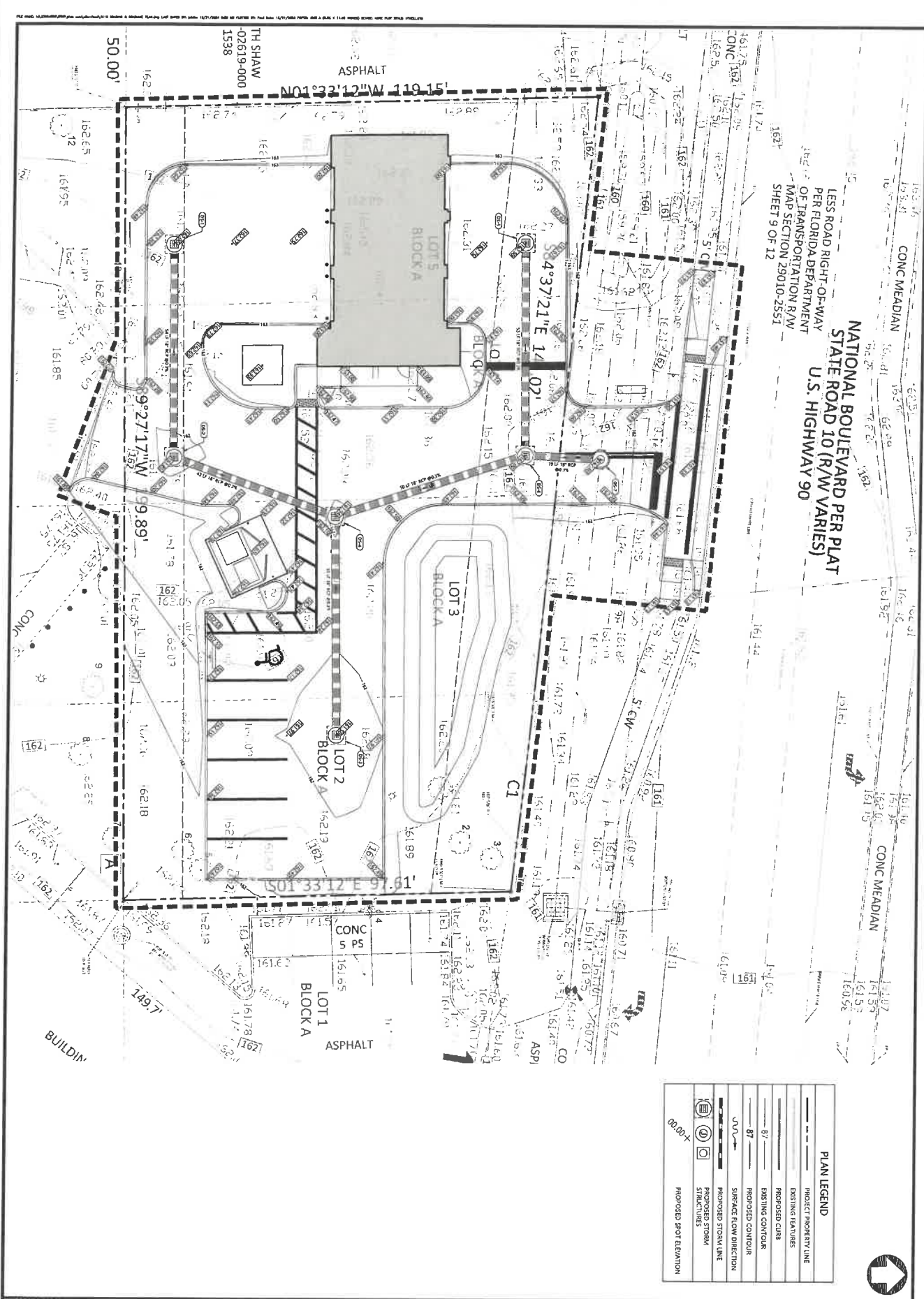
CONTRACT NO. 2018-001

SECTION 2018-001-02

SHEET NO. 02 OF 02

5

42



NATIONAL BOULEVARD PER PLAT  
 STATE ROAD 10 (R/W VARIES)  
 U.S. HIGHWAY 90  
 LESS ROAD RIGHT-OF-WAY  
 PER FLORIDA DEPARTMENT  
 OF TRANSPORTATION R/W  
 MAP SECTION 29010-2551  
 SHEET 9 OF 12

PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURBS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION
	PROPOSED STORM LINE
	PROPOSED STORM STRUCTURES
	PROPOSED SPOT ELEVATION

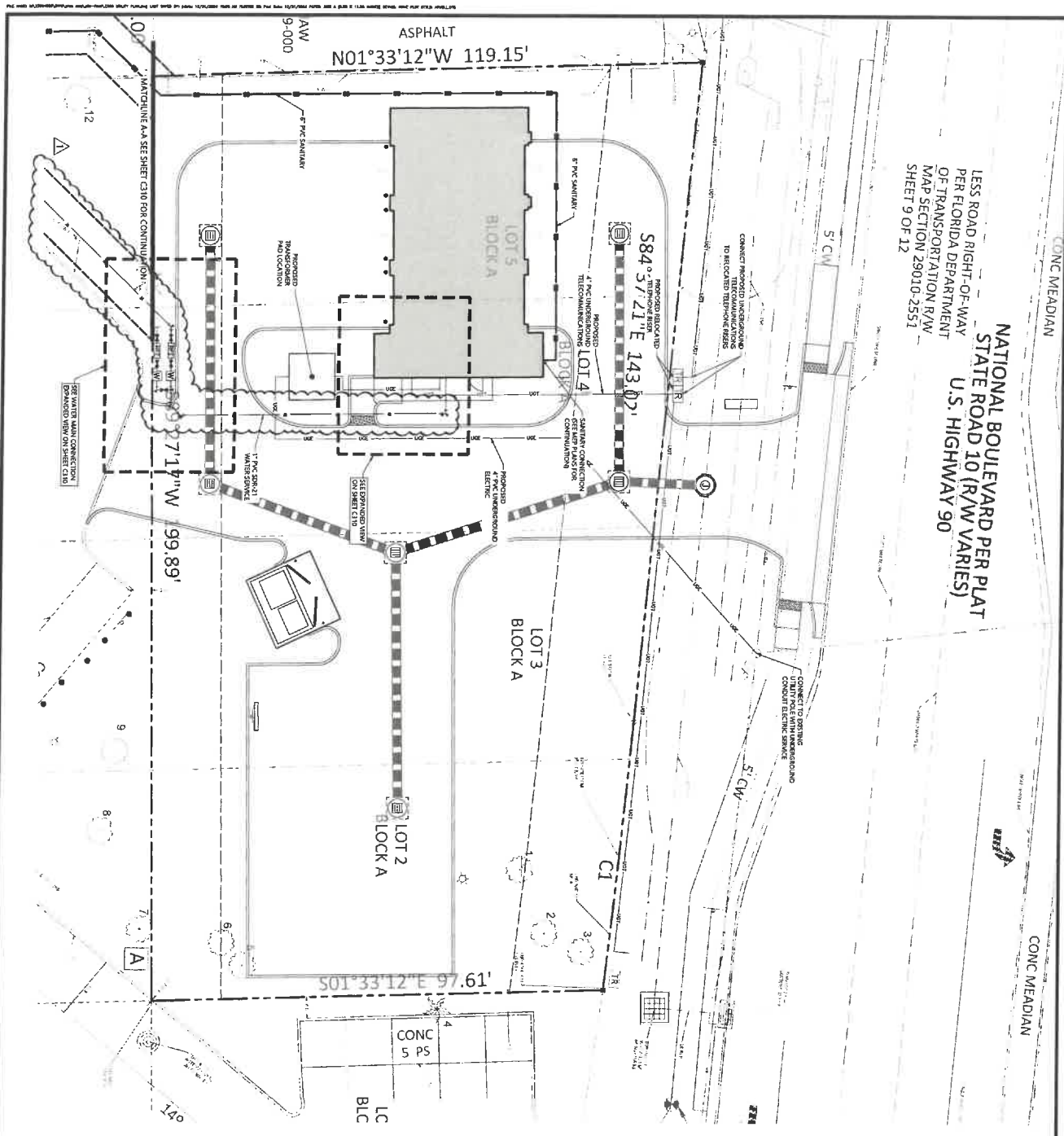
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 DRAWN BY: DWG/DR/2011  
 CHECKED BY: DWG/DR/2011  
 PROJECT NUMBER: 20110426  
 SHEET NUMBER: C200

<b>TAKE 5 EXPRESS OIL CHANGE</b>	SECTION 36, TWP 03, RANGE 16E
DRIVEN BRANDS	2194 W US HWY 90
CONSTRUCTION DOCUMENTS	LAKE CITY
GRADING & DRAINAGE PLAN	COLUMBIA COUNTY, FLORIDA

**ATWELL**  
 888.850.4200 www.atwell.com  
 111 N. MAGNOLIA AVENUE, SUITE 1350  
 ORLANDO, FL 32801  
 407.743.2624  
 0047 2901

DATE PLOTTED: 04/26/2011  
 PLOT TIME: 11:07:14 AM  
 PLOT BY: DWG/DR/2011  
 PLOT NUMBER: C200

NATIONAL BOULEVARD PER PLAT  
 STATE ROAD 10 (R/W VARIES)  
 U.S. HIGHWAY 90  
 LESS ROAD RIGHT-OF-WAY  
 PER FLORIDA DEPARTMENT  
 OF TRANSPORTATION R/W  
 MAP SECTION 29010-2551  
 SHEET 9 OF 12



**NOTES**

1. ALL DIMENSIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND RECORD THEM AS SHOWN ON THIS PLAN.
3. THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE BASED ON FIELD OBSERVATION AND / OR AVAILABLE PLANS. THE EXACT LOCATION MAY VARY FROM THAT SHOWN ON THIS PLAN. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.
4. IF ANY UTILITIES ARE FOUND THAT ARE NOT SHOWN ON THIS PLAN, CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY.
5. ANY DAMAGE TO THE EXISTING FACILITIES INCLUDING, BUT NOT LIMITED TO, TREES, LANDSCAPING, OR OTHER FEATURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL MAINTAIN THE ORIGINAL CONDITION OF ALL UTILITIES OUTSIDE THE LIMITS OF WORK AFFECTED BY THE CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST.
6. DIMENSIONS BETWEEN UTILITIES ARE OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
7. CONTRACTOR SHALL MAINTAIN A 5' VERTICAL CLEARANCE FROM ALL UTILITIES EXCEPT AS NOTED.

**NEPA NOTES:**

1. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 201.03(1), F.S. 688.40(6)(2).
2. ALL UTILITIES, WATER, AND POWER SERVICES SHALL BE RESTORED AS NEARLY AS POSSIBLE TO ORIGINAL CONDITION.
3. ALL UTILITIES SHALL BE PROTECTED BY A 5' CONCRETE CURB AS SHOWN ON THIS PLAN.
4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEPA ACT AND REGULATIONS.
5. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 1' FROM ALL UTILITIES.

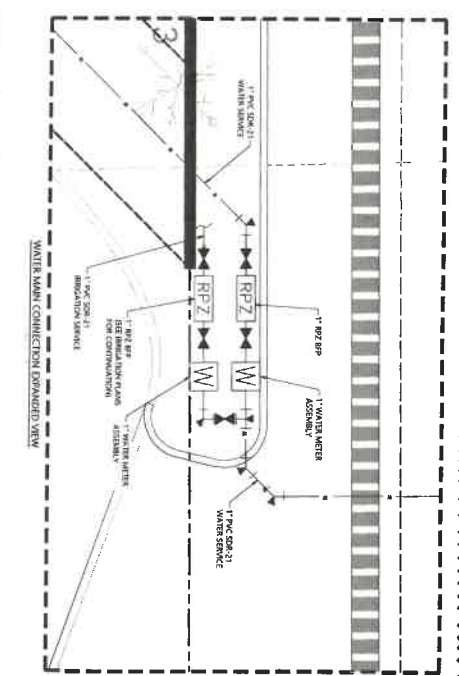
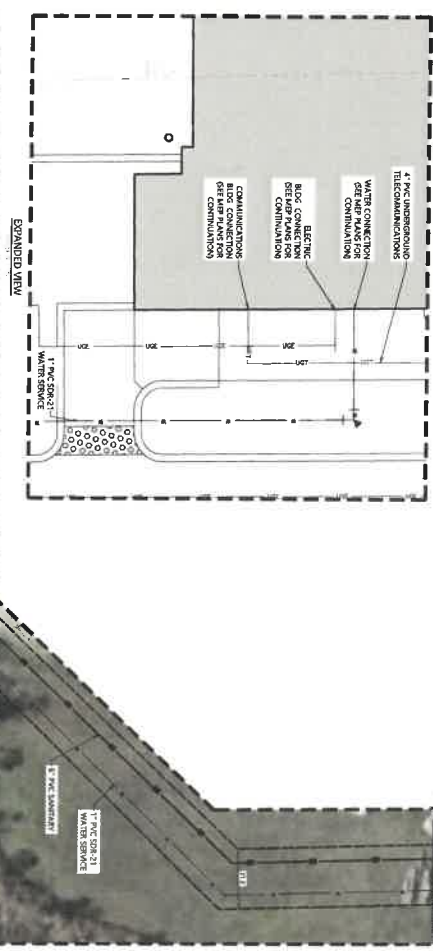
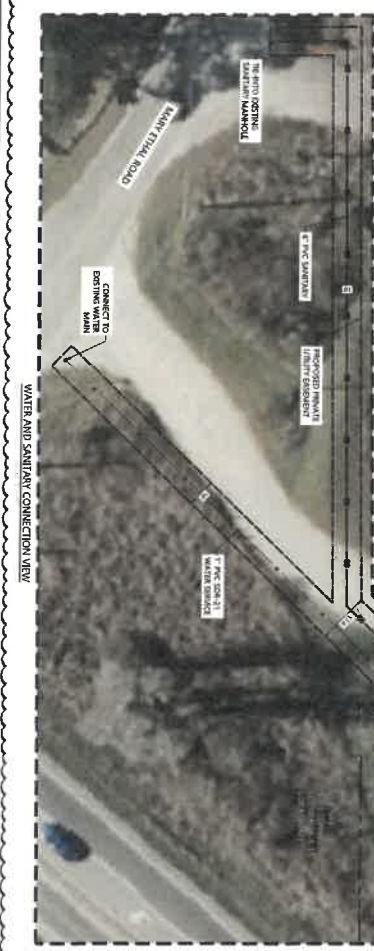
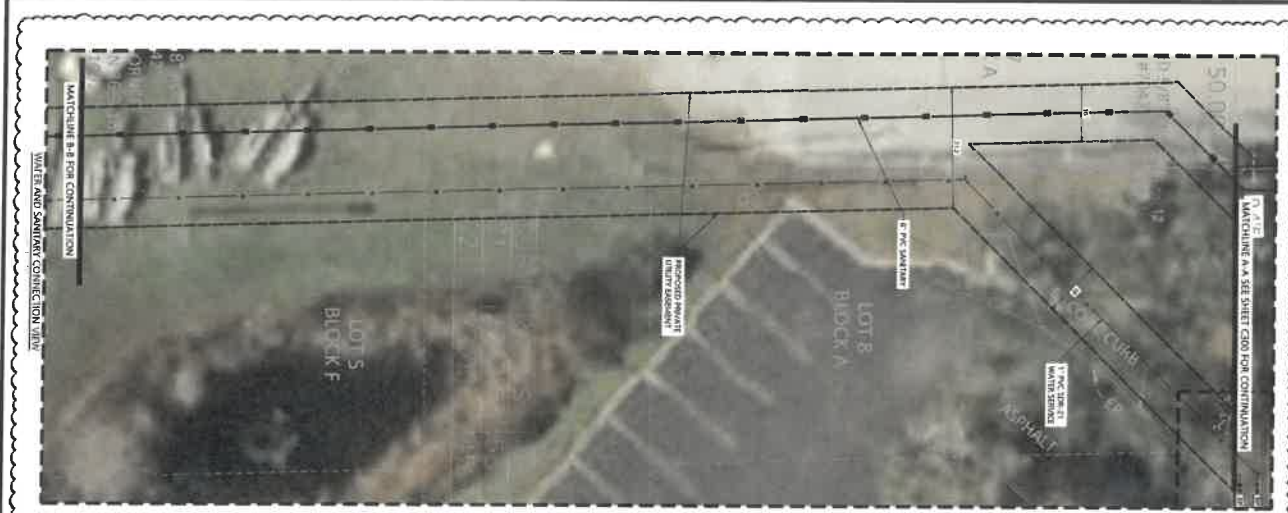
**SITE LIGHTING:**

REFER TO THE MAP ELECTRICAL SITE PLANS FOR SITE LIGHTING CONDUIT AND LIGHT LOCATIONS.

PLAN LEGEND	
	PROJECT PROPERTY LINE
	SURFACE / EXISTING FEATURE
	PROPOSED GAS/WATER
	PROPOSED SEWER
	PROPOSED SANITARY LINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND TELECOMMUNICATION
	PROPOSED STORM LINE
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	SANITARY CLEANOUT (CO)
	ROW ARROW

	<b>ATWELL</b> 888.888.0200 www.atwell-engineers.com 111 N. W. 15th St., Suite 1500 Ft. Lauderdale, FL 33304	<b>TAKE 5 EXPRESS OIL CHANGE</b> DRIVEN BRANDS CONSTRUCTION DOCUMENTS UTILITY PLAN	SECTION 36, TWP 03, RANGE 16E 2194 W US HWY 90 LAKE CITY COLUMBIA COUNTY, FLORIDA	SHEET NO. 06/24/2024 DATE: 06/24/2024 PROJECT NO. 2024-001	SHEET NO. C300
		NOT ISSUED FOR CONSTRUCTION			

NOT TO SCALE. THIS DRAWING IS A PRELIMINARY DESIGN. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS ALL RISKS ASSOCIATED WITH THE USE OF THIS DRAWING.



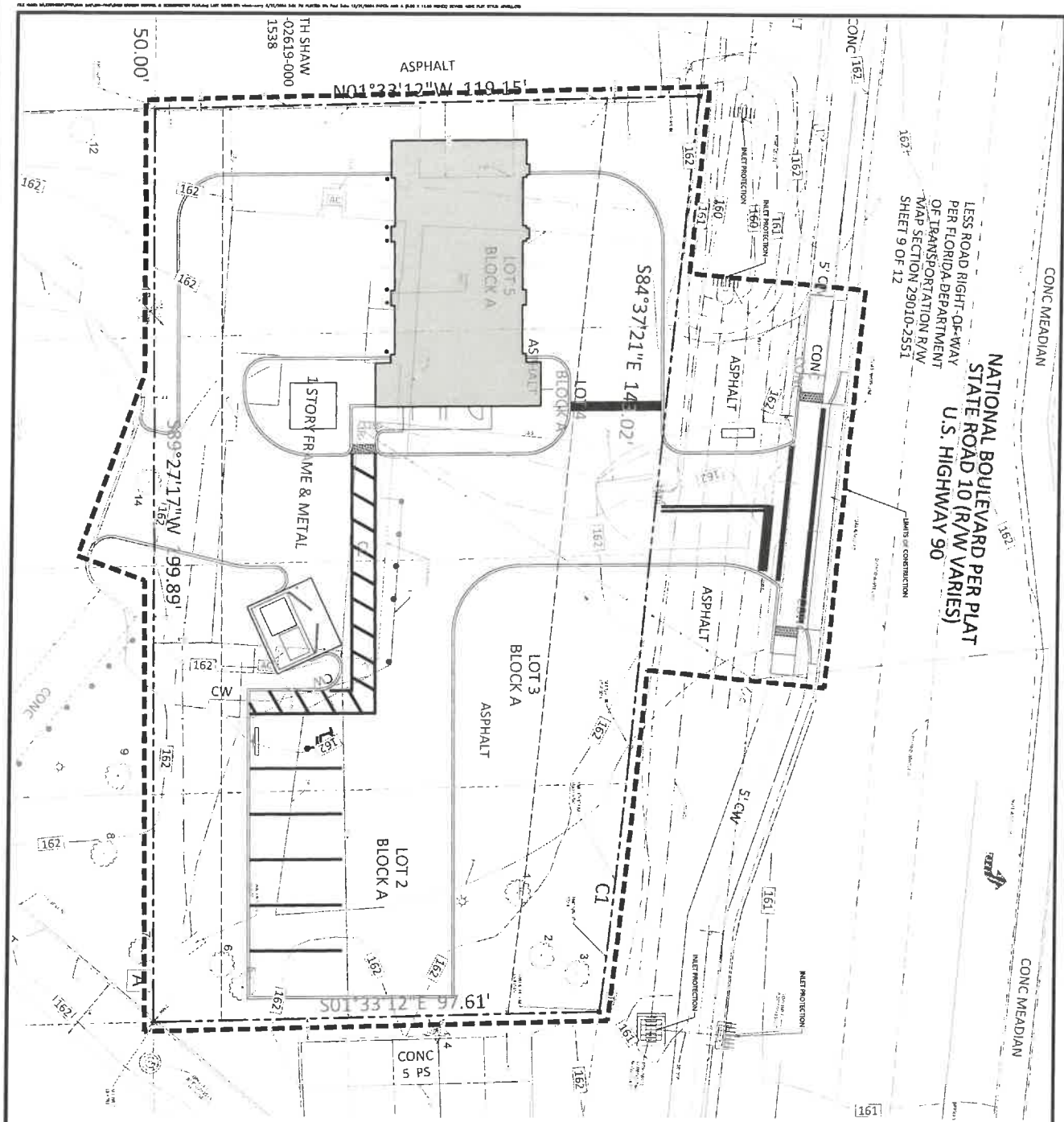
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 DRAWN BY: JACOB  
 CHECKED BY: JACOB  
 PROJECT NO: C310

<b>TAKE 5 EXPRESS OIL CHANGE</b>	SECTION 36, TWP 03, RANGE 16E
DRIVEN BRANDS	2194 W US HWY 90
CONSTRUCTION DOCUMENTS	LAKE CITY
UTILITY ENLARGEMENTS PLAN	COLUMBIA COUNTY, FLORIDA

**ATWELL**  
 111 N. MAGNOLIA AVENUE, SUITE 1150  
 ORLANDO, FL 32807  
 407.743.2524  
 www.atwell-group.com

DATE: 06/06/2024  
 DRAWN BY: JACOB  
 CHECKED BY: JACOB  
 PROJECT NO: C310





NATIONAL BOULEVARD PER PLAT  
 STATE ROAD 10 (R/W VARIES)  
 U.S. HIGHWAY 90

LESS ROAD RIGHT-OF-WAY  
 PER FLORIDA DEPARTMENT  
 OF TRANSPORTATION R/W  
 MAP SECTION 29010-2551  
 SHEET 9 OF 12

**EROSION AND SEDIMENT CONTROL NOTES:**

1. THE CONTRACTOR MUST INSURE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT POLLUTION OF THE WATER QUALITY CLASSIFIED IN ACCORDANCE WITH THE DISTRICT AND SPECIFICATIONS IN ACTION OF THE FLORIDA LAND WATER CONSERVATION COMMISSION.
2. SILT FENCE ALONG THE LIMITS OF CONSTRUCTION AND BEST PRACTICES AT ALL WATER TRENCHES AND DITCHES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHEET (008) FOR ADDITIONAL INFORMATION.

**PLAN LEGEND**

	ROAD RIGHT-OF-WAY LINE
	EXISTING FEATURES
	LIMITS OF CONSTRUCTION
	INLET PROTECTION
	SILT FENCE
	S-CONSTRUCTION FENCE WITH SCREEN
	TREE TO BE PROTECTED

DATE: 06/26/2024  
 TIME: 10:00 AM  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NUMBER: 151  
 SHEET NO: C400

<b>TAKE 5 EXPRESS OIL CHANGE</b>	SECTION 36, TWP 03, RANGE 15E
DRIVEN BRANDS	2194 W US HWY 90
CONSTRUCTION DOCUMENTS	LAKE CITY
EROSION CONTROL & SEDIMENTATION	COLUMBIA COUNTY, FLORIDA

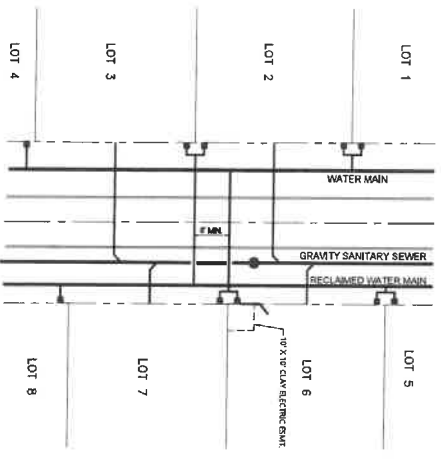
**ATWELL**  
 888-850-6300 www.atwell.com  
 111 N. MAGNOLIA AVENUE, SUITE 1150  
 ORLANDO, FL 32801  
 407-243-4222  
 407-243-4223  
 407-243-4224

24 HOUR  
 EMERGENCY SERVICE  
 800-850-6300  
 407-243-4222



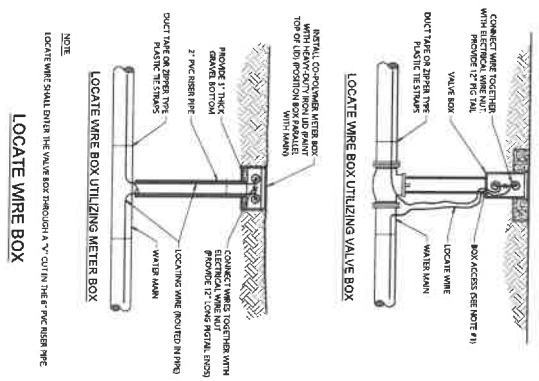




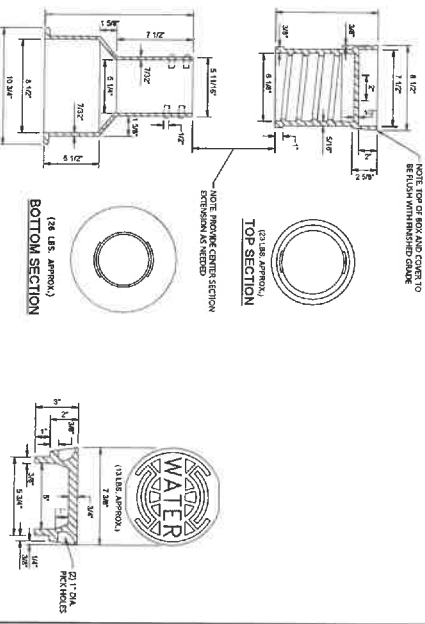


**TYPICAL WATER AND SEWER SERVICE LOCATION PLAN**

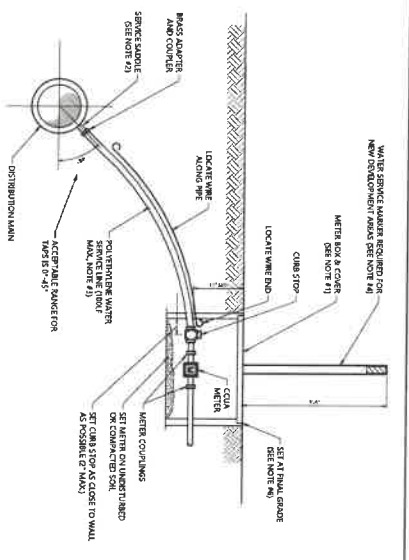
- NOTES:**
1. ALL WATER AND RECLAIMED DOUBLE SERVICES ON PROPERTY LINE
  2. ANY SINGLE WATER OR RECLAIMED SERVICE LINES ON LOT LINE
  3. ALL SEWER SERVICES ARE TO CENTER OF LOTS
  4. IF FITTINGS ARE REQUIRED TO ACHIEVE 90° SEPARATION BETWEEN THE RECLAIMED AND PORTABLE WATER SERVICE LATERALS THAT ARE NEARER TO THE PROPERTY LINE THAN THE PORTABLE WATER SERVICE FITTINGS, THE OFFSET REQUIRED TO ACHIEVE THE SEPARATION SHALL OCCUR OUTSIDE OF THE PAVED ROADWAY
  5. PORTABLE AND RECLAIMED WATER SERVICE LINES SHALL ONLY BE DEEP ENOUGH TO CLEAR THE BOTTOM OF THE UNDERDRAIN TRENCH. MINIMUM COVER SHALL BE MAINTAINED IN ALL CASES



**LOCATE WIRE BOX**



**VALVE BOX AND COVER**



- NOTES:**
1. SEE COLA APPROVED MATERIALS MANUAL AND SYSTEM DETAILS FOR REQUIREMENTS
  2. SINGLE AND DOUBLE METER DETAIL ON NEW 1\"/>
  - 3. NO OPEN CUT INGRESS ROADWAY MARKING ALONG LINES. THE ROADWAY MARKING REQUIREMENTS ARE DIRECTED TO THE COLA CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MARKING OF THE NEW MAIN AND NOT DECIDE ROAD MARKING REQUIREMENTS FOR THE ROADWAY. THE ROADWAY MARKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ROADWAY MARKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - 4. ADDITIONAL 1/2\"/>
  - 5. PORTABLE WATER SERVICE SHALL INCLUDE WALKER METER CONNECTIONS FOR ON-BUILDING USE.
  - 6. METER BOX AND TOP SHALL BE CLEAR OF ALL SERVICES TO ALLOW FULL ACCESS TO BOX. NO OTHER SERVICES SHALL BE PLACED ON TOP OF BOX.
  - 7. LOCATE WIRE REQUIRED ON ALL SERVICES 10\"/>

**LOCATE WIRE BOX**

	<b>TAKE 5 EXPRESS OIL CHANGE</b> DRIVEN BRANDS CONSTRUCTION DOCUMENTS DETAILS	SECTION 36, TWP 03, RANGE 16E 2194 W US HWY 90 LAKE CITY COLUMBIA COUNTY, FLORIDA	<p>ATWELL          500 S. BIRCH AVE. SUITE 111          ORLANDO, FL 32801          407.241.2100          407.241.2101          407.241.2102</p>	<p> <small>           TAKE 5 OIL CHANGE            IS A REGISTERED TRADEMARK OF            TAKE 5 OIL CHANGE, INC.            11111 W. US HWY 90, SUITE 100            LAKE CITY, FL 32825            407.241.2100            407.241.2101            407.241.2102         </small> </p>
	DATE: 02/06/2024 DRAWN BY: [blank] CHECKED BY: [blank] PROJECT NUMBER: [blank] SHEET NO: CS21	REMARKED-FOR-CONSTRUCTION CDR: RLE CSB/DCH/MS	24 HOUR EMERGENCY SERVICE 407.241.2100	49

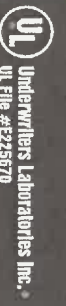


**DIRECTIONAL SIGNS**

**TAKE 5**

**OIL CHANGE**

**Standard Directionals**

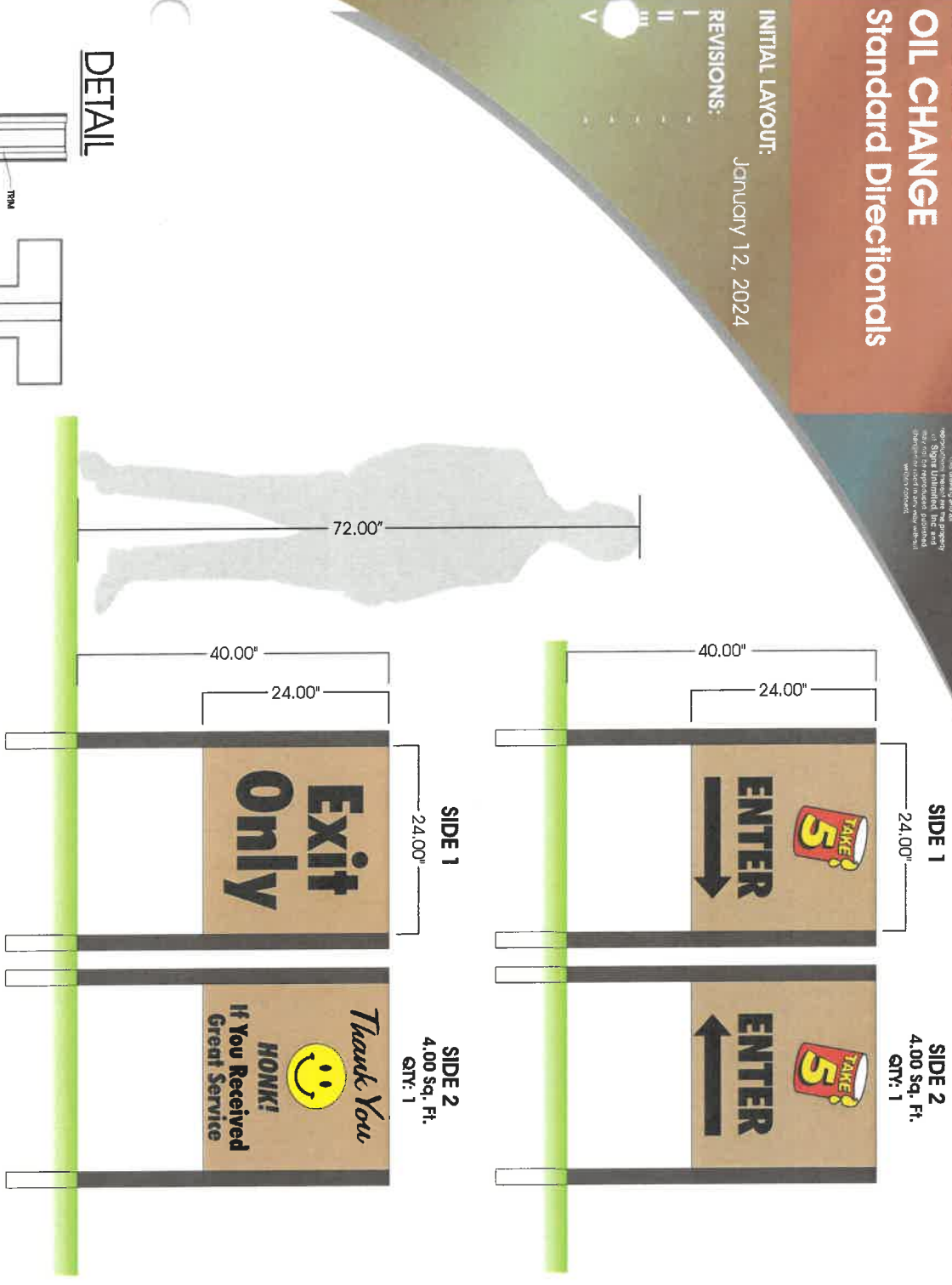


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INITIAL LAYOUT:  
January 12, 2024

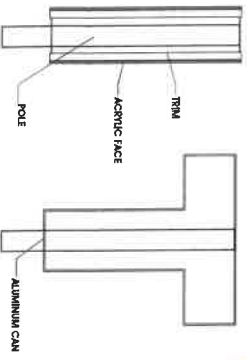
REVISIONS:

- I
- II
- III
- IV



**NOTE:**  
• ALL WAYFINDING HOLES MUST BE HAND DUG TO AVOID DAMAGING UNMARKED UNDERGROUND LINES

**DETAIL**



**SPECIFICATIONS**  
**NON ILLUMINATED**  
**DOUBLE-SIDED POST & PANEL**

**Size:** As In Drawing  
**Material:** Aluminum Square Tubing & Panels  
**Face Color:** SW 7693 Stonebriar And As Determined By Message  
**Leg Color:** SW 6076 Turkish Coffee  
**Mounting:** Into Earth

Owner/Landlord Approval \_\_\_\_\_

6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322

**SIGNS: UNLIMITED**  
communicate your identity

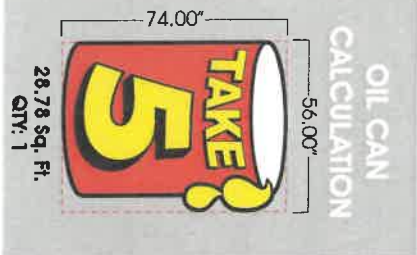
**PYLON GROUND SIGN**  
**TAKE 5**  
**OIL CHANGE**  
 Standard Pylon Sign

**UL** Underwriters Laboratories Inc.  
 UL File #E225670

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 other documents and materials  
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 Laboratories Inc. without  
 written consent.

INITIAL LAYOUT:  
 January 12, 2024

REVISIONS:



**NOTE:**

- HOLE AND FOOTER DIMENSIONS/SPECIFICATIONS TO BE DETERMINED BASED ON ENGINEERING.
- ENGINEERING REQUIREMENTS MAY ALTER FOOTER, POLE AND PRICE
- INSTALLER TO MAKE FINAL CONNECTION IF POWER IS RUN AT TIME OF INSTALLATION. IF THE PERMANENT POWER IS NOT RUN BEFORE THE SIGNS ARE INSTALLED, IT IS THE ELECTRICIAN'S RESPONSIBILITY TO MAKE THE FINAL CONNECTIONS WHEN THEY RUN THE LINE. INSTALLER TO DROP ELECTRICAL LINE TO THE BASE OF THE POLE. DRILL HOLE AND LEAVE ACCESS TO THE LINE(S)

Owner/Landlord Approval

6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322

**PROD** 52  
 \$sq. Ft. Signage: 49.78

**CHANGEABLE COPY CHARACTER COUNT**  
 EXTRAS TO BE DETERMINED AND ORDERED WITH STANDARD SET  
 (CANNOT ORDER INDIVIDUAL LETTERS LATER)

200 Piece Set of 6" ADM Letters		F G H M B C D	
E	14		6 Each
A I	12 Each	J K V W Y Z	4 Each
O U	10 Each	Q X \$ € 0 1 2 3 4 5 6 7 8 9	2 Each
L N R S T P	8 Each		

**SPECIFICATIONS**  
**DOUBLE-SIDED ILLUMINATED**  
**ALUMINUM CABINET &**  
**CHANGEABLE COPY READER**

- Size:** As In Drawing
- Face Color:** As In Drawing
- Vinyl Colors:** As In Drawing
- Face:** Flat
- Cabinet Interior:** Gloss White
- Cabinet Color:** Black
- Retainer:** 1.5" & 2.0"
- Illumination:** Led
- Mounting:** Bolted to Pole & Into Ground w/ Concrete Footer

**SIGNS UNLIMITED**  
 communicate your identity

**MONUMENT GROUND SIGN**  
**TAKE 5**  
**OIL CHANGE**  
 Standard Pedestal Sign

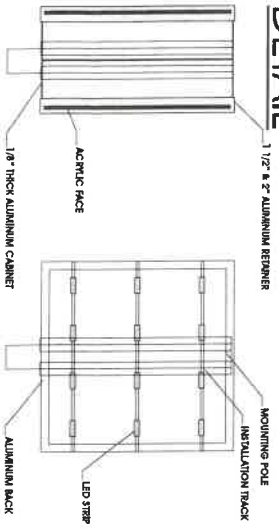
**UL** Underwriters Laboratories Inc.  
 UL File #E225670

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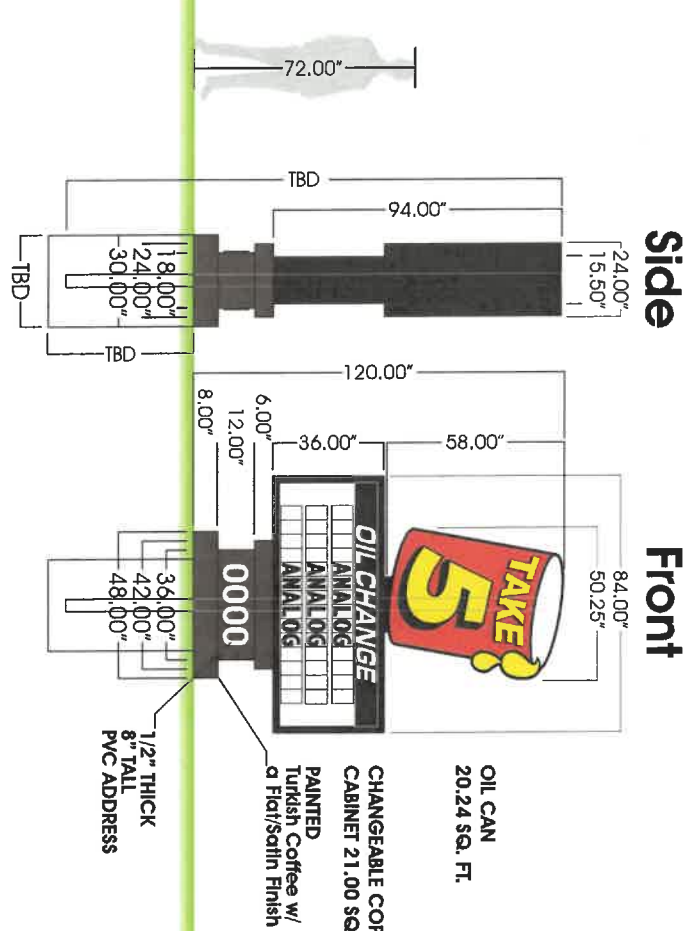
**INITIAL LAYOUT:** January 12, 2024  
**REVISIONS:**



**DETAIL**



Owner/Landlord Approval  
 6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322



**NOTE:**  
 • HOLE AND FOOTER DIMENSIONS/SPECIFICATIONS TO BE DETERMINED BASED ON ENGINEERING.  
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**CHANGEABLE COPY CHARACTER COUNT**  
 EXTRAS TO BE DETERMINED AND ORDERED WITH STANDARD SET  
 (CANNOT ORDER INDIVIDUAL LETTERS LATER)

200 Piece Set of 6" ADM Letters	
E	14
A I	12 Each
O U	10 Each
L N R S T P	8 Each

**SPECIFICATIONS**

**DOUBLE-SIDED ILLUMINATED ALUMINUM CABINET**  
 Size: As In Drawing  
 Face Color: As In Drawing  
 Vinyl Colors: As In Drawing  
 Face: Flat

**Cabinet Interior:** Gloss White  
**Cabinet Color:** Black  
**Retainer:** 1.5"  
**Illumination:** LED

**Mounting:** Bolted to Skirt & Into Ground W/ Concrete Footer

**PROD** 53  
 Sq. Ft. Signage: 39.12

**SIGNS UNLIMITED**  
 Communicate your identity

**MONUMENT GROUND SIGN**  
**TAKE 5**  
**OIL CHANGE**  
 Standard Monument Sign

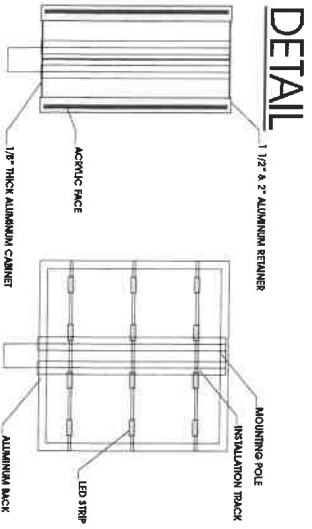
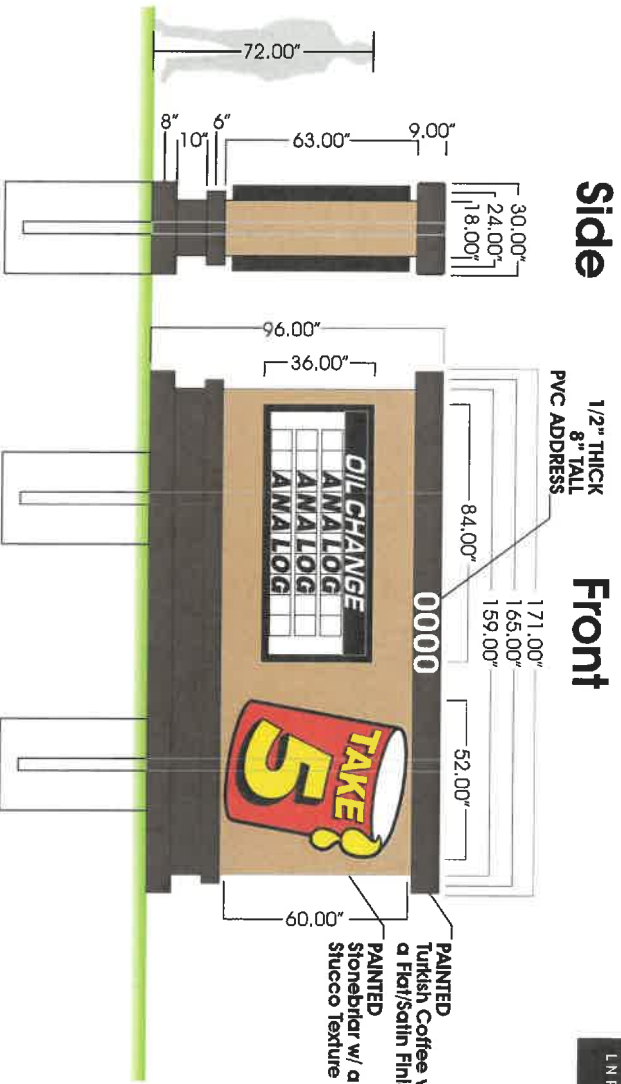


Underwriters Laboratories Inc.  
 UL File #E225670

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INITIAL LAYOUT: January 12, 2024

REVISIONS:



**NOTE:**

- HOLE AND FOOTER DIMENSIONS/SPECIFICATIONS TO BE DETERMINED BASED ON ENGINEERING.
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**CHANGEABLE COPY CHARACTER COUNT**  
 EXTRAS TO BE DETERMINED AND ORDERED WITH STANDARD SET  
 (CANNOT ORDER INDIVIDUAL LETTERS LATER)

1200 Piece Set of 6" Adm Letters	
E	FGHM8CD
A1	12 Each
OU	10 Each
LNRS1P	8 Each

**SPECIFICATIONS**

**DOUBLE-SIDED ILLUMINATED ALUMINUM CABINET**

- Size: As In Drawing
- Face Color: As In Drawing
- Vinyl Colors: As In Drawing
- Faces: Flat
- Cabinet Interior: Gloss White
- Cabinet Color: Black
- Retainer: 1.5"
- Illumination: LED
- Mounting: Bolted to Skirt & Into Ground W/ Concrete Footer

Owner/Landlord Approval  
 6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322

**SIGNS UNLIMITED**  
 communicate your identity

**PROD**  
 54  
 Sq. Ft. Signage:  
 39.16



CONSULTING. ENGINEERING. CONSTRUCTION.

December 31<sup>th</sup>, 2024

City of Lake City Comments

Atwell, LLC. is responding to your review comments dated regarding. For ease of review, we are providing your comments in *italics* followed by our responses in **bold**.

### **General Comments**

1. Parking spaces need to be 10x20 and ADA spaces need to be 12x20 with a 5-foot striped walk path. Parking is covered in section 4.2.15.

**Response: Regular parking ADA spaces have been revised to be 10x20 and 12x20. This is shown on sheet C100.**

2. We need the signage location and sizes so we can confirm if they meet our code.

a. Signs are covered in section 4.2.20.

b. Visibility at intersections is covered in section 4.2.24.

**Response: A proposed 2' x 7' pylon sign has been added and shown on sheet C100. Also, attached to this submittal is Driven's prototypical signage details.**

3. Any utility concerns for an easement for the utilities and any other concerns that the utility department may have. Have you been able to speak with Brian Scott, Director of Distribution and Collections, or Shasta Pelham, Utility Coordinator? They will help with any of the utility concerns.

**Response: The City of Lake City has provided (3) preliminary utility comments from Brian Scott and Shasta Pelham. The comments have been addressed with this submittal. We have followed up with the Brian Scott, Shasta Pelham and other reps from the utility department to inquire if they may have any additional comments for us. We are still waiting for responses.**

4. See utility comments down below.

**Response: Acknowledge.**

5. I noticed on the cover page in the lower left corner it list the government agency as Columbia County this should be City of Lake City. I know you are making some changes to the parking so I wanted to make sure that was corrected as well.

**Response: The cover sheet has been revised to reflect the information of City of Lake City Zoning/Planning Department.**

### **Water Distribution/Collection**

6. Unable to approve the water and sewer at this time. All water and sewer will have to be run south to Mary Ethal Road with the owner having a private easement on other property. Water and sewer will be set off Marth Ethal once it leaves the right of way it's private, no water sewer on 90 will need revised utility plans and a copy of the agreed easement from other private property lines they will cross.

**Response: Understood. The utility plan has been revised to show the new sanitary and water connection onto Mary Ethal Road. A private utility easement is drawn, however, the easement agreement from which the utility crosses the private properties is still in process. Will provide document once it is finalized.**

### **Customer Service**

7. The Distributions & Collections Director advised, water and sewer are located on SW Mary Ethal Ln. A private utility easement would be required. A tap application & utility plans must be submitted in order to apply for water, sewer and/or natural gas services. This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon approval of your application for service and receipt of payment for all applicable fees.

**Response: Understood. The utility plan has been revised to show the new sanitary and water connection onto Mary Ethal Road. A private utility easement is drawn, however, the easement agreement from which the utility crosses the private properties is still in process. Will provide document once it is finalized.**

### **Water Department**

8. Make sure that cross-section control devices are reduced pressure principle assembly devices.

**Response: Understood.**

Thank you,  
Michael Muniz , PE  
ATWELL, LLC





CONSULTING. ENGINEERING. CONSTRUCTION.

**LAKE CITY  
CONCURRENCY IMPACT ANALYSIS  
COMPREHENSIVE PLAN CONSISTENCY ANALYSIS  
VPY, LLC  
2196 W. US HIGHWAY 90**

**Concurrency:**

In Florida, concurrency impact analysis is a crucial component of the development approval process, especially in the context of land use and infrastructure planning. It ensures that new developments do not overwhelm existing infrastructure and that they contribute to the community's overall growth and sustainability. Here's an overview of how concurrency impact analysis is applied in Florida for development projects:

**Key Aspects of Florida's Concurrency Impact Analysis**

- 1. Concurrency Management System (CMS)**
  - **Purpose:** To ensure that infrastructure (such as roads, schools, and utilities) is available to serve new development without degrading the level of service below established standards.
  - **Requirements:** Florida law mandates that local governments implement a CMS to assess the impact of new developments on public facilities and services.
- 2. Infrastructure Components**
  - **Transportation:** Evaluates the impact of new development on road networks, including traffic volume, congestion, and level of service (LOS).
  - **Education:** Assesses the capacity of local schools to accommodate additional students generated by new developments.
  - **Utilities:** Examines the adequacy of water, sewer, and stormwater management systems to support new development.
- 3. Level of Service Standards**
  - **Definition:** Standards set by local governments to determine acceptable performance levels for various types of infrastructure (e.g., the acceptable traffic delay on roads or the student-to-teacher ratio in schools).
  - **Analysis:** New developments must be assessed against these standards to ensure they do not degrade the current level of service below acceptable thresholds.
- 4. Impact Fees**
  - **Purpose:** To fund necessary infrastructure improvements or expansions required to support new development.
  - **Assessment:** Developers may be required to pay impact fees based on the projected demand their development will place on public facilities.

## 5. Concurrency Analysis Process

- **Pre-Application Consultation:** Developers often engage in discussions with local planning departments to understand concurrency requirements and potential impacts.
- **Traffic Impact Analysis (TIA):** Conducted to evaluate the effect of the development on local roadways and transportation systems.
- **School Impact Analysis:** Determines the effect on local school capacities and whether additional educational facilities are needed.
- **Utility Capacity Analysis:** Assesses whether existing water, sewer, and stormwater systems can handle the additional demand.

## 6. Mitigation Measures

- **Infrastructure Improvements:** Developers may be required to contribute to or fund infrastructure improvements to mitigate the impact of their development.
- **Phased Development:** Large projects may be implemented in phases to align with infrastructure capacity and availability.

## 7. Local Government Review

- **Approval Process:** Local governments review the concurrency analysis as part of the development review process to ensure compliance with local land use and development regulations.
- **Public Input:** Public hearings and community meetings may be held to gather input and address concerns related to new developments.

## 8. Regulatory Framework

- **Florida Statutes:** Chapter 163, Part II, of the Florida Statutes outlines the requirements for concurrency management and infrastructure planning.
- **Local Comprehensive Plans:** Each municipality or county may have its own comprehensive plan that includes concurrency management policies and standards.

## Steps for Developers in Florida

1. **Understand Local Requirements:** Research and understand the concurrency management requirements and infrastructure standards specific to the jurisdiction where the development is proposed.
2. **Engage Early:** Initiate discussions with local planning and zoning officials early in the development process to identify potential concurrency issues and requirements.
3. **Conduct Required Analyses:** Complete necessary impact studies (traffic, school, utility) and ensure they are submitted as part of the development application.
4. **Plan for Mitigation:** Develop and propose mitigation strategies for any identified impacts to align with local concurrency requirements and secure development approval.
5. **Monitor Changes:** Stay informed about any changes in local concurrency regulations or infrastructure standards that could affect the development project.

By following these guidelines and understanding the concurrency impact analysis requirements in Florida, developers can better navigate the regulatory landscape and contribute to balanced and sustainable community development.

**Project Concurrency Analysis:**

<b>Public Facilities Concurrency</b>	<b>Provider</b>	<b>Existing Demand</b>	<b>Proposed Demand Reserved Capacity</b>
<b>1. Roads</b>	<b>FDOT</b>	<b>Existing Condition</b>	<b>96 trips per weekday (Using ITE trip generator – code 941)</b>
<b>2. Sewer</b>	<b>Lake City</b>	<b>Septic Tank</b>	<b>312.5 GPD (1.25 ERU X 250 GPD)</b>
<b>3. Solid Waste</b>	<b>Lake City</b>	<b>Existing Condition</b>	<b>8.24 lbs. per capita per day X 6 persons = 49.44 lbs. per day 49.44 lbs. per day X 365 days = 18,045.6 lbs. per year</b>
<b>4. Drainage</b>	<b>SRWMD</b>	<b>Existing Condition</b>	<b>No Impact</b>
<b>5. Potable Water</b>	<b>Lake City</b>	<b>City Utility</b>	<b>437.5 GPD (1.25 ERU X 350 GPD)</b>

**Comprehensive Land Use Plan:**

In Florida, the Comprehensive Plan Consistency Analysis is an essential process for ensuring that land use and development decisions align with the state's comprehensive planning requirements. This analysis is part of the broader framework established by Florida's Growth Management Act, which aims to manage growth and development in a way that promotes sustainable and orderly development.

Here's a breakdown of the key aspects involved in a Florida Comprehensive Plan Consistency Analysis:

**1. Understanding the Comprehensive Plan**

- **Purpose:** The comprehensive plan is a long-term policy framework that guides land use, growth, infrastructure, and public services within a municipality or county.
- **Components:** It typically includes elements such as land use, housing, transportation, parks and recreation, conservation, and capital improvements.

**2. Consistency Analysis**

- **General Approach:** The analysis assesses whether a proposed change—such as a zoning amendment, land use change, or development project—is consistent with the goals, objectives, and policies of the comprehensive plan.
- **Steps in Analysis:**
  1. **Review the Proposal:** Examine the specifics of the proposed change or development.
  2. **Compare with Comprehensive Plan:** Evaluate how the proposal aligns with the comprehensive plan's policies and objectives.
  3. **Consider Impacts:** Assess the potential impacts on land use, infrastructure, environment, and community services.

### 3. Key Considerations

- **Land Use Compatibility:** Ensure the proposed land use aligns with the designated future land use category in the comprehensive plan.
- **Infrastructure Adequacy:** Check whether existing or planned infrastructure (e.g., roads, water, sewer) can support the proposed change.
- **Environmental Impact:** Evaluate potential effects on natural resources and adherence to conservation policies.
- **Public Services:** Assess whether public services like schools and emergency services can accommodate the proposed changes.

### 4. Regulatory Framework

- **State Requirements:** Florida Statutes (e.g., Chapter 163, Part II) and Florida Administrative Code outline requirements for comprehensive plans and consistency analysis.
- **Local Procedures:** Each jurisdiction may have specific procedures for conducting and reviewing consistency analyses, including public hearings and advisory board reviews.

### 5. Public Participation

- **Engagement:** Public input is often sought through community meetings and hearings, providing an opportunity for residents to express concerns or support.

### 6. Decision-Making

- **Approval Process:** The local government's decision-making bodies (e.g., city council, county commission) review the consistency analysis and decide whether to approve, modify, or reject the proposed change based on its alignment with the comprehensive plan.

### 7. Documentation and Reporting

- **Reporting:** The findings of the consistency analysis are usually documented in reports that detail how the proposal meets or does not meet the comprehensive plan's criteria.

### 8. Appeals and Amendments

- **Appeals:** There may be processes for appealing decisions or requesting amendments to the comprehensive plan if necessary.

This analysis is crucial for maintaining orderly and planned growth while balancing development needs with community and environmental considerations.

**Project Comprehensive Land Use Plan Analysis:**

The proposed Future Land Use Plan Map Amendment complies with and is consistent with the City of Lake City Comprehensive Plan as adopted by Ordinance No. 21-2206 on December 6, 2021.

The proposed amendment identifies below the applicable elements which demonstrates consistency with the Goals, Objectives and Policies:

- Future Land Use
- Transportation
- Housing
- Sanitary Sewer
- Solid Waste
- Drainage
- Potable Water
- Natural Groundwater Aquifer Recharge
- Conservation
- Recreation and Open Space
- Intergovernmental Coordination
- Capital Improvements
- Public School Facilities
- Property Rights Element

LOTS 2, 3, 4 AND 5, BLOCK A, WESTWOOD PARK, SECTION A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 45 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A SUBDIVISION EMBRACING A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAME C.W. BROWN AND W.W. NIHISER, SURVEYORS, DATED JUNE 8, 1926, AND FILED IN THE OFFICIAL RECORDS OF THE COLUMBIA COUNTY CLERK OF CIRCUIT COURTS ON JULY 6, 1926; LESS AND EXCEPT THAT PORTION HERETOFORE ACQUIRED BY THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAYS.

TAX PARCEL NUMBER: 36-3S-16-02631-000 (10740)

HFD/lss  
1803.02-14-055  
3/20/2014

REC. 27.00  
DOC. 1260.00  
INT. \_\_\_\_\_  
INDEX \_\_\_\_\_  
CONSIDERATION 180,000.00

This instrument prepared by  
Herbert F. Darby  
Darby Peele Crapps Green & Stadler, LLP  
Attorneys at Law  
Post Office Drawer 1707  
Lake City, Florida 32056-1707

Inst:201412004811 Date:4/3/2014 Time:2:49 PM  
Doc Stamp-Deed:1260.00  
DC,P.DeWitt Cason,Columbia County Page 1 of 3 B:1272 P:426

WARRANTY DEED

THIS WARRANTY DEED made this 29<sup>th</sup> day of March, 2014, by  
WILLIAM D. EPPERSON, a single person not residing on the property, but whose  
mailing address is 205 North 15th Street, Haines City, Florida 33844, hereinafter called  
the Grantor, to JCP-VYP, LLC., a Florida limited liability company, whose post office  
address is 7585 216th Street, O'Brien, Florida 32071, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100  
(\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby  
acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and  
confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

Lots Numbers 2, 3, 4, and 5 of Block A of WESTWOOD PARK, SECTION A, a  
Subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36,  
Township 3 South, Range 16 East, in Columbia County, Florida, according to  
Map of same by C. W. Brown and W. W. Nihiser, Surveyors, dated June 8,  
1926, and filed in the Office of the Clerk of Circuit Court, Columbia County,  
Florida, on July 6, 1926, in Columbia County, Florida. LESS AND EXCEPT that  
portion heretofore acquired by the State of Florida for road right-of-ways.

This deed is given to and accepted by Grantee subject to all restrictions,  
reservations, easements, and limitations of record, if any, and all zoning and land

use rules and regulations, but this shall not serve to reimpose the same.

Identified on the Tax Roll as Parcel Number: 36-3S-16-02631-000

N. B. Grantor hereby warrants that neither the subject property nor any contiguous property was ever utilized by him or any member of his family as their homestead.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.



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

Signed, sealed and delivered  
in the presence of:

① Mary A. Miller  
Witness

✓ MARY A. MILLER  
(Print/type name)

② Greg Harrold  
Witness

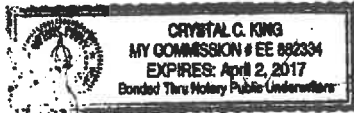
✓ Greg Harrold  
(Print/type name)

William D. Epperson (SEAL)  
WILLIAM D. EPPERSON

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of  
March, 2014, by WILLIAM D. EPPERSON, who is personally known to me.



(NOTARIAL  
SEAL)

Crystal C. King  
Notary Public, State of Florida  
CRYSTAL C. KING  
(Print/type name)

My Commission Expires:



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

AGENT AUTHORIZATION FORM

I, VYP, LLC (owner name), owner of property parcel

number 36-3S-16-02631-000 (10740) (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. Charles Millar, Atwell	1.
2.	2.
3. Michael Muniz, Atwell	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.

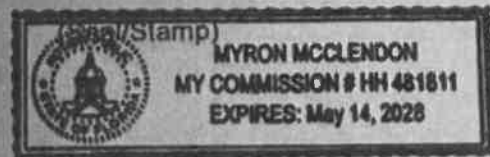
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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

Victoria Purnung 11-12-24  
 Owner Signature (Notarized) Date

NOTARY INFORMATION:  
 STATE OF: FLORIDA COUNTY OF: Columbia

The above person, whose name is Victoria Purnung, personally appeared before me and is known by me or has produced identification (type of I.D.) Drivers License on this 12<sup>th</sup> day of November, 2024.

NOTARY'S SIGNATURE



# Columbia County Tax Collector

generated on 7/8/2024 2:31:48 PM EDT

## Tax Record

Last Update: 7/8/2024 2:30:47 PM EDT

**Register for eBill**

### Ad Valorem Taxes and Non-Ad Valorem Assessments

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

<b>Account Number</b> R02631-000	<b>Tax Type</b> REAL ESTATE	<b>Tax Year</b> 2023
<b>Mailing Address</b> VYP, LLC 794 SW MANDIBI DR LAKE CITY FL 32024	<b>Property Address</b> 2196 US HIGHWAY 90 LAKE CITY	<b>GEO Number</b> 363S16-02631-000
<b>Exempt Amount</b> See Below	<b>Taxable Value</b> See Below	
<b>Exemption Detail</b> NO EXEMPTIONS	<b>Millage Code</b> 002	<b>Escrow Code</b>
<b>Legal Description (click for full description)</b> 36-3S-16 1100/1100.58 Acres LOTS 2, 3, 4 & 5 BLOCK A WESTWOOD PARK SUBDIVISION. 337-685, WD 1001-2463, QC 1072-510, QC 1272-423, WD 1272-426,		
<b>Ad Valorem Taxes</b>		
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>
BOARD OF COUNTY COMMISSIONERS	7.8150	217,659
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	217,659
LOCAL	3.2170	217,659
CAPITAL OUTLAY	1.5000	217,659
SUWANNEE RIVER WATER MGT DIST	0.3113	217,659
LAKE SHORE HOSPITAL AUTHORITY	0.0001	217,659
		<b>Exemption Amount</b>
		0
		<b>Taxable Value</b>
		\$217,659
		<b>Taxes Levied</b>
		\$1,701.01
		\$162.81
		\$700.21
		\$326.49
		\$67.76
		\$0.02
<b>Total Millage</b>		13.5914
<b>Total Taxes</b>		\$2,958.30
<b>Non-Ad Valorem Assessments</b>		
<b>Code</b>	<b>Levying Authority</b>	<b>Amount</b>
FFIR	FIRE ASSESSMENTS	\$380.96
<b>Total Assessments</b>		\$380.96
<b>Taxes &amp; Assessments</b>		\$3,339.26
<b>If Paid By</b>		<b>Amount Due</b>
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/20/2023	PAYMENT	3300990.0002	2023	\$3,205.69

Prior Years Payment History

<b>Prior Year Taxes Due</b>
NO DELINQUENT TAXES

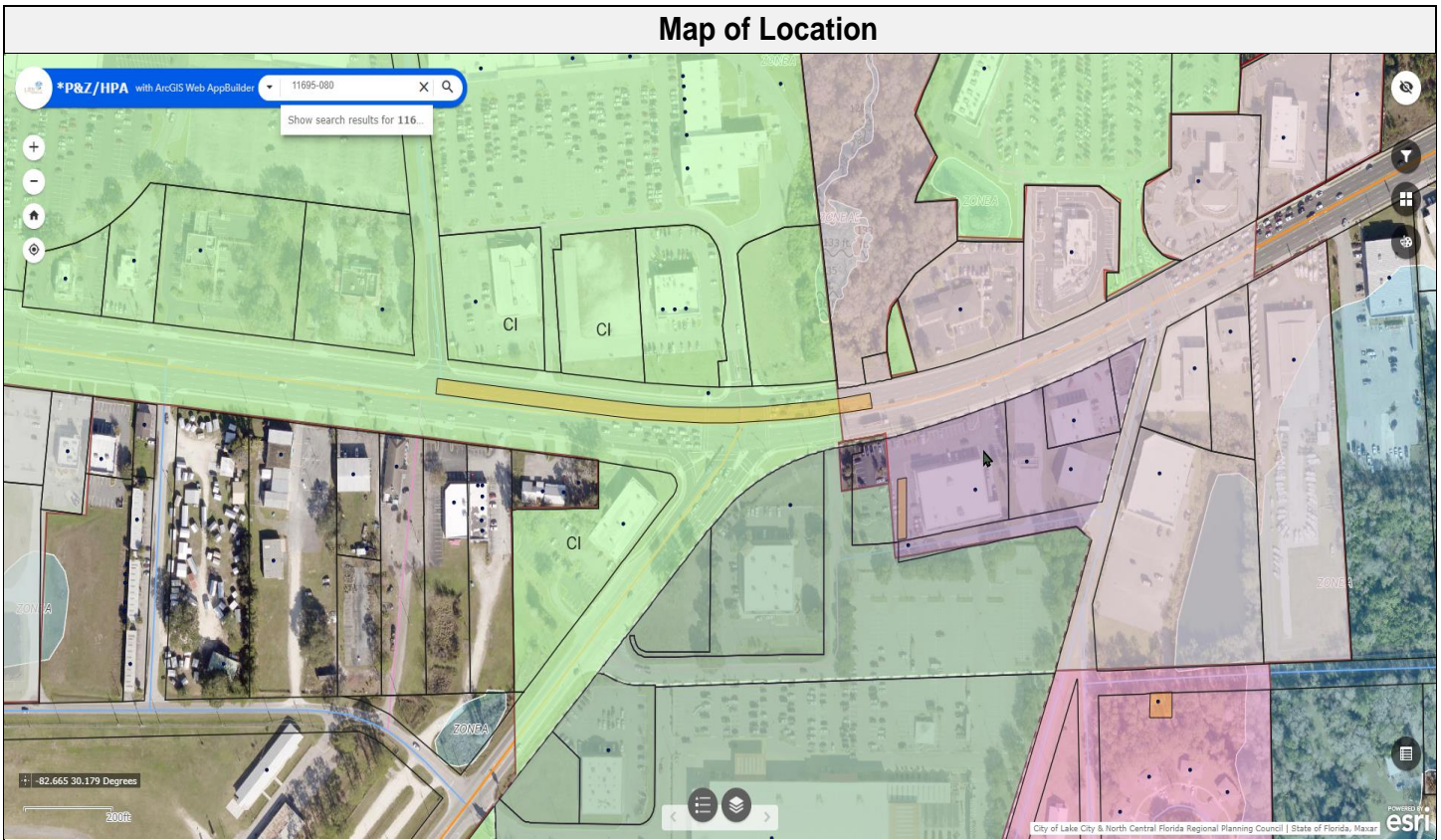
# AKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Take 5 Site Plan Review SPR 25-01
Applicant	Charles Miller, agent
Owner	VYP, LLC
Requested Action	<ul style="list-style-type: none"> <li>Review a site plan for a new Take 5 Oil change.</li> </ul>
Hearing Date	01-08-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- .48 Acres
Location	2196 W US Highway 90, Lake City, FL
Parcel Number	36-3S-16-02631-000
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 City	CI	Retail	
E	Commercial City	CI	Retail	
S	Commercial City	CI	Retail	
W	Commercial County	CI Co	Office	County Jurisdiction

Zoning Review		
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	None/ 4.13.6.1	20,908 square feet
Minimum yard requirements (setbacks) Front-Each Side-Rear.	20-10(none is no side yard provided)-15/ 4.13.7.1	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	10-foot
Max square footage of signs.	597.9 square feet/ 4.2.20.7.5	305 square feet
Lot coverage of all buildings.	1.0/ 4.13.9	8.16 % coverage.
Minimum landscape requirements.	10 foot if abutting a residential district or none if not/ 4.13.10	Does not abut a residential district.
Minimum number of parking spaces.	6 spaces/ 4.2.15.16	6 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 Take 5 Oil Change.



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto: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: 11/18/2024

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

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

Project Number: SPR 25-01

Project Name: Take 5 Oil Change

Project Address: 2194 W Hwy 90, Lake City, FL 32055

Project Parcel Number: 36-3S-16-02631-000

Owner Name: VYP, LLC

Owner Address: 794 SW Mandibi Dr, Lake City, FL, 32024

Owner Contact Information: Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Owner Agent Name: Charles Millar

Owner Agent Address: 11770 US Highway 1 Suite 404 East, Palm Beach Gardens, FL 33408

Owner Agent Contact Information: Telephone: 772-486-1977 Email: cmillar@atwell.com

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



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

**Building Department: Reviewed by:** Signed by: Scott Thomason 848A144E4F98437... **Date:** 12/3/2024

I have not had the pleasure of reviewing any plans or submittals.

**Planning and Zoning: Reviewed by:** Signed by: Bryan S. Thomas BOC7E588CB9E4F2... **Date:** 11/19/2024

If municipal sewer service is available within 100 feet of the property line, must connect to the sanitary sewer service (Sec. 102-111. - use of public sewers) and properly abandon existing septic system.

**Business License: Reviewed by:** Signed by: Allina Gill FB87FE78CTAF457... **Date:** 11/19/2024

Business was recently annexed into the city before the business opens they need to apply for a Business Tax Receipt

**Code Enforcement: Reviewed by:** Signed by: Marshall Souza E8818D144D974CD... **Date:** 11/19/2024

No liens, codes or violations. This property was recently annexed into the City.

**Permitting: Reviewed by:** DocuSigned by: Alex Jones F5E79CA4532C435... **Date:** 11/19/2024

Permits are due before construction but not until all zoning and planning are addressed. Also utilities.

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

**Water Department: Reviewed by:** Signed by: Mike L. Osborn Jr. BBE008C41B74E3... **Date:** 11/19/2024

Make sure that Cross-Connection control devices are reduced pressure principle assembly devices.

**Sewer Department: Reviewed by:** DocuSigned by: Lady Pridgeon BBA01EF55AD2496... **Date:** 11/19/2024

Sewer plants have capacity to receive flow

**Gas Department: Reviewed by:** Signed by: Steve Brown BB57D0CE8F2F4B5... **Date:** 12/9/2024

Will this location need gas service?

**Water Distribution/Collection: Reviewed by:** Signed by: Brian Scott F500EB6125784F8... **Date:** 12/9/2024

unable to approve the water and sewer at this time. all water and sewer will have to be run south to Mary ethal road with the owner having a private easement on other property. water and sewer will be set off Mary ethal once it leaves the right of way it's private, no water sewer on 90 will need revised utility plans and a copy of the agreed easement from other private property lines they will cross.

**Customer Service: Reviewed by:** DocuSigned by: Shasta Pelham BBE91F451933CEU... **Date:** 12/9/2024

The Distributions & Collections Director advised, water & sewer are located on SW Mary Ethel Ln. A private utility easement would be required. A tap application & utility plans must be submitted in order to apply for water, sewer and/or natural gas services. This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon approval of your application for service and receipt of payment for all applicable fees.

**Public Safety – Public Works, Fire Department, Police Department**

**Public Works: Reviewed by:** Signed by:  
*Steve Brown* \_\_\_\_\_ **Date:** 12/9/2024

Has SRWMD reviewed?

**Fire Department: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Police Department: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**NOTE: 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:** DocuSigned by: *Garrett Spencer* \_\_\_\_\_ **Date:** 1/2/2025

The project will require an ERP Individual Permit.

**School Board: Reviewed by:** DocuSigned by: *Keith Archer* \_\_\_\_\_ **Date:** 12/9/2024

No Comments at this time.

**County: Reviewed by:** DocuSigned by: *Chad Williams* \_\_\_\_\_ **Date:** 12/5/2024

no comments at this time

**NOTE: 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.**

**File Attachments for Item:**

**iv. Presentation-** Skate Park and Master Plan for Recreational Park, presented by TOCOI Engineering

**SKATE PARK  
and  
MASTER PLAN FOR  
RECREATIONAL PARK**



Prepared by:



For



January 9, 2024

## **BACKGROUND:**

The City of Lake City identified a need to develop a Skate Park on property it owns just east of NW Washington St. In discussion with City staff to site the skate park, it was determined that the City owns a significant portion of land bounded by NW Madison St on the south, NW Washington St on the north, NW Lake Jeffery Rd on the west and 6<sup>th</sup> St and NW Hilton Ave on the East. Within this area, the City has several office buildings and existing facilities like tennis courts, basketball courts, handball/racquet ball courts, a football field and bleachers, and playground equipment. During the discussion relating to the skate park, it was agreed that that a master plan was needed to show the future development of the entire property into a cohesive multi-use park facility that will enhance the quality of life in the City of Lake City.

## **PURPOSE:**

The purpose of this Master Plan is to plan for the future development of the property to best utilize the space available as a cohesive development that will be fully utilized by all the citizens of Lake City. The Master Plan will include considerations of the following elements: handicap accessibility playground equipment, existing facilities, skate park, pickle ball courts, remote control vehicle track, BMX track, soccer/football/lacrosse (multi-purpose field), restrooms, and health track with outside workout equipment. Other items will be included as identified during the plan development.

## **MASTER PLAN:**

For a detailed layout of the facilities described below, refer to the attached exhibit at the end of this document.

### **Existing Facilities:**

Presently, the property has the following facilities available for use: Memorial Stadium, presently used as a football field with a large bleacher and concession stands, four racquetball courts, two basketball courts, four tennis courts, restroom facilities, and playground with picnic shelters.

There are three buildings currently in use by various City departments; one building located in the NW corner of the 6<sup>th</sup> Street and NW Desoto Street intersection, and two buildings between NW Madison St. and NW Desoto St. west of NW Hilton Ave. These buildings will remain in operation as desired by the City.

There are multiple smaller buildings located at various locations around the property that are in disrepair and/or are not currently being used. Most of these buildings should be demolished to facilitate park improvements. The block building in the NW corner (Old Locker Rooms near the football stadium) should be renovated and repurposed into a public restroom for use by the northern half of the park property. It is estimated that an order of magnitude cost to rehab and repurpose this building would be between \$75,000.00 and \$150,000.00 dollars.

## Skate Park:



The development of a Skate Park by the City was the starting point for the discussions with City staff which has morphed into a full-blown master plan for the entire property owned by the City.

Designing a skatepark is part science and part art form. There are multiple items to consider in the placement and layout of the actual facility. These items include, but are not limited to, the size of the facility, budget for construction, topography and elevation change of the site, stormwater management, soils, utilities, trees and landscaping, local art, and sun orientation being the main considerations.

Based on initial conversations with the City, and the locations indicated to be considered for the skatepark, the facility size is estimated between 10,000 to 18,000 square feet and depending on available funds could be phased with the initial phase being 2,500 and 5,000 square feet. Funding availability will yield itself to a simple basic beginner facility that could be expanded in the future as funds are made available and public interest grows.

A beginner skatepark will include features such as a ride on rail, small bowl, mini ramp, launch ramp, quarter pipe corner, A frame, spine ramp, stairs, and possibly a snake run or pump track. Typically, these features will be molded out of concrete with smooth transitions from one feature to the next and could incorporate local art and features that incorporate local style and history.

Construction for a beginner skater park could be as simple as a flat concrete surface and bring in premanufactured skatepark features. However, this simple approach is not recommended due to the potential for skin burns because of the heat absorbed from the sun by the premanufactured materials used when the feature is manufactured, typically steel sheets. A better approach would be to construct the park out of formed concrete and incorporate landscaping and other features to provide shade against the Florida sun. Construction of a skatepark ranges from \$50 to \$75 per square foot or more depending on the complexity of the design. A very basic skatepark could be constructed for around \$100,000.00. A larger more elaborate skate park could range in cost from \$400,000.00 to several million dollars depending on the size and complexity. Given the size of between 10,000 and 20,000 square feet of the areas indicated by City Staff, it is recommended that the City phase the skatepark construction beginning with a first phase of approximately 2,500 square feet and a construction budget of \$150,000.00 for design and construction. The City should also consider this project as a design-build project to facilitate cost savings. The ultimate build out for the skatepark should be budgeted between \$1 and \$2 million dollars and phased over multiple years.



### **Football/Soccer/Lacrosse (multi-purpose field):**



The City has a beautiful football field/stadium located within the Park boundary. The existing field is currently natural turf and has to be remarked for each activity. In addition, significant effort and funds have to be expended to maintain the field. This effort involves continual mowing and the use fertilizer and insecticides to maintain the turf in a suitable fashion.

This field could be better utilized by making it a multi-purpose facility which incorporates multiple activities like soccer, lacrosse, and of course football. To facilitate this, the field would be converted to artificial turf that incorporates permanent field markings. These markings would be for each planned activity and would be in differing colors. For example, white for football, yellow for soccer, and red for lacrosse. In addition, the field could be marked for differing levels of play like marking for two or three junior league soccer fields thus, allowing the City to make better use of the existing football facility.

The cost of an artificial turf field installation would be between \$750,000 and \$1.5 million dollars. While this is a significant sum, there are both public and private grants that will offset some, if not all the costs.

### **Playground Accessible Equipment:**



The existing playground is ideally sited under large live oak trees. It has all the amenities typically expected in a City playground. However, the playground could be enhanced by incorporating handicapped accessible playground equipment and sidewalks for wheelchair access.

Accessible playground equipment includes, but not limited to, swing platforms, wheelchair scaling ladders, ADA combination swings, wheel thru arcades, and ADA fun-hoops. The cost of such equipment ranges from a few hundred dollars to several thousand with the more elaborate playground forts and activity stations ranging from several thousand dollars to tens of thousands of dollars.

A good budget for the playground enhancement would be \$25,000 to \$50,000 with City staff and maintenance personnel selecting and installing the equipment and associated sidewalks and ramps.

### **Pickleball:**



Pickleball is one of the fastest growing sports in the US. It is an excellent sport for an aging population that are no longer agile enough to play the more vigorous sport of tennis. Pickleball is played on a court similar to tennis that is approximately forty-five percent (45%) smaller than a tennis court. This smaller size concentrates the action of play to a smaller area requiring less exertion to keep the ball in play. The overall court dimensions of a pickleball court are 30 ft x 60 ft and compared to a pro tennis court at 60 ft x 120 ft. Pickleball courts require about twenty-five percent (25%) of the area of a tennis court so four (4) pickleball courts could be located within the footprint of one pro tennis court.

Building a pickleball court typically costs between \$15,000 and \$50,000 per court depending on factors like location, materials used, and site preparation. A good budget for developing a pickleball facility with four courts would be \$100,000.00 to \$200,000.00 including design and construction.

### **Remote Control Vehicle Track:**



Remote control vehicles range in size from 17 to 22 inches long and 8 to 15 inches wide. These vehicles run on dirt and paved tracks with 6 to 10 wide lanes. The overall size of the track can be any size based on budget. Typically, the track will be approximately 60 x 120 feet in size with an elevated stand for the controllers to better view the track and operate the vehicles. Larger tracks have been constructed and should be considered if there is significant public interest in this type of activity.

The cost to construct a remote-control vehicle track will range from \$25,000 to \$150,000 or more depending on the size and design. A simple dirt track could be constructed by the City's maintenance department using input from the community members who would be utilizing the facility. By utilizing the City's existing resources and staff, a beginner track could be installed for a minimal cost.

### Health Track:



A health track provides multiple benefits to the community. Typically, the track is a meandering paved surface 6 to 10 feet in width and is a specified length, like a quarter mile, half mile, etc.. To design a health track, there are no real design layout standards or criteria and the design is left up to the engineer to incorporate the needs of the community within the space available. The track provides for walking, jogging, and running. In addition, the track could include outdoor exercise equipment placed at intermittent intervals. The exercise equipment could include items such as combined pull-up and dip station, balance beam, inclined and flat sit up station, step-up station, overhead ladder, T-bar pushup station, and others. In addition to providing health benefits through the activities, the track allows the community to form long lasting friendships and a cohesive community. The cost of construction of this type of trail ranges between \$500,00.00 and \$1,000,000.00 depending on the length and equipment selected.

### Bicycle Motocross (BMX) Track:



A BMX track was considered but was quickly dismissed due to the land required to construct such a facility. Typically, a half mile track will require 17 to 20 acres of land to build the track and associated infrastructure like concessions and parking. The cost of such a facility will range between \$3 to \$5 million dollars to construct and is not a profit generating facility as the only income would be from ticket sales. However, if the City is looking for economic impact to the area, such a facility should be designed to hold regional, state, and national events which can bring in millions of dollars to the local community. Primarily due to the large land requirement, this type of facility is not included in this Master Plan.

### Parking:

The Young's Park Tennis Courts have seven off street parking spaced located along the north side of NW Madison Street which are supplemented by the perpendicular on street parking along the north and south sides of NW Desoto Street between NW Lake Jeffery Road and 6<sup>th</sup> Street and serves the existing tennis courts, basketball courts, racquet ball courts and playground. There does not appear to be any dedicated parking for Memorial Stadium, however, it appears that this stadium is served by parking in the grass shoulder between the pavement and the fence along 6<sup>th</sup> Street.

Additional parking will be addressed during the design phase for each new facility constructed on the property. It is anticipated that additional parking will be needed along NW Washington Street and NW Matthew Street similar to that currently existing along NW Desoto St., though this is not shown on the master plan.

### **Other:**

During the Master Planning process several items have been identified that will enhance the park and allow for better layout of the overall park. These items include real estate acquisition and road closure to convert the right-of-way into usable park space.

The real estate acquisition involves a narrow triangular shaped parcel in the southwest corner of the intersection of NW Hilton Ave and NW Washington St. This parcel is owned by the Christian Service Center and is less than 34 feet in width and tapers down to nothing at the western most end of the parcel.

The road closure involves two sections of road way between NW Stadium Terrace and NW Washington St. and are named the NW Connector to NW Matthew St and NW Matthew St. Closing these two sections of roadway and removing the pavement will allow for a larger contiguous park area. Based on the county GIS system, these roadways may already be closed as public right-of-way however, the pavement has not been removed.

### **RECOMMENDATIONS:**

To summarize the Master Plan and provide direction for the City to move forward with the park improvements, the following recommendations have been developed:

- It is recommended that the City investigate and utilize grants to the fullest extent possible to develop the park to its fullest potential. The grants available are from various sources both public (State and Federal) and private.
- It is recommended that the Skate Park should be developed using a phased approach with the initial phase being a beginner park of 2,500 to 5,000 sf. The project should be a design-build project with a Phase I budget of \$150,000.00.
- It is recommended that the City work with the State agencies and/or existing/private soccer league(s) to obtain the grants necessary to install the artificial turf on the existing football field. As part of this installation, the field should be permanently marked as a multi-use field. The budget for this project should be \$1,500,000.00 with a Phase I budget of \$50,000 to develop a preliminary design and explore grant opportunities.
- It is recommended that the City should utilize its staff and maintenance department to enhance the playground to be more ADA accessible. The City should appoint a committee to develop a list of desired equipment that the City can then install within the existing playground utilizing its maintenance staff. The budget for this project should be between \$25,000.00 and \$50,000.00.
- It is recommended that the City install four (4) pickleball courts in the area near the existing tennis courts. The budget for this project should be \$200,000.00 with a Phase I budget of \$100,000 to install the first two courts.
- It is recommended that the City work with the community to determine if a remote control vehicle track is desired and warranted. If warranted, the City, with assistance from the

track users, and utilizing city maintenance staff could construct the dirt track with minimal costs. The budget Phase I for this project should be \$25,000.00.

- It is recommended that the City work with the athletic leagues to layout the health track and select the equipment to be installed. Consideration should be given to allowing practice fields to be included within the interior of the health track. It is recommended that this project be phased in two parts. Phase I would be the community involvement and design phase with a budget of \$75,000.00. The second phase would be the construction phase with a budget estimated at \$925,000.00 with the budget fine-tuned during the design phase.

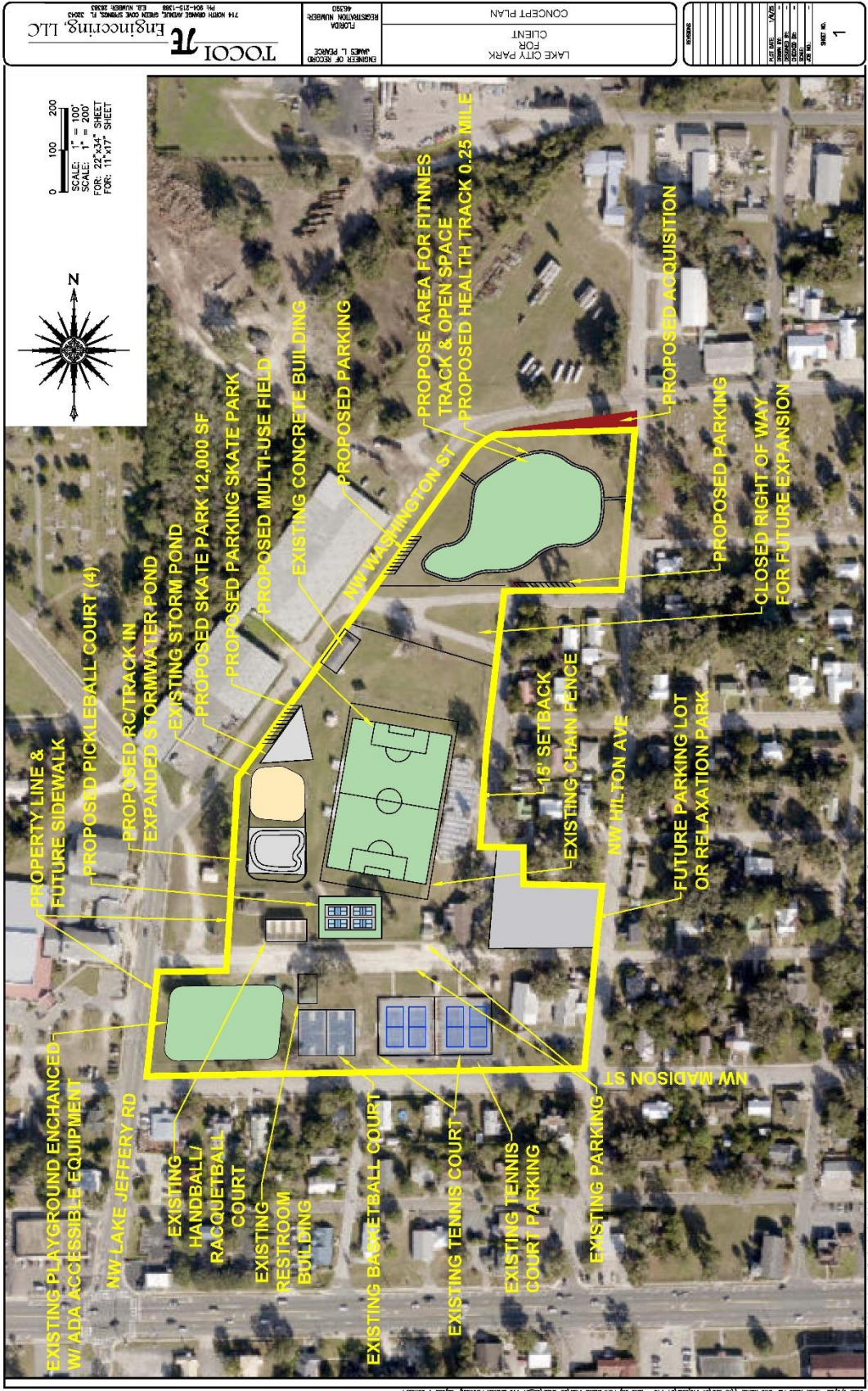
To summarize, this Master Plan forms the foundation for developing an integrated cohesive park system with multiple elements to accommodate the needs of the community. The Master Plan and each individual element within the park can be phased and designed or constructed as funds become available, either through various Grants or through the City’s budget appropriations process.

Master Plan layout exhibit and Budget are attached.

<b>Recreational Park Master Plan</b>					
<b>Phased Estimated Costs</b>					
<b>Facility</b>	<b>Budget</b>	<b>Phase I</b>	<b>Phase II</b>	<b>Phase III</b>	<b>Phase IV</b>
Rehab Old Locker Rooms	\$ 150,000.00	\$ 40,000.00			\$ 110,000.00
Skate Park	\$ 400,000.00	\$ 150,000.00			\$ 250,000.00
Multi-Purpose Field	\$ 1,500,000.00	\$ 50,000.00	\$ 1,450,000.00		
ADA Playground Improvements	\$ 50,000.00	\$ 15,000.00		\$ 15,000.00	\$ 20,000.00
Pickleball Courts	\$ 200,000.00	\$ 100,000.00		\$ 100,000.00	
Remote Control Vehicle Track	\$ 150,000.00	\$ 25,000.00		\$ 50,000.00	\$ 75,000.00
Health Track	\$ 1,000,000.00	\$ 75,000.00		\$ 525,000.00	\$ 400,000.00
	\$ 3,450,000.00 **	\$ 455,000.00	\$ 1,450,000.00	\$ 690,000.00	\$ 855,000.00

\*\* This Total Include engineering design fees. Not included is a topographic survey of the entire site

Note: The City should plan for surveying as a separate line item and have the entire site surveyed in anticipation of design for the above improvements.



<p>ENGINEER OF RECORD          JAMES L. PERAZE          LICENSE NO. 12852          FLORIDA          REGISTRATION NUMBER          46330</p>	<p>LAKE CITY PARK          FOR          CLIENT          CONCEPT PLAN</p>	<table border="1"> <tr><td>DATE PLOTTED</td><td>1/9/25</td></tr> <tr><td>DATE PRINTED</td><td>1/9/25</td></tr> <tr><td>DATE CHECKED</td><td></td></tr> <tr><td>DATE REVISION</td><td></td></tr> <tr><td>DATE</td><td></td></tr> <tr><td>BY</td><td></td></tr> <tr><td>REVISION</td><td></td></tr> <tr><td>NO.</td><td></td></tr> <tr><td>SHEET NO.</td><td>1</td></tr> </table>	DATE PLOTTED	1/9/25	DATE PRINTED	1/9/25	DATE CHECKED		DATE REVISION		DATE		BY		REVISION		NO.		SHEET NO.	1
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