

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

June 09, 2026 at 6:00 PM

Venue: City Hall

AGENDA

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

INVOCATION

ROLL CALL

MINUTES

- [i.](#) Meeting Minutes for May 12, 2026

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) **PZ/LPA CPA 26-06S-** A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, BY DAVID M. WINSBERG, THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM RESIDENTIAL MEDIUM DENSITY (LESS THAN OR EQUAL TO 8 DWELLING UNITS PER ACRE) TO RESIDENTIAL HIGH DENSITY (LESS THAN OR EQUAL TO 20 DWELLING UNITS PER ACRE) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE
- [iii.](#) **PZ/LPA Z 26-04A-** A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RELATING TO

THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 26-04S, BY DAVID M. WINSBERG, THE PROPERTY OWNER OF SAID ACREAGE; RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN APPLICATION TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS BY CHANGING THE ZONING DISTRICT FROM RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) AND RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) TO RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) AND RESIDENTIAL, MULTIPLE-FAMILY-2 (RMF-2) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

- iv. PZ/LPA LDR 26-02-** A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION BY THE GROWTH MANAGEMENT DEPARTMENT OF LAKE CITY, FLORIDA; PROVIDING FOR AMENDING SECTION 2.1 ENTITLED DEFINITIONS TO ADD A DEFINITION FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.2.36 ENTITLED PROVISIONS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.4.3 ENTITLED "A" AGRICULTURAL, PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.4.7 ENTITLED "A" AGRICULTURAL, MINIMUM YARD REQUIREMENTS TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.5.3 ENTITLED "RSF" RESIDENTIAL, SINGLE FAMILY, PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.5.7 ENTITLED "RSF" RESIDENTIAL, SINGLE FAMILY, MINIMUM YARD REQUIREMENTS TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.6.3 ENTITLED "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME, PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.6.7 ENTITLED "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME, MINIMUM YARD REQUIREMENTS TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.7.3 ENTITLED "RMH" RESIDENTIAL, MOBILE HOME, PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.7.7 ENTITLED "RMH" RESIDENTIAL, MOBILE HOME, MINIMUM YARD

REQUIREMENTS TO ADD REQUIREMENTS FOR ACCESSORY USES AND STRUCTURES AND ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.9.3 ENTITLED "RMF" RESIDENTIAL, MULTIPLE FAMILY, PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.9.7 ENTITLED "RMF" RESIDENTIAL, MULTIPLE FAMILY, MINIMUM YARD REQUIREMENTS TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WORKSHOP

- v. **Eliminating Parking Minimum Discussion and Presentation-** A discussion to consider the elimination of parking minimums for the City of Lake City.

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 for May 12, 2026



PLANNING & ZONING BOARD MEETING MINUTES

City: Lake City, Florida

Board: Planning and Zoning

Date: May 12, 2026

Time: 18:00

Location: City Hall, Council Chambers

1. CALL TO ORDER

The meeting was called to order at 18:00 by Mrs. Douglas.

2. ROLL CALL

- Mrs. Douglas
- Mrs. McKellum
- Mr. Carlucci
- Mrs. Jones
- Mr. Lydick
- City Attorney: Mr. Martin

Members Absent:

- Mrs. Wilson
- Mrs. Johnson

Staff Present:

- Robert Angelo
- Graci Walker

Public Attendees:

None

3. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of April 14th, 2026

Motion to approve: Mr. Carlucci

Second: Mrs. McKellum

4. EXPARTE COMMUNICATION

- Mrs. Douglas- None
- Mrs. McKellum- None
- Mrs. Wilson- Absent
- Mrs. Johnson- Absent
- Mr. Carlucci-None
- Mrs. Jones- None
- Mr. Lydick - None

5. PUBLIC HEARINGS / OLD BUSINESS

None.

6. PUBLIC HEARINGS / NEW BUSINESS

None.

7. WORKSHOP ITEMS

Robert discussed Training Conference with the Board that will be on June 12th.

8. ADJOURNMENT

Motion: Motion to adjourn by Mr. Carlucci, seconded by Mrs. McKellum.

Meeting adjourned at 18:06.

Recording Secretary: _____

Name: Graci Walker

Title: Recording Secretary

Chair: _____

Name: Mrs. Douglas

File Attachments for Item:

ii. PZ/LPA CPA 26-06S- A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, BY DAVID M. WINSBERG, THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM RESIDENTIAL MEDIUM DENSITY (LESS THAN OR EQUAL TO 8 DWELLING UNITS PER ACRE) TO RESIDENTIAL HIGH DENSITY (LESS THAN OR EQUAL TO 20 DWELLING UNITS PER ACRE) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE



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

R PLANNING USE ONLY

Application # _____
 Application Fee \$ 1750.00
 Receipt No. 2026-00052315
 Filing Date 4/21/26
 Completeness Date 4/24/26

COMPREHENSIVE PLAN AMENDMENT

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

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

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

A. PROJECT INFORMATION

1. Project Name: Winsberg Apartments
2. Address of Subject Property: NW Early Street
3. Parcel ID Number(s): 00-00-00-11602-002
4. Existing Future Land Use Map Designation: Residential - Medium Density
5. Proposed Future Land Use Map Designation: Residential - High Density
6. Zoning Designation: RMF-1
7. Acreage: 2.65 Acres
8. Existing Use of Property: Vacant
9. Proposed use of Property: Apartment Buildings

B. APPLICANT INFORMATION

1. Applicant Status Owner Agent
2. Name of Applicant(s): David M. Winsberg Title: _____
 Company name (if applicable): _____
 Mailing Address: PO Box 2815
 City: Lake City State: FL Zip: 32056
 Telephone: (386) 755-7449 Fax: () Email: david@winsberginc.com

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?

If yes, list the names of all parties involved:

If yes, is the contract/option contingent or absolute: Contingent Absolute

2. Has a previous application been made on all or part of the subject property? Yes No

Future Land Use Map Amendment: Yes No

Future Land Use Map Amendment Application No. _____

Site-Specific Amendment to the Official Zoning Atlas (Rezoning): Yes No

Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____

Variance: Yes No

Variance Application No. _____

Special Exception: Yes No

Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

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

NOTICE TO APPLICANT

All ten (10) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

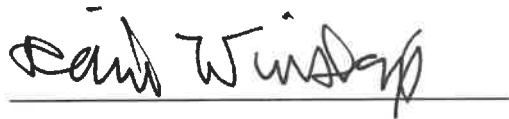
A total of two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

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

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

David M. Winsberg

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

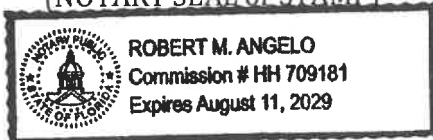
April 19, 2026

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 24 day of April, 2026, by (name of person acknowledging).

(NOTARY SEAL or STAMP)




Signature of Notary

Robert Angelo
Printed Name of Notary

Personally, Known _____ OR Produced Identification
Type of Identification Produced Drivers License

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

Columbia County Property Appraiser
Jeff Hampton

2026 Working Values
updated: 4/8/2026

Parcel: 30-3S-17-11642-000 (40171)

Aerial Viewer Pictometry Google Maps
2023 2022 2019 2016 2013 Sales

Owner & Property Info

Owner	WINSBERG DAVID MATTHEW P O BOX 2815 LAKE CITY, FL 32056		
Site			
Description	NW DIV: E1/2 OF E1/2 OF SW1/4 OF NE1/4, EX BLOCK 70 & EX RD R/W. ORB 810-515, POA 1089-2792, 2797, WD 1089-2788, WD 1243-1218, SWD 1315-513,		
Area	5.3 AC	S/T/R	30-3S-17
Use Code*	VACANT (0000)	Tax District	1

*The description above is not to be used as the legal description for the parcel in any legal transaction.
**The parcels are the FL Dept. of Revenue, County code and not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for accurate zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$7,288	Mkt Land	\$7,288
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$7,288	Just	\$7,288
Class	\$0	Class	\$0
Appraised	\$7,288	Appraised	\$7,288
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$7,288	Assessed	\$7,288
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$7,288 city:\$7,288 other:\$0 school:\$7,288	Total Taxable	county:\$7,288 city:\$7,288 other:\$0 school:\$7,288

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Code)	RCode
5/16/2016	\$10,000	1316 / 513	WD	V	U	12
10/19/2012	\$167,800	1243 / 1218	WD	V	U	12
7/3/2006	\$222,000	1089 / 2788	WD	V	Q	
8/31/1995	\$11,200	810 / 515	WD	V	U	13

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	5.300 AC	1.0000/1.0000 1.0000/.2500000 /	\$1,375 /AC	\$7,288

Search Result: 2 of 2

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GreenlyLogic

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 4/8/2026 and may not reflect the data currently on file at our office.

*current R SF-3
proposed R MF-7*

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values
updated: 4/9/2026

Parcel:

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Owner & Property Info

Result: 1 of 2

Owner	WINSBERG DAVID MATTHEW P O BOX 2815 LAKE CITY, FL 32056		
Site			
Description	NW DIV: BEG AT NW COR OF W1/2 OF BLK O, RUN E 238.90 FT, S 331.85 FT, W 214.94 FT, N 336.23 FT TO POB. ALSO, COMM AT NW COR OF W1/2 OF BLOCK O, RUN E 288.94 FT FOR POB, CONT E 109.89 FT, S 356.89 FT, W 110 FT, N 359.16 FT TO POB, EX COMM AT SE COR OF W1/2		
Area	2.65 AC	S/T/R	30-3S-17
Use Code*	VACANT (0000)	Tax District	1

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$12,720	Mkt Land	\$12,720
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$12,720	Just	\$12,720
Class	\$0	Class	\$0
Appraised	\$12,720	Appraised	\$12,720
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$12,720	Assessed	\$12,720
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$12,720 city:\$12,720 other:\$0 school:\$12,720	Total Taxable	county:\$12,720 city:\$12,720 other:\$0 school:\$12,720

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Deed)	RCODE
5/18/2016	\$10,000	1315 / 513	WD	V	U	12
10/19/2012	\$167,800	1243 / 1218	WD	V	U	12
7/3/2006	\$100	1089 / 2790	WD	V	Q	03

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	2.650 AC	1.0000/1.0000 1.0000/6000000 /	\$4,800 /AC	\$12,720

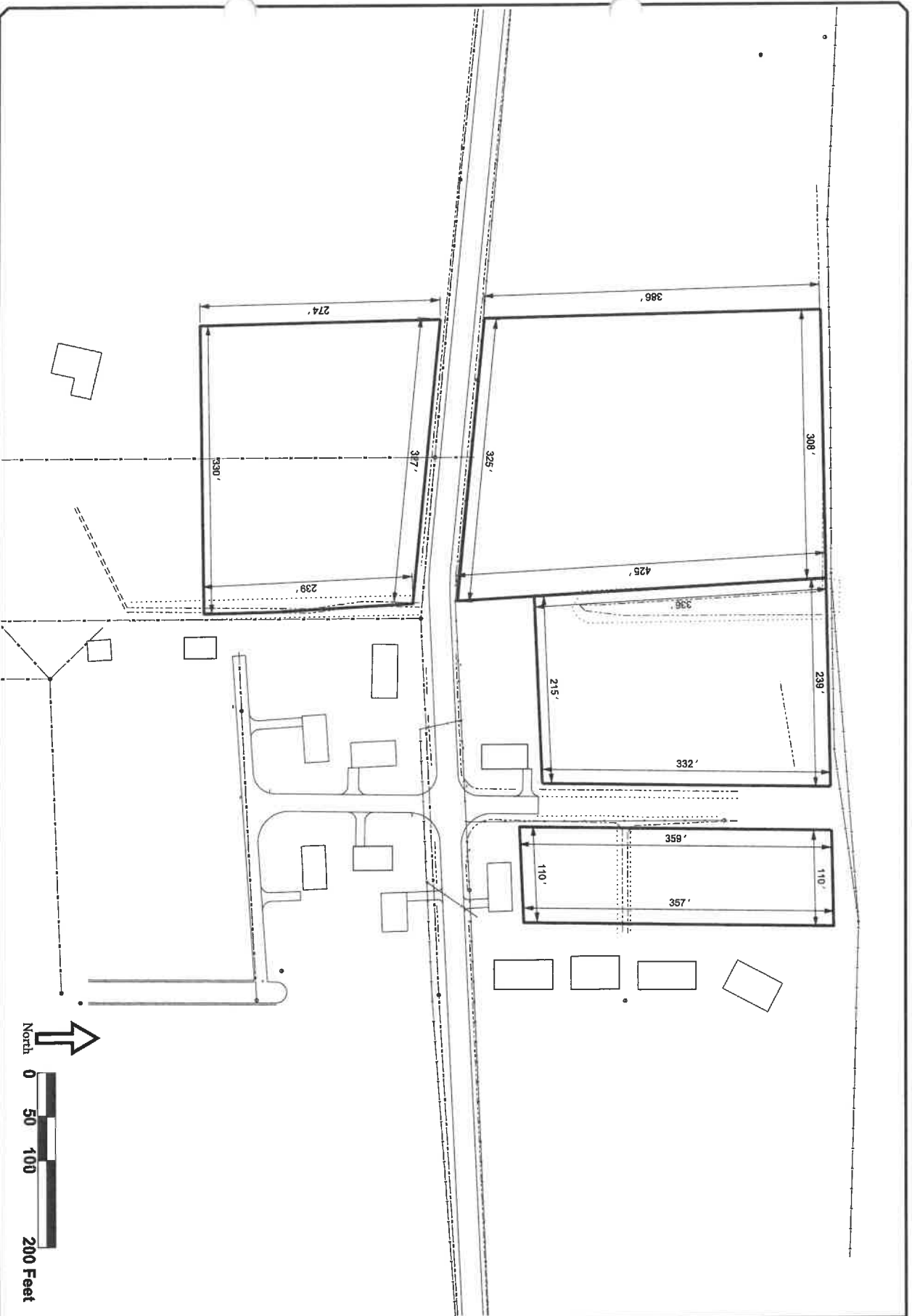
Search Result: 1 of 2

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GeoEye 3D

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current RMF-1
proposed RMF-2



DATE		REVISION NOTES	

WINSBERG APARTMENTS	
EXISTING CONDITIONS	
David M. Winsberg Winsberg, Inc. P.O. Box 2815 Lake City FL, 32056 PE# 98463 - CA# 28586	
For Permitting and Review, Not Final.	
DRAWN BY DW	CHECKED BY DW
PROJECT # 1933	SHEET



WINSBERG APARTMENTS

AERIAL MAP

David M. Winsberg
Winsberg, Inc.
P.O. Box 2815
Lake City FL, 32056
PE# 68463 - CA# 29596

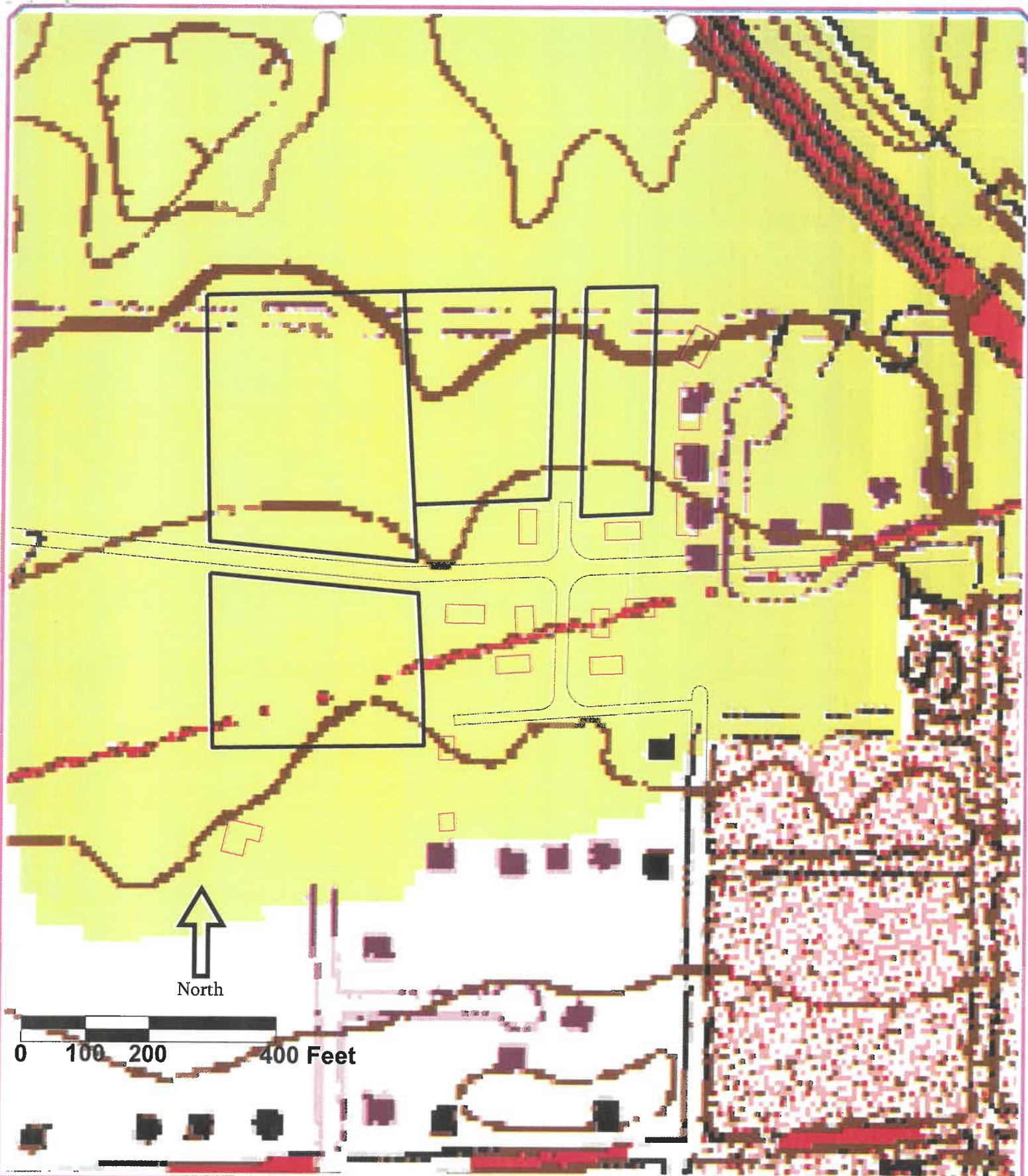
For Permitting and
Review. Not Final.

PROJECT #

1933

SHEET

14



WINSBERG APARTMENTS

QUAD MAP

David M. Winsberg
Winsberg, Inc.
 P.O. Box 2815
 Lake City FL, 32056
 PE# 68463 - CA# 29596
 For Permitting and
 Review. Not Final.

PROJECT #

1933

SHEET

15

Winsberg Apartments

Parcel ID # 30-3S-17-11642-000

CONCURRENCY & CONSISTENCY ANALYSIS, & ANALYSIS of the LDR's ARTICLE 15 REQUIREMENTS

**David M. Winsberg
PE License # 68463
Cert. Auth. # 29596**

**Winsberg, Inc.
PO Box 2815
Lake City, FL 32056
Phone (386) 755-7449
Fax (888) 522-0030
david@winsberginc.com**

Water & Sewer Usage

Proposed Zoning & FLUM: Water & Sewer usage is 200 GPD per dwelling unit. Thus, maximum total usage is $200 \times 40 = 8,000$ GPD.

Current Zoning & FLUM: Water & Sewer usage is 200 GPD per dwelling unit. Thus, maximum total usage is $200 \times 40 = 8,000$ GPD.

Change in maximum Water & Sewer usage is: $8,000$ GPD - $8,000$ GPD = **0 GPD**.

Solid Waste

Proposed Zoning & FLUM: Solid Waste is 8 lbs/day per dwelling unit. Thus, maximum total usage is $8 \times 40 = 320$ lbs/day.

Current Zoning & FLUM: Solid Waste is 8 lbs/day per dwelling unit. Thus, maximum total usage is $8 \times 40 = 320$ lbs/day.

Change in maximum Solid Waste usage is: 320 lbs/day - 320 lbs/day = **0 lbs/day**.

Trip Generation

Proposed Zoning & FLUM: ADT is 6.65 trips/day per dwelling unit. Thus, maximum ADT is $6.65 \times 40 = 266$ trips/day.

Current Zoning & FLUM: ADT is 6.65 trips/day per dwelling unit. Thus, maximum ADT is $6.65 \times 40 = 266$ trips/day.

Change in maximum ADT is: 266 trips/day - 266 trips/day = **0 trips/day**.

Proposed Zoning & FLUM: PM peak trips is 0.62 trips per dwelling unit. Thus, maximum PM peak trips is $0.62 \times 40 = 24.8$ trips.

Current Zoning & FLUM: PM peak trips is 0.62 trips per dwelling unit. Thus, maximum PM peak trips is $0.62 \times 40 = 24.8$ trips.

Change in maximum PM peak trips is: 24.8 trips - 24.8 trips = **0 trips**.

Analysis of the LDR's Article 15 Requirements

a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.

Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

b. The existing land use pattern.

Analysis: Other parcels with this proposed zoning are located nearby.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

Analysis: Other parcels with this proposed zoning are located in the area but are also isolated from sites with the same zoning.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

Analysis: A concurrency analysis for increases due to utility requirements and traffic impacts has been done. For the impact on schools, additional students may be present in the district as a result of the development. However, this development will not overtax the load on public facilities.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Analysis: The zoning that we propose for this property is more suitable to existing conditions than the current zoning of the property.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

Analysis: Housing is needed in the area due to the increase in people moving to the area.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.

Analysis: The proposed zoning change will positively affect the neighborhood's living conditions.

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

Analysis: The proposed zoning change will not create excessive traffic congestion and will not otherwise affect public safety.

i. Whether the proposed change will create a drainage problem.

Analysis: The proposed zoning change will not create any drainage problems.

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

Analysis: The proposed zoning change will not reduce light or air to adjacent areas.

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

Analysis: The proposed zoning change will likely cause property values in the adjacent area to increase.

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

Analysis: The proposed zoning change may encourage the improvement and development of adjacent properties.

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

Analysis: The proposed zoning change will not grant special privileges to the owner.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Analysis: What the developer wants to construct is not compatible with the current zoning.

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

Analysis: Overall, there is a need for more housing to service the growth in the neighborhood and in the City.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:

i. The need and justification for the change.

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

Analysis: The owner has purchased this property awhile ago and would like to develop it.

Winsberg Apartments

Parcel ID # 00-00-00-11602-002

CONCURRENCY & COMPREHENSIVE PLAN CONSISTENCY ANALYSIS, & ANALYSIS of the LDR's ARTICLE 15 REQUIREMENTS

**David M. Winsberg
PE License # 68463
Cert. Auth. # 29596**

**Winsberg, Inc.
PO Box 2815
Lake City, FL 32056
Phone (386) 755-7449
Fax (888) 522-0030
david@winsberginc.com**

Water & Sewer Usage

Proposed Zoning & FLUM: Water & Sewer usage is 200 GPD per dwelling unit. Thus, maximum total usage is $200 \times 50 = 10,000$ GPD.

Current Zoning & FLUM: Water & Sewer usage is 200 GPD per dwelling unit. Thus, maximum total usage is $200 \times 20 = 4,000$ GPD.

Change in maximum Water & Sewer usage is: $10,000$ GPD - $4,000$ GPD = **+6,000 GPD**.

Solid Waste

Proposed Zoning & FLUM: Solid Waste is 8 lbs/day per dwelling unit. Thus, maximum total usage is $8 \times 50 = 400$ lbs/day.

Current Zoning & FLUM: Solid Waste is 8 lbs/day per dwelling unit. Thus, maximum total usage is $8 \times 20 = 160$ lbs/day.

Change in maximum Solid Waste usage is: 400 lbs/day - 160 lbs/day = **+240 lbs/day**.

Trip Generation

Proposed Zoning & FLUM: ADT is 6.65 trips/day per dwelling unit. Thus, maximum ADT is $6.65 \times 50 = 332.5$ trips/day.

Current Zoning & FLUM: ADT is 6.65 trips/day per dwelling unit. Thus, maximum ADT is $6.65 \times 20 = 133$ trips/day.

Change in maximum ADT is: 332.5 trips/day - 133 trips/day = **+199.5 trips/day**.

Proposed Zoning & FLUM: PM peak trips is 0.62 trips per dwelling unit. Thus, maximum PM peak trips is $0.62 \times 50 = 31$ trips.

Current Zoning & FLUM: PM peak trips is 0.62 trips per dwelling unit. Thus, maximum PM peak trips is $0.62 \times 20 = 12.4$ trips.

Change in maximum PM peak trips is: 31 trips - 12.4 trips = **+18.6 trips**.

Consistency with Objectives and Policies for Urban Development Areas

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

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

Consistency: The facility is located inside the Designated Urban Development Area and conforms to the requirements of the Comprehensive Plan and Land Development Regulations.

Policy I.1.1

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

Consistency: The facility is located along Northwest Early Street where adequate capacity for transportation, water, sanitary sewer, etc... is available to support the facility.

Policy I.1.2

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

Consistency: The property is being proposed to be used for activities that are consistent with usage of current surrounding properties.

Policy I.1.3

The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2025.

Consistency: The property owner wishes to start construction as soon as is reasonably possible. They do not intend to wait to begin construction.

Policy I.1.4

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

Consistency: The facility is not located in any environmentally sensitive areas. It will not be used for agricultural or forestry activities.

Policy I.1.5

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

Consistency: The facility was designed so as to conform with the existing land topography, soil conditions, and other unique features specific to this property.

Policy I.1.6

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

Consistency: The facility is not designed to exceed any density, floor area ratio, or other similar required threshold. If necessary, a variance will be requested after exhausting all other options.

Analysis of the LDR's Article 15 Requirements

a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.

Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

b. The existing land use pattern.

Analysis: Other parcels with this proposed zoning are located nearby.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

Analysis: Other parcels with this proposed zoning are located in the area but are also isolated from sites with the same zoning.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

Analysis: A concurrency analysis for increases due to utility requirements and traffic impacts has been done. For the impact on schools, additional students may be present in the district as a result of the development. However, this development will not overtax the load on public facilities.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Analysis: The zoning that we propose for this property is more suitable to existing conditions than the current zoning of the property.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

Analysis: Housing is needed in the area due to the increase in people moving to the area.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.

Analysis: The proposed zoning change will positively affect the neighborhood's living conditions.

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

Analysis: The proposed zoning change will not create excessive traffic congestion and will not otherwise affect public safety.

i. Whether the proposed change will create a drainage problem.

Analysis: The proposed zoning change will not create any drainage problems.

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

Analysis: The proposed zoning change will not reduce light or air to adjacent areas.

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

Analysis: The proposed zoning change will likely cause property values in the adjacent area to increase.

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

Analysis: The proposed zoning change may encourage the improvement and development of adjacent properties.

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

Analysis: The proposed zoning change will not grant special privileges to the owner.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Analysis: What the developer wants to construct is not compatible with the current zoning.

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

Analysis: Overall, there is a need for more housing to service the growth in the neighborhood and in the City.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:

i. The need and justification for the change.

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

Analysis: The owner has purchased this property awhile ago and would like to develop it.

Parcel ID # 00-00-00-11602-002:

Parcel One:

A parcel of land particularly described as follows:

Begin at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida; run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 238.90 feet; thence S 02 degrees 26 minutes 28 seconds W, 331.85 feet; thence S 89 degrees 02 minutes 37 seconds W, 214.94 feet to the West line of said Block "O", Northwestern Division; thence N 01 degrees 40 minutes 48 seconds W, 336.23 feet to the POINT OF BEGINNING.

Parcel Two:

A parcel of land particularly described as follows:

Commence at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 288.94 feet to the POINT OF BEGINNING; thence S 89 degrees 46 minutes 26 seconds E, still along the said North line of Block "O" Northwestern Division 109.89 feet; thence S 02 degrees 26 minutes 28 seconds W, 356.89 feet; thence S 89 degrees 02 minutes 37 seconds W, 110.00 feet; thence N 02 degrees 26 minutes 28 seconds E, 359.16 feet to the POINT OF BEGINNING.

Parcel ID # 30-3S-17-11642-000:

The East 1/2 of the East 1/2 of the SW 1/4 of the NE 1/4 of Section 30, Township 3 South, Range 17 East, Columbia County, Florida.

Less and Except:

Block 70 and Right-of-Way for Fronnie Street (now known as NW Early Street).

Prepared by:
Michael H. Harrell
Abstract & Title Services, Inc.
111 East Howard Street
Live Oak, Florida 32064

Inst: 201612008372 Date: 5/18/2016 Time: 12:45 PM
Doc Stamp-Deed: 70.00
DC, P.DeWitt Cason, Columbia County Page 1 of 3 B: 1315 P: 513

ATS# 1-38045

Special Warranty Deed

THIS WARRANTY DEED made the 16th day of May 2016, by First Federal Bank of Florida, hereinafter called the grantor, whose address is 4705 W US 90, Lake City, Florida 32055, to David Matthew Winsberg, whose post office address is P.O. Box 2815, Lake City, Florida 32056, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz: Tax ID# R11602-002 & 11642-000

See Exhibit "A" attached hereto and by this reference made a part hereof.

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

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

AND the Grantor does hereby covenant with Grantee that, except as above noted that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of said property. The Grantees has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied made by Grantor but on their own judgment.

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

Signed, sealed and delivered in our presence:

Stacy Gambly
Witness:
Stacy Gambly
Printed Name:

First Federal Bank of Florida

BY: Pam Hitt
Pam Hitt, Senior Executive Vice President

Kathryn Baird
Witness:
KATHRYN E. BAIRD
Printed Name:

STATE OF FLORIDA
COUNTY OF COLUMBIA

I hereby certify that on this 16th day of May, 2016, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PAM HITT, AS SENIOR EXECUTIVE VICE PRESIDENT OF FIRST FEDERAL BANK OF FLORIDA, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. Witness my hand and official seal in the County and State aforesaid this 16th day of May, 2016.

Notary Seal

Kathryn Baird
Notary Public
My Commission Expires: 9-7-2019



- 10. Affiant(s) further state that they are each familiar with the nature of an oath; and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature, or have heard read to them, the full facts of this affidavit, and understand its context.

First Federal Bank of Florida

BY: Pam Hitt
Pam Hitt, Senior Executive Vice President

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 16th day of May, 2016, by Pam Hitt, as Senior Executive Vice President of First Federal Bank of Florida, personally known to me or, if not personally known to me, who produced driver's licenses for identification and who did not take an oath.

(SEAL)

Kathryn E Baird
NOTARY PUBLIC

My Commission Expires: 9-7-2019



ATS# 38045

EXHIBIT "A"

PARCEL ONE: The East 1/2 of the East 1/2 of the SW 1/4 of the NE 1/4 of Section 30, Township 3 South, Range 17 East, Columbia County, Florida.

LESS AND EXCEPT: Block 70 and Right-of-Way for Fronnie Street (now known as NW Early Street).

PARCEL TWO: A parcel of land particularly described as follows: Begin at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida; run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 238.90 feet; thence S 02 degrees 26 minutes 28 seconds W, 331.85 feet; thence S 89 degrees 02 minutes 37 seconds W, 214.94 feet to the West line of said Block "O", Northwestern Division; thence N 01 degrees 40 minutes 48 seconds W, 336.23 feet to the POINT OF BEGINNING. PARCEL THREE: A parcel of land particularly described as follows: Commence at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 288.94 feet to the POINT OF BEGINNING; thence S 89 degrees 46 minutes 26 seconds E, still along the said North line of Block "O" Northwestern Division 109.89 feet; thence S 02 degrees 26 minutes 28 seconds W, 356.89 feet; thence S 89 degrees 02 minutes 37 seconds W, 110.00 feet; thence N 02 degrees 26 minutes 28 seconds E, 359.16 feet to the POINT OF BEGINNING.

LESS AND EXCEPT: Commence at the Southeast corner of the W 1/2 of Block "O" Northwestern Division of Lake City, Florida, and run thence South 90 degrees 25 minutes W, 235.0 feet along the South boundary line of the W 1/2 of Block "O" for a POINT OF BEGINNING; run thence South 88 degrees 25 minutes W, 33.0 feet along the South boundary line of said W 1/2 of Block "O", run thence North 01 degrees 40 minutes 40 seconds E, 417.29 feet to the North boundary line of the W 1/2 of Block "O", run thence North 88 degrees 55 minutes E, 33.0 feet along said North boundary line of the W 1/2 of Block "O", run thence South 1 degree 40 minutes 40 seconds W, 417.29 feet to the South boundary line of the W 1/2 of Block "O" and the POINT OF BEGINNING.



Kyle Keen, CFC
Columbia County Tax Collector
135 NE Hernando Ave, Suite 125
Lake City, FL 32055

Receipt
2025.44845

Receipt Number	Payment Date	Effective Date	Till	Batch	Paid By
2025 44845	3/30/2026	3/30/2026	027	3937	DAVID M WINSBERG

Item	Description	Units	Unit Charge	Amount Paid
Property Tax	Tax Year:2023, Account: R11602-002, Tax Bill: 32102.0000, EffDate: 03/30/2026			\$424.82
Property Tax	Tax Year:2023, Account: R11642-000, Tax Bill: 31381.0000, EffDate: 03/30/2026			\$297.78
Total:				\$722.60

Item	Number	Amount Tendered	Payment Made By
Cash		\$723.00	DAVID M WINSBERG
Change		(\$0.40)	DAVID M WINSBERG
Total Tendered		\$722.60	



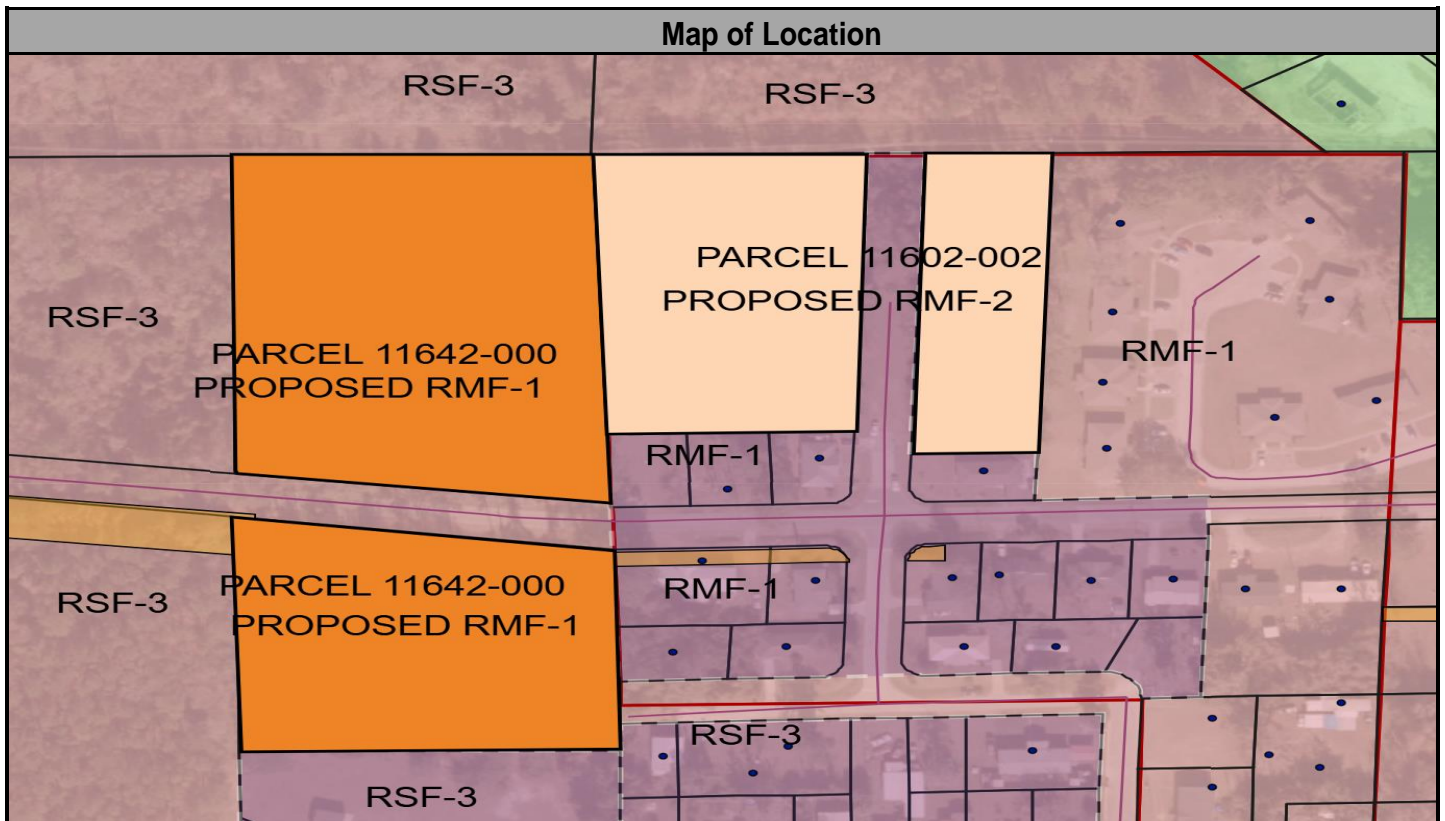
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Winsberg Z 26-04S and CPA 26-06S
Applicant	David Winsberg P.E., owner
Owner	David Winsberg
Requested Action	<ul style="list-style-type: none"> • Change the FLU from Residential Medium to Residential High on parcel 11602-002. • Change the Zoning from Residential Multi-Family-1 to Residential Multi-Family-2 on parcel 11602-002. • Change the Zoning from Residential Single Family-3 to Residential Multi-Family-1 on parcel 11642-000.
Hearing Date	06-09-2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information	
Size	+/- 2.65 Acres
Location	TBD
Parcel Number	11602-002 and 11642-000
Future Land Use	Residential Medium
Proposed Future Land Use	Residential High on parcel 11602-002
Current Zoning District	Residential Multi-Family 1 and Residential Single Family-3
Proposed Zoning	Parcel 11602-002, RMF-2 and 11642-000, RMF-1
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Residential Medium	RSF-3	Vacant	
East	Residential Medium	RMF-1	Vacant	
South	Residential Medium	RMF-1 & RSF-3	Residential	
West	Residential Medium	CI County	Residential	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	6,000 SQFT.	6,000 SQFT.
Minimum yard requirements (setbacks) Front-Each Side-Rear.	Front-20, Side-10, Rear-15	Front-20, Side-10, Rear-15.
Are any structure within 35 feet of a wetland?	35-foot buffer to wetland	35-foot buffer to wetland.
Max height of signs.	NA	NA
Max square footage of signs.	NA	NA
Lot coverage of all buildings.	35% and 40% depending on the use.	35% and 40% depending on the use.
Minimum landscape requirements.	10 or 15 foot if abutting a residential district or none if not. Depending on the use.	10 or 15 foot if abutting a residential district or none if not. Depending on the use.
Minimum number of parking spaces.	NA	NA
Minimum number of ADA parking spaces.	NA	NA
Parking space size requirement.	10' x 20'	10' x 20
'ADA parking space size.	12'x20' with 5'x20' access aisle.	12'x20' with 5'x20' access aisle.



Flood and Wetland Map

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **00000011516021**
 Flood Zone: **X**
 Flood Risk: **LOW**

1% Annual Chance Base Flood Elev* **Not Available**

10% Annual Chance Flood Elev* **Not Available**

50% Annual Chance Flood Elev* **Not Available**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

- | | | | |
|--|----------------------------|-------------------|----------|
| 1% Flood -Floodway (High Risk) | Area Not Included | CrossSections | Wetlands |
| 1% Flood - Zone AE (High Risk) | SFHA Decrease | County Boundaries | |
| 1% Flood - Zone A (HighRisk) | SFHA Increase | FIRM Panel Index | |
| 1% Flood - Zone VE (HighRisk) | Depressions | Parcels | |
| 0.2% Flood-Shaded Zone X (Moderate Risk) | BaseFlood Elevations (BFE) | River Marks | |

Anywhere it can rain, it can flood
Know your risk.



www.srwmdfloodreport.com

Supplemental Information

Watershed	Map Effective Date	11/2/2018	Special Flood Hazard Area	No
FIRM Panel(s)	12023C0284D			

The information herein represents the best available data as of the effective date shown. Reliance on the Information is done solely at your own risk. The District makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of the Information. Users of the data should refer to the [District's full Disclaimer](#).

[The Federal Emergency Management Agency \(FEMA\) Flood Map Service Center](#) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during community review periods, or through the appropriate process with FEMA Change Your Flood Zone Designation | FEMA.gov. Information about flood insurance may be obtained at www.floodsmart.com

Summary of Staff Analysis

Parking

Rezoning is too conceptual to determine parking requirements. Parking requirements will be reviewed at time of site plan review.

Setbacks

Current Zoning

The Residential Multi-Family 1 and Residential Single Family-3 zoning district requires the following setbacks, front- 20 feet, side- 10, and rear 15 feet.

Proposed Zoning

The Residential Multi-Family-1 and Residential Multi-Family-2 zoning district requires the following setbacks, front- 20 feet, side- 10 feet, and rear 15 feet.

Signage

Rezoning is too conceptual to determine signage requirements. Signage requirements will be reviewed at time of site plan review.

Landscaping

Rezoning is too conceptual to determine landscape requirements. Landscape requirements will be reviewed at time of site plan review.

Land Use

The property is surrounded on the east, south, west and north by Residential Medium density.

Lot Coverage of All Building

Rezoning is too conceptual to determine lot coverage requirements. Lot coverage requirements will be reviewed at time of site plan review.

Wetland and Flood Zone

There are known wetlands for this site per Suwannee River Water Management Flood Mapping. The site is in flood zone X per Suwannee River Water Management Flood Mapping.

File Attachments for Item:

iii. PZ/LPA Z 26-04A- A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RELATING TO THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 26-04S, BY DAVID M. WINSBERG, THE PROPERTY OWNER OF SAID ACREAGE; RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN APPLICATION TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS BY CHANGING THE ZONING DISTRICT FROM RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) AND RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) TO RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) AND RESIDENTIAL, MULTIPLE-FAMILY-2 (RMF-2) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE



GROWTH MANAGEMENT

205 North Marion Ave
Lake City, Florida 32055
Telephone (386) 719-5754
growthmanagement@lcfla.com

FOR PLANNING USE ONLY

Application # Z
Application Fee \$ 1850.00
Receipt No. 2026-00052315
Filing Date 4/21/26
Completeness Date 4/24/26

Less Than or Equal to 10 Acres: \$1,850
Greater Than 50 Acres: \$4,800 or actual cost

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

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

A. PROJECT INFORMATION

- Project Name: Winsberg Apartments
- Address of Subject Property: NW Early Street
- Parcel ID Number(s): 00-00-00-11602-002, 30-3S-17-11642-000
- Future Land Use Map Designation: Residential - Medium Density
- Existing Zoning Designation: RMF-1 and RSF-3
- Proposed Zoning Designation: RMF-2 and RMF-1
- Acreage: 7.50 Acres
- Existing Use of Property: Vacant
- Proposed use of Property: Apartment Buildings

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): David M. Winsberg Title: _____
Company name (if applicable): _____
Mailing Address: PO Box 2815
City: Lake City State: FL Zip: 32056
Telephone: (386) 755-7449 Fax: () Email: david@winsberginc.com

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

- If the applicant is agent for the property owner*.
Property Owner Name (title holder): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () Fax: () Email: _____

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

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

C. ADDITIONAL INFORMATION

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

CI. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 15 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

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

A total of eighteen (2) copies of proposed Site-Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

David M. Winsberg

Applicant/Agent Name (Type or Print)

David M. Winsberg

Applicant/Agent Signature

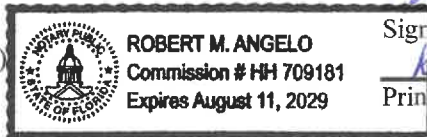
April 19, 2026

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 24 day of April, 2026, by (name of person acknowledging).

(NOTARY SEAL or STAMP)



Signature of Notary

Printed Name of Notary

Personally, Known OR Produced Identification _____
Type of Identification Produced Drivers License

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values
updated: 4/9/2026

Parcel: **30-3S-17-11642-000 (40171)**

Owner & Property Info				Result: 2 of 2
Owner	WINSBERG DAVID MATTHEW P O BOX 2815 LAKE CITY, FL 32056			
Site				
Description*	NW DIV: E1/2 OF E1/2 OF SW1/4 OF NE1/4, EX BLOCK 70 & EX RD R/W. ORB 810-515, POA 1089-2792, 2797, WD 1089-2788, WD 1243-1218, SWD 1315-513,			
Area	5.3 AC	S/T/R	30-3S-17	
Use Code*	VACANT (0000)	Tax District	1	

*The information above is not to be used as the legal description for the parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.



Property & Assessment Values			
2025 Certified Values		2026 Working Values	
Mkt Land	\$7,288	Mkt Land	\$7,288
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$7,288	Just	\$7,288
Class	\$0	Class	\$0
Appraised	\$7,288	Appraised	\$7,288
SOFTEN% Cap	\$0	SOFTEN% Cap	\$0
Assessed	\$7,288	Assessed	\$7,288
Exempt	\$0	Exempt	\$0
Total	county:\$7,288 city:\$7,288	Total	county:\$7,288 city:\$7,288
Taxable	other:\$0 school:\$7,288	Taxable	other:\$0 school:\$7,288

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History							
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Check)	RCODE	
5/16/2016	\$10,000	1315 / 513	WD	V	U	12	
10/19/2012	\$167,800	1243 / 1218	WD	V	U	12	
7/3/2006	\$222,000	1089 / 2788	WD	V	Q		
8/31/1995	\$11,200	810 / 515	WD	V	U	13	

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

Extra Features & Out Buildings						
Code	Desc	Year Blt	Value	Units	Dims	
NONE						

Land Breakdown						
Code	Desc	Units	Adjustments		Eff Rate	Land Value
0000	VAC RES (MKT)	5.300 AC	1.0000/1.0000 1.0000/.2500000 /		\$1,375 /AC	\$7,288

Search Result: 2 of 2

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

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 4/9/2026 and may not reflect the data currently on file at our office.

*current R SF-3
proposed R MP-1*

Columbia County Property Appraiser

Jeff Hampton

Parcel: 00-00-00-11602-002 (40114)

Owner & Property Info

Result: 1 of 2

Owner	WINSBERG DAVID MATTHEW P O BOX 2815 LAKE CITY, FL 32056		
Site			
Description	NW DIV: BEG AT NW COR OF W1/2 OF BLK O, RUN E 238.90 FT, S 331.85 FT, W 214.94 FT, N 336.23 FT TO POB. ALSO, COMM AT NW COR OF W1/2 OF BLOCK O, RUN E 288.94 FT FOR POB, CONT E 109.89 FT, S 356.89 FT, W 110 FT, N 359.16 FT TO POB, EX COMM AT SE COR OF W1/2		
Area	2.65 AC	S/T/R	30-3S-17
Use Code	VACANT (0000)	Tax District	1

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$12,720	Mkt Land	\$12,720
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$12,720	Just	\$12,720
Class	\$0	Class	\$0
Appraised	\$12,720	Appraised	\$12,720
SDH/10% Cap	\$0	SDH/10% Cap	\$0
Assessed	\$12,720	Assessed	\$12,720
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$12,720 city:\$12,720 other:\$0 school:\$12,720	Total Taxable	county:\$12,720 city:\$12,720 other:\$0 school:\$12,720

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Class)	RCode
5/16/2016	\$10,000	1315 / 513	WD	V	U	12
10/19/2012	\$187,800	1243 / 1218	WD	V	U	12
7/3/2006	\$100	1089 / 2790	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description	Year Bit	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Bit	Value	Units	Dims
NONE					

Land Breakdown

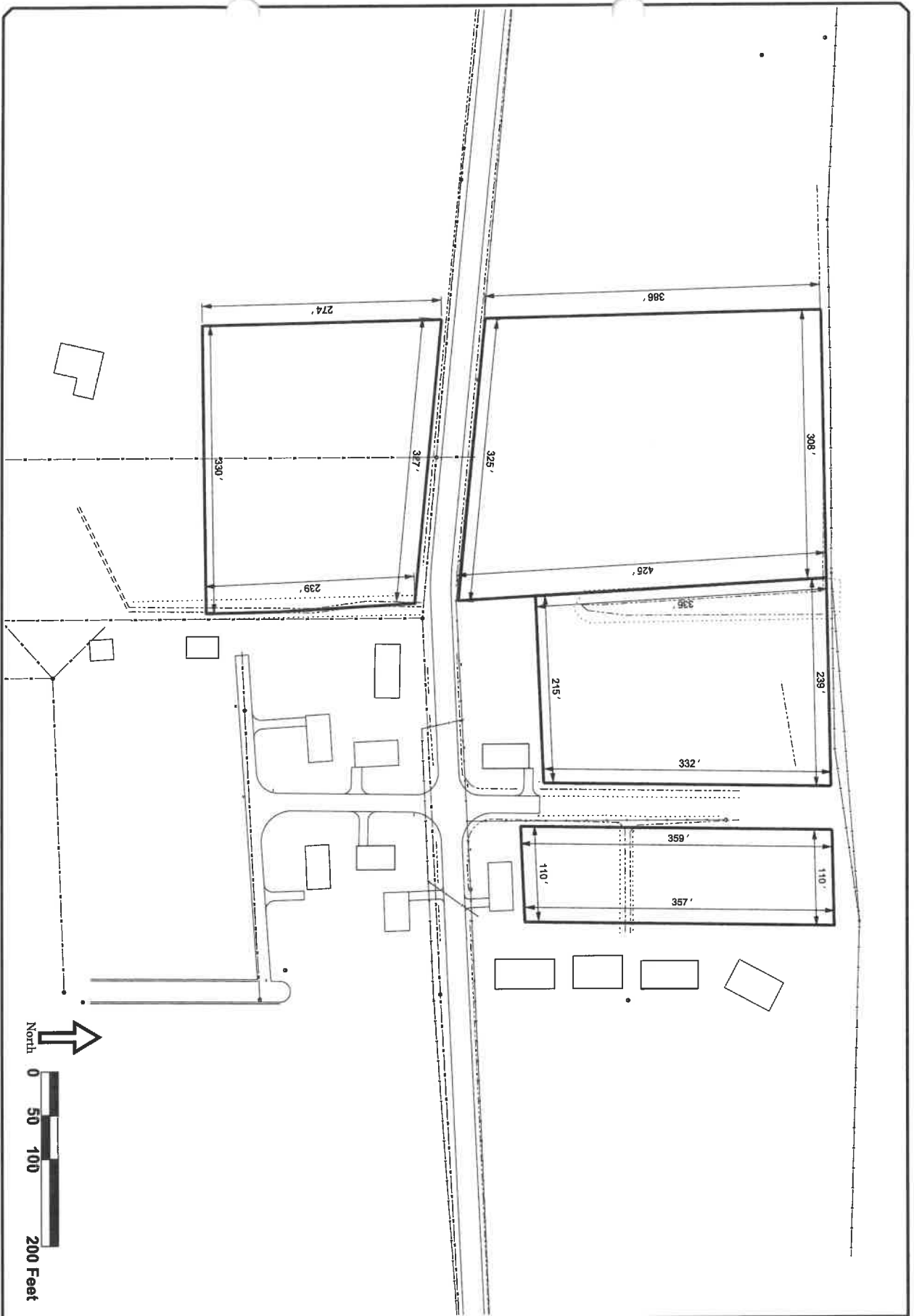
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	2.650 AC	1.0000/1.0000 1.0000/6000000 /	\$4,800 /AC	\$12,720

Search Result: 1 of 2

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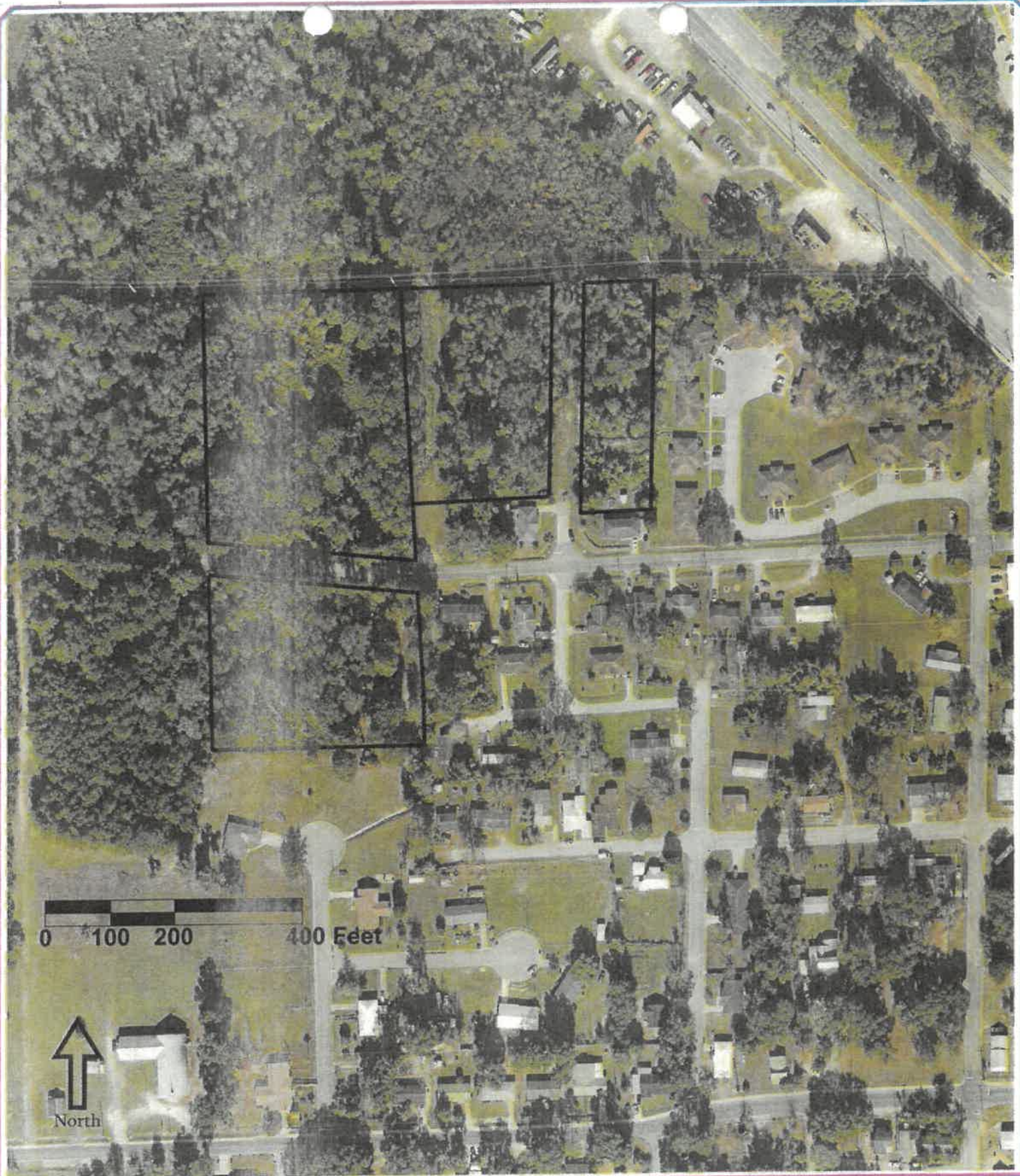
The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 4/9/2026 and may not reflect the data currently on file at our office.

current RMP-1
proposed RMP-2



DATE		REVISION NOTES	

WINSBERG APARTMENTS	
EXISTING CONDITIONS	
David M. Winsberg Winsberg, Inc. P.O. Box 2815 Lake City Fl., 32056 PE# 88463 - CA# 28586	
For Permitting and Review, Not Final.	
DRAWN BY DW	CHECKED BY DW
PROJECT # 1933	SHEET



WINSBERG APARTMENTS

AERIAL MAP

David M. Winsberg
Winsberg, Inc.
P.O. Box 2815
Lake City FL, 32056
PE# 68463 - CA# 29596
For Permitting and
Review. Not Final.

PROJECT #

1933

SHEET

44



WINSBERG APARTMENTS

QUAD MAP

David M. Winsberg
Winsberg, Inc.
 P.O. Box 2815
 Lake City FL, 32056
 PE# 68463 - CA# 29596
 For Permitting and
 Review. Not Final.

PROJECT #

1933

SHEET

45

Winsberg Apartments

Parcel ID # 30-3S-17-11642-000

CONCURRENCY & CONSISTENCY ANALYSIS, & ANALYSIS of the LDR's ARTICLE 15 REQUIREMENTS

**David M. Winsberg
PE License # 68463
Cert. Auth. # 29596**

**Winsberg, Inc.
PO Box 2815
Lake City, FL 32056
Phone (386) 755-7449
Fax (888) 522-0030
david@winsberginc.com**

Water & Sewer Usage

Proposed Zoning & FLUM: Water & Sewer usage is 200 GPD per dwelling unit. Thus, maximum total usage is $200 \times 40 = 8,000$ GPD.

Current Zoning & FLUM: Water & Sewer usage is 200 GPD per dwelling unit. Thus, maximum total usage is $200 \times 40 = 8,000$ GPD.

Change in maximum Water & Sewer usage is: $8,000$ GPD - $8,000$ GPD = **0 GPD**.

Solid Waste

Proposed Zoning & FLUM: Solid Waste is 8 lbs/day per dwelling unit. Thus, maximum total usage is $8 \times 40 = 320$ lbs/day.

Current Zoning & FLUM: Solid Waste is 8 lbs/day per dwelling unit. Thus, maximum total usage is $8 \times 40 = 320$ lbs/day.

Change in maximum Solid Waste usage is: 320 lbs/day - 320 lbs/day = **0 lbs/day**.

Trip Generation

Proposed Zoning & FLUM: ADT is 6.65 trips/day per dwelling unit. Thus, maximum ADT is $6.65 \times 40 = 266$ trips/day.

Current Zoning & FLUM: ADT is 6.65 trips/day per dwelling unit. Thus, maximum ADT is $6.65 \times 40 = 266$ trips/day.

Change in maximum ADT is: 266 trips/day - 266 trips/day = **0 trips/day**.

Proposed Zoning & FLUM: PM peak trips is 0.62 trips per dwelling unit. Thus, maximum PM peak trips is $0.62 \times 40 = 24.8$ trips.

Current Zoning & FLUM: PM peak trips is 0.62 trips per dwelling unit. Thus, maximum PM peak trips is $0.62 \times 40 = 24.8$ trips.

Change in maximum PM peak trips is: 24.8 trips - 24.8 trips = **0 trips**.

Analysis of the LDR's Article 15 Requirements

a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.

Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

b. The existing land use pattern.

Analysis: Other parcels with this proposed zoning are located nearby.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

Analysis: Other parcels with this proposed zoning are located in the area but are also isolated from sites with the same zoning.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

Analysis: A concurrency analysis for increases due to utility requirements and traffic impacts has been done. For the impact on schools, additional students may be present in the district as a result of the development. However, this development will not overtax the load on public facilities.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Analysis: The zoning that we propose for this property is more suitable to existing conditions than the current zoning of the property.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

Analysis: Housing is needed in the area due to the increase in people moving to the area.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.

Analysis: The proposed zoning change will positively affect the neighborhood's living conditions.

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

Analysis: The proposed zoning change will not create excessive traffic congestion and will not otherwise affect public safety.

i. Whether the proposed change will create a drainage problem.

Analysis: The proposed zoning change will not create any drainage problems.

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

Analysis: The proposed zoning change will not reduce light or air to adjacent areas.

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

Analysis: The proposed zoning change will likely cause property values in the adjacent area to increase.

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

Analysis: The proposed zoning change may encourage the improvement and development of adjacent properties.

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

Analysis: The proposed zoning change will not grant special privileges to the owner.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Analysis: What the developer wants to construct is not compatible with the current zoning.

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

Analysis: Overall, there is a need for more housing to service the growth in the neighborhood and in the City.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:

i. The need and justification for the change.

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

Analysis: The owner has purchased this property awhile ago and would like to develop it.

Winsberg Apartments

Parcel ID # 00-00-00-11602-002

CONCURRENCY & COMPREHENSIVE PLAN CONSISTENCY ANALYSIS, & ANALYSIS of the LDR's ARTICLE 15 REQUIREMENTS

**David M. Winsberg
PE License # 68463
Cert. Auth. # 29596**

**Winsberg, Inc.
PO Box 2815
Lake City, FL 32056
Phone (386) 755-7449
Fax (888) 522-0030
david@winsberginc.com**

Water & Sewer Usage

Proposed Zoning & FLUM: Water & Sewer usage is 200 GPD per dwelling unit. Thus, maximum total usage is $200 \times 50 = 10,000$ GPD.

Current Zoning & FLUM: Water & Sewer usage is 200 GPD per dwelling unit. Thus, maximum total usage is $200 \times 20 = 4,000$ GPD.

Change in maximum Water & Sewer usage is: $10,000$ GPD - $4,000$ GPD = **+6,000 GPD**.

Solid Waste

Proposed Zoning & FLUM: Solid Waste is 8 lbs/day per dwelling unit. Thus, maximum total usage is $8 \times 50 = 400$ lbs/day.

Current Zoning & FLUM: Solid Waste is 8 lbs/day per dwelling unit. Thus, maximum total usage is $8 \times 20 = 160$ lbs/day.

Change in maximum Solid Waste usage is: 400 lbs/day - 160 lbs/day = **+240 lbs/day**.

Trip Generation

Proposed Zoning & FLUM: ADT is 6.65 trips/day per dwelling unit. Thus, maximum ADT is $6.65 \times 50 = 332.5$ trips/day.

Current Zoning & FLUM: ADT is 6.65 trips/day per dwelling unit. Thus, maximum ADT is $6.65 \times 20 = 133$ trips/day.

Change in maximum ADT is: 332.5 trips/day - 133 trips/day = **+199.5 trips/day**.

Proposed Zoning & FLUM: PM peak trips is 0.62 trips per dwelling unit. Thus, maximum PM peak trips is $0.62 \times 50 = 31$ trips.

Current Zoning & FLUM: PM peak trips is 0.62 trips per dwelling unit. Thus, maximum PM peak trips is $0.62 \times 20 = 12.4$ trips.

Change in maximum PM peak trips is: 31 trips - 12.4 trips = **+18.6 trips**.

Consistency with Objectives and Policies for Urban Development Areas

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

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

Consistency: The facility is located inside the Designated Urban Development Area and conforms to the requirements of the Comprehensive Plan and Land Development Regulations.

Policy I.1.1

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

Consistency: The facility is located along Northwest Early Street where adequate capacity for transportation, water, sanitary sewer, etc... is available to support the facility.

Policy I.1.2

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

Consistency: The property is being proposed to be used for activities that are consistent with usage of current surrounding properties.

Policy I.1.3

The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2025.

Consistency: The property owner wishes to start construction as soon as is reasonably possible. They do not intend to wait to begin construction.

Policy I.1.4

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

Consistency: The facility is not located in any environmentally sensitive areas. It will not be used for agricultural or forestry activities.

Policy I.1.5

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

Consistency: The facility was designed so as to conform with the existing land topography, soil conditions, and other unique features specific to this property.

Policy I.1.6

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

Consistency: The facility is not designed to exceed any density, floor area ratio, or other similar required threshold. If necessary, a variance will be requested after exhausting all other options.

Analysis of the LDR's Article 15 Requirements

a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.

Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

b. The existing land use pattern.

Analysis: Other parcels with this proposed zoning are located nearby.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

Analysis: Other parcels with this proposed zoning are located in the area but are also isolated from sites with the same zoning.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

Analysis: A concurrency analysis for increases due to utility requirements and traffic impacts has been done. For the impact on schools, additional students may be present in the district as a result of the development. However, this development will not overtax the load on public facilities.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Analysis: The zoning that we propose for this property is more suitable to existing conditions than the current zoning of the property.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

Analysis: Housing is needed in the area due to the increase in people moving to the area.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.

Analysis: The proposed zoning change will positively affect the neighborhood's living conditions.

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

Analysis: The proposed zoning change will not create excessive traffic congestion and will not otherwise affect public safety.

i. Whether the proposed change will create a drainage problem.

Analysis: The proposed zoning change will not create any drainage problems.

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

Analysis: The proposed zoning change will not reduce light or air to adjacent areas.

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

Analysis: The proposed zoning change will likely cause property values in the adjacent area to increase.

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

Analysis: The proposed zoning change may encourage the improvement and development of adjacent properties.

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

Analysis: The proposed zoning change will not grant special privileges to the owner.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Analysis: What the developer wants to construct is not compatible with the current zoning.

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

Analysis: Overall, there is a need for more housing to service the growth in the neighborhood and in the City.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:

i. The need and justification for the change.

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

Analysis: The owner has purchased this property awhile ago and would like to develop it.

Parcel ID # 00-00-00-11602-002:

Parcel One:

A parcel of land particularly described as follows:

Begin at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida; run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 238.90 feet; thence S 02 degrees 26 minutes 28 seconds W, 331.85 feet; thence S 89 degrees 02 minutes 37 seconds W, 214.94 feet to the West line of said Block "O", Northwestern Division; thence N 01 degrees 40 minutes 48 seconds W, 336.23 feet to the POINT OF BEGINNING.

Parcel Two:

A parcel of land particularly described as follows:

Commence at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 288.94 feet to the POINT OF BEGINNING; thence S 89 degrees 46 minutes 26 seconds E, still along the said North line of Block "O" Northwestern Division 109.89 feet; thence S 02 degrees 26 minutes 28 seconds W, 356.89 feet; thence S 89 degrees 02 minutes 37 seconds W, 110.00 feet; thence N 02 degrees 26 minutes 28 seconds E, 359.16 feet to the POINT OF BEGINNING.

Parcel ID # 30-3S-17-11642-000:

The East 1/2 of the East 1/2 of the SW 1/4 of the NE 1/4 of Section 30, Township 3 South, Range 17 East, Columbia County, Florida.

Less and Except:

Block 70 and Right-of-Way for Fronnie Street (now known as NW Early Street).

Prepared by:
Michael H. Harrell
Abstract & Title Services, Inc.
111 East Howard Street
Live Oak, Florida 32064

Inst: 201612008372 Date: 5/18/2016 Time: 12:45 PM
Doc Stamp-Deed: 70.00

DC, P.DeWitt Cason, Columbia County Page 1 of 3 B:1315 P:513

ATS# 1-38045

Special Warranty Deed

THIS WARRANTY DEED made the 16th day of May 2016, by First Federal Bank of Florida, hereinafter called the grantor, whose address is 4705 W US 90, Lake City, Florida 32055, to David Matthew Winsberg, whose post office address is P.O. Box 2815, Lake City, Florida 32056, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz: Tax ID# R11602-002 & 11642-000

See Exhibit "A" attached hereto and by this reference made a part hereof.

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

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

AND the Grantor does hereby covenant with Grantee that, except as above noted that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of said property. The Grantees has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied made by Grantor but on their own judgment.

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

Signed, sealed and delivered in our presence:

Stacy Gault
Witness:
Stacy Gault
Printed Name:

First Federal Bank of Florida

BY: Pam Hitt
Pam Hitt, Senior Executive Vice President

Kathryn Baird
Witness:
KATHRYN E. BAIRD
Printed Name:

STATE OF FLORIDA
COUNTY OF COLUMBIA

I hereby certify that on this 16th day of May, 2016, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PAM HITT, AS SENIOR EXECUTIVE VICE PRESIDENT OF FIRST FEDERAL BANK OF FLORIDA, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. Witness my hand and official seal in the County and State aforesaid this 16th day of May, 2016.

Notary Seal

Kathryn Baird
Notary Public

My Commission Expires: 9-7-2019



- 10. Affiant(s) further state that they are each familiar with the nature of an oath; and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature, or have heard read to them, the full facts of this affidavit, and understand its context.

First Federal Bank of Florida

BY: Pam Hitt
Pam Hitt, Senior Executive Vice President

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 16th day of May, 2016, by Pam Hitt, as Senior Executive Vice President of First Federal Bank of Florida, personally known to me or, if not personally known to me, who produced driver's licenses for identification and who did not take an oath.

(SEAL)

Kathryn E Baird
NOTARY PUBLIC

My Commission Expires: 9-7-2019



ATS# 38045

EXHIBIT "A"

PARCEL ONE: The East 1/2 of the East 1/2 of the SW 1/4 of the NE 1/4 of Section 30, Township 3 South, Range 17 East, Columbia County, Florida.

LESS AND EXCEPT: Block 70 and Right-of-Way for Fronnie Street (now known as NW Early Street).

PARCEL TWO: A parcel of land particularly described as follows: Begin at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida; run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 238.90 feet; thence S 02 degrees 26 minutes 28 seconds W, 331.85 feet; thence S 89 degrees 02 minutes 37 seconds W, 214.94 feet to the West line of said Block "O", Northwestern Division; thence N 01 degrees 40 minutes 48 seconds W, 336.23 feet to the POINT OF BEGINNING. PARCEL THREE: A parcel of land particularly described as follows: Commence at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 288.94 feet to the POINT OF BEGINNING; thence S 89 degrees 46 minutes 26 seconds E, still along the said North line of Block "O" Northwestern Division 109.89 feet; thence S 02 degrees 26 minutes 28 seconds W, 356.89 feet; thence S 89 degrees 02 minutes 37 seconds W, 110.00 feet; thence N 02 degrees 26 minutes 28 seconds E, 359.16 feet to the POINT OF BEGINNING.

LESS AND EXCEPT: Commence at the Southeast corner of the W 1/2 of Block "O" Northwestern Division of Lake City, Florida, and run thence South 90 degrees 25 minutes W, 235.0 feet along the South boundary line of the W 1/2 of Block "O" for a POINT OF BEGINNING; run thence South 88 degrees 25 minutes W, 33.0 feet along the South boundary line of said W 1/2 of Block "O", run thence North 01 degrees 40 minutes 40 seconds E, 417.29 feet to the North boundary line of the W 1/2 of Block "O", run thence North 88 degrees 55 minutes E, 33.0 feet along said North boundary line of the W 1/2 of Block "O", run thence South 1 degree 40 minutes 40 seconds W, 417.29 feet to the South boundary line of the W 1/2 of Block "O" and the POINT OF BEGINNING.



Kyle Keen, CFC
Columbia County Tax Collector
135 NE Hernando Ave, Suite 125
Lake City, FL 32055

Receipt
2025.44845

Receipt Number	Payment Date	Effective Date	Till	Batch	Paid By
2025 44845	3/30/2026	3/30/2026	027	3937	DAVID M WINSBERG

Item	Description	Units	Unit Charge	Amount Paid
Property Tax	Tax Year:2023, Account: R11602-002, Tax Bill: 32102.0000, EffDate: 03/30/2026			\$424.82
Property Tax	Tax Year:2023, Account: R11642-000, Tax Bill: 31381.0000, EffDate: 03/30/2026			\$297.78
Total:				\$722.60

Item	Number	Amount Tendered	Payment Made By
Cash		\$723.00	DAVID M WINSBERG
Change		(\$0.40)	DAVID M WINSBERG
Total Tendered		\$722.60	



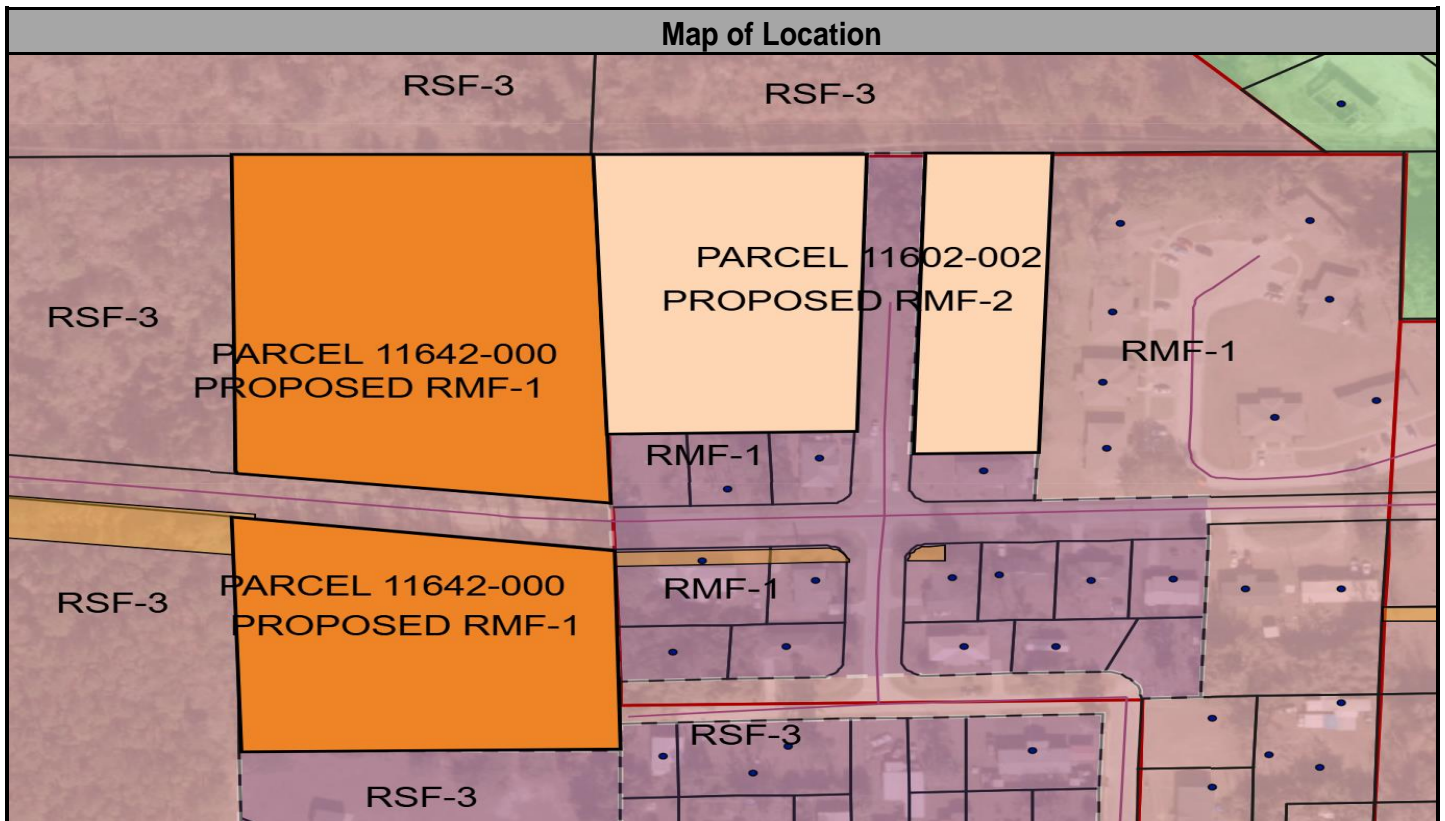
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Winsberg Z 26-04S and CPA 26-06S
Applicant	David Winsberg P.E., owner
Owner	David Winsberg
Requested Action	<ul style="list-style-type: none"> • Change the FLU from Residential Medium to Residential High on parcel 11602-002. • Change the Zoning from Residential Multi-Family-1 to Residential Multi-Family-2 on parcel 11602-002. • Change the Zoning from Residential Single Family-3 to Residential Multi-Family-1 on parcel 11642-000.
Hearing Date	06-09-2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information	
Size	+/- 2.65 Acres
Location	TBD
Parcel Number	11602-002 and 11642-000
Future Land Use	Residential Medium
Proposed Future Land Use	Residential High on parcel 11602-002
Current Zoning District	Residential Multi-Family 1 and Residential Single Family-3
Proposed Zoning	Parcel 11602-002, RMF-2 and 11642-000, RMF-1
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Residential Medium	RSF-3	Vacant	
East	Residential Medium	RMF-1	Vacant	
South	Residential Medium	RMF-1 & RSF-3	Residential	
West	Residential Medium	CI County	Residential	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	6,000 SQFT.	6,000 SQFT.
Minimum yard requirements (setbacks) Front-Each Side-Rear.	Front-20, Side-10, Rear-15	Front-20, Side-10, Rear-15.
Are any structure within 35 feet of a wetland?	35-foot buffer to wetland	35-foot buffer to wetland.
Max height of signs.	NA	NA
Max square footage of signs.	NA	NA
Lot coverage of all buildings.	35% and 40% depending on the use.	35% and 40% depending on the use.
Minimum landscape requirements.	10 or 15 foot if abutting a residential district or none if not. Depending on the use.	10 or 15 foot if abutting a residential district or none if not. Depending on the use.
Minimum number of parking spaces.	NA	NA
Minimum number of ADA parking spaces.	NA	NA
Parking space size requirement.	10' x 20'	10' x 20
'ADA parking space size.	12'x20' with 5'x20' access aisle.	12'x20' with 5'x20' access aisle.



Flood and Wetland Map

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **00000011516021**
 Flood Zone: **X**
 Flood Risk: **LOW**

1% Annual Chance Base Flood Elev* **Not Available**

10% Annual Chance Flood Elev* **Not Available**

50% Annual Chance Flood Elev* **Not Available**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

- | | | | |
|--|----------------------------|-------------------|----------|
| 1% Flood -Floodway (High Risk) | Area Not Included | CrossSections | Wetlands |
| 1% Flood - Zone AE (High Risk) | SFHA Decrease | County Boundaries | |
| 1% Flood - Zone A (HighRisk) | SFHA Increase | FIRM Panel Index | |
| 1% Flood - Zone VE (HighRisk) | Depressions | Parcels | |
| 0.2% Flood-Shaded Zone X (Moderate Risk) | BaseFlood Elevations (BFE) | River Marks | |

Anywhere it can rain, it can flood
Know your risk.



www.srwmdfloodreport.com

Supplemental Information

Watershed	Map Effective Date	11/2/2018	Special Flood Hazard Area	No
FIRM Panel(s)	12023C0284D			

The information herein represents the best available data as of the effective date shown. Reliance on the Information is done solely at your own risk. The District makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of the Information. Users of the data should refer to the [District's full Disclaimer](#).

[The Federal Emergency Management Agency \(FEMA\) Flood Map Service Center](#) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during community review periods, or through the appropriate process with FEMA Change Your Flood Zone Designation | FEMA.gov. Information about flood insurance may be obtained at www.floodsmart.com

Summary of Staff Analysis

Parking

Rezoning is too conceptual to determine parking requirements. Parking requirements will be reviewed at time of site plan review.

Setbacks

Current Zoning

The Residential Multi-Family 1 and Residential Single Family-3 zoning district requires the following setbacks, front- 20 feet, side- 10, and rear 15 feet.

Proposed Zoning

The Residential Multi-Family-1 and Residential Multi-Family-2 zoning district requires the following setbacks, front- 20 feet, side- 10 feet, and rear 15 feet.

Signage

Rezoning is too conceptual to determine signage requirements. Signage requirements will be reviewed at time of site plan review.

Landscaping

Rezoning is too conceptual to determine landscape requirements. Landscape requirements will be reviewed at time of site plan review.

Land Use

The property is surrounded on the east, south, west and north by Residential Medium density.

Lot Coverage of All Building

Rezoning is too conceptual to determine lot coverage requirements. Lot coverage requirements will be reviewed at time of site plan review.

Wetland and Flood Zone

There are known wetlands for this site per Suwannee River Water Management Flood Mapping. The site is in flood zone X per Suwannee River Water Management Flood Mapping.

File Attachments for Item:

iv. PZ/LPA LDR 26-02- A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION BY THE GROWTH MANAGEMENT DEPARTMENT OF LAKE CITY, FLORIDA; PROVIDING FOR AMENDING SECTION 2.1 ENTITLED DEFINITIONS TO ADD A DEFINITION FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.2.36 ENTITLED PROVISIONS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.4.3 ENTITLED "A" AGRICULTURAL, PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.4.7 ENTITLED "A" AGRICULTURAL, MINIMUM YARD REQUIREMENTS TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.5.3 ENTITLED "RSF" RESIDENTIAL, SINGLE FAMILY, PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.5.7 ENTITLED "RSF" RESIDENTIAL, SINGLE FAMILY, MINIMUM YARD REQUIREMENTS TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.6.3 ENTITLED "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME, PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.6.7 ENTITLED "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME, MINIMUM YARD REQUIREMENTS TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.7.3 ENTITLED "RMH" RESIDENTIAL, MOBILE HOME, PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.7.7 ENTITLED "RMH" RESIDENTIAL, MOBILE HOME, MINIMUM YARD REQUIREMENTS TO ADD REQUIREMENTS FOR ACCESSORY USES AND STRUCTURES AND ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.9.3 ENTITLED "RMF" RESIDENTIAL, MULTIPLE FAMILY, PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.9.7 ENTITLED "RMF" RESIDENTIAL, MULTIPLE FAMILY, MINIMUM YARD REQUIREMENTS TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE



GROWTH MANAGEMENT
205 N. Marion Ave.
Lake City, Florida 32055
Phone: (386)719-5820 Fax: (386) 758-5426
planning@lcfla.com

LDR TEXT AMENDMENT APPLICATION

Application Fee: \$400.00

Application Number:

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:
All requirements listed on the submittal checklist are required.
Incomplete applications shall not be accepted.

Applicant Information

Applicant: Scott Thomason, CBO and Director of Growth Management
Contact Person: Robert Angelo Daytime Phone: 386-719-5820
Address: 205 N Marion Ave City / State/Zip: Lake City, FL, 32055
Email: planning@lcfla.com FAX Number:

Applicant's Representative (if different from above)

Name: Daytime Phone:
Address: City / State/Zip:
Email: FAX Number:

Request Information

The Land Development Code Section(s) proposed amendment:

LDR Text Amendment to add provisions for ADU's

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Signature of Applicant (Handwritten signature)

Signature of Applicant

Type or Print Name

Office Use Only

Intake Staff Signature: Intake Date:
Application Number: Receipt Number:
Submitted for LDR Amendment Round (Example: Round 2 2007)
Cut-off Deadline: Advertise Date: PZ Public Hearing:
City Council Advertise Date: 1st Public Hearing: 2nd Public Hearing:

Words **Bolded and Underlined** Have Been Added
Words ~~**Bolded and Struck Through**~~ Have Been Deleted

LAKE CITY

LDR 26-02 ATTACHMENT A

LDR 26-02, an application by the Growth Management Department of the City of Lake City, Florida to amend the text of the Land Development Regulations by amending Section 2.1 entitled Definitions to add a definition for accessory dwelling units; by adding Section 4.2.36 entitled Provisions for Accessory Dwelling Units; by amending Section 4.4.3 entitled "A" Agricultural, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units; by amending Section 4.4.7 entitled "A" Agricultural, Minimum Yard Requirements to add requirements for accessory dwelling units; by amending Section 4.5.3 entitled "RSF" Residential, Single Family, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units; by amending Section 4.5.7 entitled "RSF" Residential, Single Family, Minimum Yard Requirements to add requirements for accessory dwelling units; by amending Section 4.6.3 entitled "RSF/MH" Residential, (Mixed) Single Family/Mobile Home, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units; by amending Section 4.6.7 entitled "RSF/MH" Residential, (Mixed) Single Family/Mobile Home, Minimum Yard Requirements to add requirements for accessory dwelling units; by amending Section 4.7.3 entitled "RMH" Residential, Mobile Home, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units; by amending Section 4.7.7 entitled "RMH" Residential, Mobile Home, Minimum Yard Requirements to add requirements for accessory uses and structures and accessory dwelling units; by amending Section 4.9.3 entitled "RMF" Residential, Multiple Family, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units; and by amending Section 4.9.7 entitled "RMF" Residential, Multiple Family, Minimum Yard Requirements to add requirements for accessory dwelling units.

amending Section 2.1 entitled Definitions to add a definition for Accessory dwelling units;

Accessory dwelling units. Accessory dwelling units are additional living quarters typically on single-family lots that are independent of the primary dwelling unit including a separate kitchen, bathroom, and sleeping area. Accessory dwelling units shall meet all requirements of the Florida Building Code or the United States Department of Housing and Urban Development Code for Mobile Homes, Standard Design Manufactured Homes or Residential Design Manufactured Homes depending on the zoning district that the accessory dwelling unit is within. On properties located in the A, RSF, RSF/MH, or RMH zoning districts that an accessory dwelling unit is built on, the property shall be homesteaded.

adding Section 4.2.36 entitled Provisions for Accessory dwelling units;

4.2.36 PROVISIONS FOR ACCESSORY DWELLING UNITS.

Accessory dwelling units as defined in Section 2.1 shall be built as follows:

1. **Built on a permanent foundation.**
 - a. **Note: If located in a zoning district where a residential design manufactured home is allowed, then an accessory dwelling unit that is built to United States Department of Housing and Urban Development Standards may be installed. Accessory dwelling units shall have all transportation equipment removed and underside of the accessory dwelling unit shall be enclosed.**

Words **Bolded and Underlined** Have Been Added
Words ~~**Bolded and Struck Through**~~ Have Been Deleted

2. **Built to a similar building style or architectural style as the primary structure.**
3. **Built to the side or rear of the primary structure.**
4. **Have similar setbacks as the primary structure.**
5. **Have minimum size of at least four hundred (400) square feet.**
6. **Have maximum size of up to eleven-hundred (1,100) square feet but may not exceed fifty percent (50 %) of the size of the primary structure.**
7. **All accessory dwelling units shall have a separate 911 address from the primary dwelling.**
8. **Any accessory dwelling unit constructed or installed in a designated flood prone area shall meet all Federal Emergency Management Agency, Florida, and City requirements.**

amending Section 4.4.3 entitled “A” Agricultural, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units;

SECTION 4.4 “A” AGRICULTURAL

4.4.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Are located on the same lot as the permitted principal use or structure or on a contiguous lot in the same ownership; and
 - c. Uses and structures which involve operations not in keeping with the character of the district.
2. Examples of permitted accessory uses and structures include:
 - a. Barns and stables;
 - b. Private garages;
 - c. Private swimming pools;
 - d. On-site signs (see Section 4.2); and
 - e. Residential facilities for caretakers whose work requires residence on the premises or for employees who will be quartered on the premises.
 - f. Accessory dwelling units (See Section 4.2.36)**

amending Section 4.4.7 entitled “A” Agricultural, Minimum Yard Requirements to add requirements for accessory dwelling units;

SECTION 4.4 “A” AGRICULTURAL

Words **Bolded and Underlined** Have Been Added
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4.4.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard) (See Section 4.2 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):

Front 30 feet
Side 25 feet
Rear 25 feet

2. Accessory Uses and Structures:

Front 30 feet
Side 5 feet
Rear 5 feet

3. **Accessory dwelling units:**

Front 30 feet
Side 25 feet
Rear 25 feet

Special Provisions

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

by amending Section 4.5.3 entitled “RSF” Residential, Single Family, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units;

SECTION 4.5 “RSF RESIDENTIAL, SINGLE FAMILY

4.5.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:

- a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
- b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
- c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
- d. Do not involve operations or structures not in keeping with the character of single family residential development.

Words **Bolded and Underlined** Have Been Added
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2. Examples of permitted accessory uses and structures include:
 - a. Private garages;
 - b. Private swimming pools;
 - c. Non-commercial greenhouses and plant nurseries; and
 - d. On-site signs (See Section 4.2).
 - e. **Accessory dwelling units (See Section 4.2.36)**

by amending Section 4.5.7 entitled “RSF” Residential, Single Family, Minimum Yard Requirements to add requirements for accessory dwelling units;

SECTION 4.5 “RSF RESIDENTIAL, SINGLE FAMILY

4.5.7 MINIMUM YARD REQUIREMENTS (depth of front and back yard, width of side yards) (See Section 4.2 for right-of-way setback requirements.)

1. Single family dwellings:

RSF-1:	Front	30 feet
	Side	15 feet for each side yard.
	Rear	15 feet
RSF-2:	Front	25 feet
	Side	10 feet for each side yard.
	Rear	15 feet
RSF-3:	Front	20 feet
	Side	10 feet for each side yard.
	Rear	15 feet
2. Public and private schools, accessory dwelling units, care centers, child care centers, churches, other houses of worship, private clubs and lodges, and other all permitted uses unless otherwise specified:

	Front	35 feet
	Side	25 feet for each side yard.
	Rear	35 feet
3. Accessory Uses and Structures:

RSF-1:	Front	30 feet
	Side	5 feet
	Rear	5 feet
RSF-2:	Front	25 feet
	Side	5 feet
	Rear	5 feet

Words **Bolded and Underlined** Have Been Added
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RSF-3: Front 20 feet
Side 5 feet
Rear 5 feet

4. Accessory dwelling units:

RSF-1: Front 30 feet

Side 15 feet

Rear 15 feet

RSF-2: Front 25 feet

Side 10 feet

Rear 15 feet

RSF-3: Front 20 feet

Side 10 feet

Rear 15 feet

Special Provisions

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

by amending Section 4.6.3 entitled "RSF/MH" Residential, (Mixed) Single Family/Mobile Home, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units;

SECTION 4.6 "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME

4.6.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
 - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
 - d. Do not involve operations or structures not in keeping with the character of residential development.

Words **Bolded and Underlined** Have Been Added
Words ~~**Bolded and Struck Through**~~ Have Been Deleted

2. Examples of permitted accessory uses and structures include:
 - a. Private garages;
 - b. Private swimming pools;
 - c. Noncommercial greenhouses and plant nurseries; and
 - d. On-site signs (see Section 4.2).
 - e. Accessory dwelling units (See Section 4.2.36)**

by amending Section 4.6.7 entitled “RSF/MH” Residential, (Mixed) Single Family/Mobile Home, Minimum Yard Requirements to add requirements for accessory dwelling units;

SECTION 4.6 "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME

4.6.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side of yards) (See Section 4.2 for right-of-way setback requirements.)

1. Single family dwellings and mobile homes:

RSF/MH-1:	Front	30 feet
	Side	15 feet for each side yard
	Rear	15 feet
2. Single family dwellings and mobile homes:

RSF/MH-2:	Front	25 feet
	Side	10 feet for each side yard
	Rear	15 feet
RSF/MH-3:	Front	20 feet
	Side	10 feet for each side yard.
	Rear	15 feet
3. Public and private schools, accessory dwelling units, care centers, child care centers, churches, other houses of worship, private clubs and lodges, and all other permissible uses unless otherwise specified:

	Front	35 feet
	Side	25 feet for each side yard.
	Rear	35 feet
4. Accessory Uses and Structures:

RSF/MH-1:	Front	30 feet
	Side	5 feet
	Rear	5 feet
RSF/MH-2:	Front	25 feet

Words **Bolded and Underlined** Have Been Added
Words ~~**Bolded and Struck Through**~~ Have Been Deleted

Side 5 feet
Rear 5 feet
RSF/MH-3: Front 20 feet
Side 5 feet
Rear 5 feet

5. Accessory dwelling units:

RSF/MH-1: Front 30 feet

Side 15 feet

Rear 15 feet

RSF/MH-2: Front 25 feet

Side 10 feet

Rear 15 feet

RSF/MH-3: Front 20 feet

Side 10 feet

Rear 15 feet

Special Provisions:

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

by amending Section 4.7.3 entitled "RMH" Residential, Mobile Home, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units;

SECTION 4.7 "RMH" RESIDENTIAL, MOBILE HOME

4.7.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;

Words **Bolded and Underlined** Have Been Added
Words ~~**Bolded and Struck Through**~~ Have Been Deleted

- c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
 - d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include:
- a. Private garages;
 - b. Private swimming pools;
 - c. Non-commercial greenhouses and plant nurseries; and
 - d. On-site signs (see Section 4.2).
 - e. Accessory dwelling units (See Section 4.2.36)**

by amending Section 4.7.7 entitled “RMH” Residential, Mobile Home, Minimum Yard Requirements to add requirements for accessory uses and structures and accessory dwelling units;

SECTION 4.7 "RMH" RESIDENTIAL, MOBILE HOME

4.7.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards) (See Section 4.2 for right-of-way setback requirements.)

1. Mobile homes:

RMH-1:	Front	30 feet
	Side	15 feet for each side yard
	Rear	15 feet
RMH-2:	Front	25 feet
	Side	15 feet for each side yard
	Rear	15 feet
RMH-3:	Front	20 feet
	Side	10 feet for each side yard
	Rear	15 feet
2. Public and private schools, accessory dwelling units, care centers, child care centers, churches, other houses of worship, private clubs and lodges, and all other permitted uses unless otherwise specified:

Front	35 feet
Side	25 feet for each side yard.
Rear	35 feet
3. **Accessory Uses and Structures:**

<u>RMH-1: Front</u>	<u>30 feet</u>
----------------------------	-----------------------

Words **Bolded and Underlined** Have Been Added
Words ~~**Bolded and Struck Through**~~ Have Been Deleted

Side **5 feet**

Rear **5 feet**

RMH-2: Front **25 feet**

Side **5 feet**

Rear **5 feet**

RMH-3: Front **20 feet**

Side **5 feet**

Rear **5 feet**

4. Accessory dwelling units:

RMH-1: Front **30 feet**

Side **15 feet**

Rear **15 feet**

RMH-2: Front **25 feet**

Side **15 feet**

Rear **15 feet**

RMH-3: Front **20 feet**

Side **10 feet**

Rear **15 feet**

Special Provisions:

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

by amending Section 4.9.3 entitled "RMF" Residential, Multiple Family, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units; and

SECTION 4.9 "RMF" RESIDENTIAL, MULTIPLE FAMILY

4.9.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:

- a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;

Words **Bolded and Underlined** Have Been Added
Words ~~**Bolded and Struck Through**~~ Have Been Deleted

- b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
 - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
 - d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include:
- a. Private garages;
 - b. Private swimming pools;
 - c. Non-commercial greenhouses and plant nurseries;
 - d. For multiple family dwellings: administrative/management offices for the multiple family complex and recreational and laundry facilities intended for use solely by the residents of the multiple family complex and their guests; and
 - e. On-site signs (see Section 4.2).
 - f. Accessory dwelling units (See Section 4.2.36)**

by amending Section 4.9.7 entitled "RMF" Residential, Multiple Family, Minimum Yard Requirements to add requirements for accessory dwelling units.

SECTION 4.9 "RMF" RESIDENTIAL, MULTIPLE FAMILY

4.9.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yards, width of side yards) (See Section 4.2 for right-of-way setback requirements.)

1. Single family dwellings and duplexes:
 - Front 20 feet
 - Side 10 feet for each side yard.
 - Rear 15 feet

Accessory Uses and Structures:

 - RMF-1 Front 20 feet
 - Side 5 feet for each side yard.
 - Rear 5 feet
2. Multiple family dwellings: (to be applied to site perimeter)
 - Front 30 feet
 - Side 15 feet for each side yard.
 - Rear 20 feet

Words **Bolded and Underlined** Have Been Added
Words ~~**Bolded and Struck Through**~~ Have Been Deleted

Special Provisions; Where two (2) or more multiple family structures are located together on one (1) site, no detached residential structure shall be closer than twenty (20) feet to another.

Accessory Structures:

RMF-1 Front 30 feet
 Side 5 feet for each side yard.
 Rear 5 feet

3. Public and private schools, accessory dwelling unitlt and child care centers, churches, other houses of worship, private clubs and lodges, nursing homes, residential homes for the aged, group living facilities, and all other permitted uses unless otherwise specified:

Front 35 feet
Side 25 feet for each side yard.
Rear 35 feet

4. **Accessory dwelling units:**

RMF-1: Front 30 feet

Side 10 feet

Rear 15 feet

RMF-2: Front 30 feet

Side 10 feet

Rear 15 feet

Special Provisions

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.