

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

January 04, 2022 at 5:30 PM

Venue: City Hall

AGENDA

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

INVOCATION

ROLL CALL

MINUTES

- [i.](#) December 7, 2021

OLD BUSINESS - None

NEW BUSINESS

- [ii.](#) Site Plan Review - SPR-21-05 Sun Stop 303
- [iii.](#) Site Plan Review - SPR-21-06 Ferreira Funeral Home
- [iv.](#) Site Plan Review - SPR-21-07 and Variance - V21-01 for Gateway Crossing A Replat of Lots 2, 3 and 11
- [v.](#) Site Plan Review - SPR-21-08 Lake City Buick GMC Service Department Expansion
- [vi.](#) Zoning Change - Z-21-08 Florida Gateway Drive RV Park

ADJOURNMENT

YouTube Channel Information

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

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to

any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

File Attachments for Item:

i. December 7, 2021

MINUTES

CITY OF LAKE CITY PLANNING AND ZONING

SESSION DECEMBER 07, 2021

CALL TO ORDER: Meeting was called to order by Ms. Mavis Georgalis at 5:35pm.

INVOCATION: Invocation was given by Mr. Chris Lydick.

ROLL CALL: Mr. Daniel Adel – present Mr. Chris Lydick-present
Mr. Gregory Cooper-present Mr. Larry Nelson-present
Ms. Mavis Georgalis – present

MINUTES: Minutes of the Planning and Zoning meeting from September 30, 2021, were approved. Mr. Lydick asked for a correction of future minutes to correct the spelling of his last name to Lydick. Motion by Mr. Lydick and seconded by Mr. Adel. Passed unanimously.

OLD BUSINESS: None

NEW BUSINESS: Resolution No. PZ/LPA LDR21-05- recommending to the City Council the approval of an amendment to the text of the City of Lake City Land Development Regulations, as amended, pursuant to an application by the City Council; providing for amending Section 4.14.3 entitled permitted accessory uses and structures by revising regulations pertaining to the use of public rights-of-way for outdoor seating by restaurants and other businesses within the “C-CBD” Commercial, Central Business District. **Mr. Lydick made a motion to change the language in the Land Development Regulations. Adding subsections to 3A. I. Take tables and chairs inside II. Unless permitted and approved of substantial origin as to prohibit from removing the tables and chairs. Motion made by Mr. Lydick and seconded by Mr. Adel. Motion passed unanimously.**

ADJOURN: Motion to adjourn by Ms. Mavis Georgalis 5:50pm

Mavis Georgalis, Board Chairperson

Date Approved

Secretary

Date Approved

File Attachments for Item:

ii. Site Plan Review - SPR-21-05 Sun Stop 303



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

FOR PLANNING USE ONLY
 Application # SPP 21-05
 Application Fee: \$200.00
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

RECEIVED
 OCT 29 2021

BY: oj

A. PROJECT INFORMATION

1. Project Name: SUN STOP 303
2. Address of Subject Property: 1166 E DUVAL ST, LAKE CITY, FL 32055
3. Parcel ID Number(s): 33-3S-17-06555-001
4. Future Land Use Map Designation: LAKE CITY (CITY FUTURE LAND USE NOT GIVEN)
5. Zoning Designation: CI
6. Acreage: .73
7. Existing Use of Property: GAS STATION/CONVENIENCE STORE
8. Proposed use of Property: CONSTRUCT TWO LANE TRACTOR TRAILER FUELING AREA
9. Type of Development (Check All That Apply):
 - () Increase of floor area to an existing structure: Total increase of square footage _____
 - () New construction: Total square footage _____
 - () Relocation of an existing structure: Total square footage _____
 - (X) Increase in impervious area: Total Square Footage 30,244

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): DALTON KURTZ Title: PROJECT MANAGER
 Company name (if applicable): NORTH FLORIDA PROFESSIONAL SERVICES, INC
 Mailing Address: 1450 SW SR-47
 City: LAKE CITY State: FL Zip: 32025
 Telephone: () 386-752-4675 Fax: () 386-752-4674 Email: DKURTZ@NFPS.NET

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

3. If the applicant is agent for the property owner*.
 - Property Owner Name (title holder): SOUTH WEST GEORGIA OIL
 - Mailing Address: 1711 SHOTWELL ST.
 - City: BAINBRIDGE State: GA Zip: 39819
 - Telephone: () 229-246-1553 Fax: () Email: DARRYL@INLAND-STORES.COM

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: _____
If yes, is the contract/option contingent or absolute: Contingent Absolute
2. Has a previous application been made on all or part of the subject property:
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. Z _____
Variance: Yes _____ No _____
Variance Application No. V _____
Special Exception: Yes _____ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
7. Legal Description with Tax Parcel Number (In Word Format).
8. Proof of Ownership (i.e. deed).
9. Agent Authorization Form (signed and notarized).
10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
11. Fee. The application fee for a Site and Development Plan Application is \$500. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing.

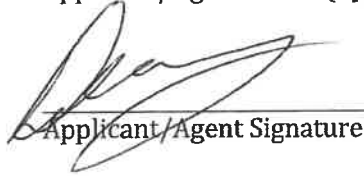
For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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.

Dalton Kurtz

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

10-28-2021

Date

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2020 32807

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R06555-000		See Below	See Below	001

SOUTHWEST GEORGIA
 OIL COMPANY INC
 P O BOX 1510
 BAINBRIDGE GA 39818

33-3S-17 1126/11261.62 Acres COMM
 AT THE INTER OF N R/W OF ST JOHNS
 ST AND W LINE OF BLK 25 CAMPHOR
 KNOLLS EST. RUN N ALONG E R/W OF
 COLBURN AVE. 260.13 FT. TO POB.
 CONT NORTH ALONG E R/W 268.28 FT TO
 THE S R/W OF DUVAL ST. THENCE RUN
 E'ERLY ALONG S R/W 252.22 FT, See
 Tax Roll For Extra Legal

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	359,707		\$359,707	\$1,762.56
BOARD OF COUNTY COMMISSIONERS	8.0150	359,707		\$359,707	\$2,883.05
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	359,707		\$359,707	\$269.06
LOCAL	3.7810	359,707		\$359,707	\$1,360.05
CAPITAL OUTLAY	1.5000	359,707		\$359,707	\$539.56
SUWANNEE RIVER WATER MGT DIST	0.3696	359,707		\$359,707	\$132.95
LAKE SHORE HOSPITAL AUTHORITY	0.0001	359,707		\$359,707	\$0.04
Total Millage		19.3137	Total Taxes		\$6,947.27

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$395.75
Total Assessments		\$395.75
Taxes & Assessments		\$7,343.02

DESCRIPTION:

COMMENCE at the Southwest corner of Block 25 of CAMPHOR KNOLL ESTATES, a subdivision recorded in Plat Book 1, Page 43 of the Public Records of Columbia County, Florida and run North $07^{\circ}16'25''$ East along the Easterly Right-of-Way line of Colburn Street a distance of 260.13 feet to the POINT OF BEGINNING; thence continue North $07^{\circ}16'25''$ East along the Easterly Right-of-Way line of Colburn Street a distance of 268.28 feet to a point on the Southerly Right-of-Way line of Duval Street and a point on a curve concave to the South having a radius of 1859.86 feet and a central angle of $07^{\circ}46'12''$; thence Easterly along the arc of said curve, being said Southerly Right-of-Way line of Duval Street, a distance of 252.22 feet to the end of said curve; thence South $04^{\circ}34'46''$ West a distance of 274.60 feet; thence North $84^{\circ}56'46''$ West a distance of 264.61 feet to the POINT OF BEGINNING. Containing 1.62 acres, more or less.

Prepared by and return to:

Benjamin B. Bush, Attorney
**Gardner, Bist, Bowden, Bush,
Dee, LaVia & Wright, P.A.**
1300 Thomaswood Drive
Tallahassee, FL 32308
File Number: 18.2056

Parcel Identification Nos. 8071-010 (Hamilton); 053S2200000000051 (Baker);
08580000000 (Suwannee); R08400-002 (Columbia);
02409002010 (Suwannee); 08487004010 (Suwannee);
08514002010 (Suwannee); R04910-001 (Columbia);
R04910-000 (Columbia); R06892-010 (Columbia);
R05829-000 (Columbia); and R11231-001 (Columbia).

NOTE TO CLERK: ALL DOCUMENTARY STAMP TAXES IN THE AMOUNT OF \$7,525.00 ARE BEING PAID UPON
THE RECORDING OF THIS PERSONAL REPRESENTATIVE'S DEED IN COLUMBIA COUNTY, FLORIDA.

[Space Above This Line For Recording Data]

Personal Representative's Deed

This Indenture made this 7th day of December, 2018, by and between **GARY KENT SCAFF, DAVID H. GOOLSBY, JR. and JENNY S. DRAWDY**, as the duly qualified **Personal Representatives of the ESTATE OF STAFFORD L. SCAFF, JR., Deceased**, whose post office address is c/o Teresa Morgan, Esq., 234 Lake City, FL 32055, as grantor, and **SOUTHWEST GEORGIA OIL COMPANY, INC.**, a Georgia corporation, whose post office address is 1511 E. Shotwell Street, Bainbridge, GA 38919, as grantee. The terms "grantor" and "grantee" are used for singular or plural, as context requires.

W I T N E S S E T H :

WHEREAS, Stafford L. Scaff, Jr. died a resident of Columbia County, Florida, on November 20, 2016; and

WHEREAS, Gary Kent Scaff, David H. Goolsby, Jr. and Jenny S. Drawdy are the duly qualified Personal Representatives of the ESTATE OF STAFFORD L. SCAFF, JR., Deceased; and

WHEREAS, the probate of the ESTATE OF STAFFORD L. SCAFF, JR., Deceased, is now pending in the Circuit Court, Third Judicial Circuit, In and for Columbia County, Florida, Probate Division, File No. 16000278CPAXMX; and

WHEREAS, Grantor has the lawful power to sell and convey the property described in this deed.

NOW, THEREFORE, in consideration of the foregoing and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, Grantor does hereby grant, bargain, sell, alien, remise and convey to the Grantee, its heirs, successors and assignees that real property situated in Suwanee, Columbia, Baker and Hamilton Counties, Florida, described as follows:

SEE ATTACHED EXHIBIT "A".

together with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and the Permitted Exceptions shown on the attached EXHIBIT "B", which are not hereby re-imposed, and ad valorem taxes for any year after December 31, 2018.

Grantor does hereby warrant that the Property is free from all encumbrances made by grantor, including but not limited to any personal representative's lien authorized by section 733.608, Fla. Stat., or otherwise; and that grantor will warrant and defend the interest in the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under grantor, but against none other.

IN WITNESS WHEREOF, the undersigned Gary Kent Scaff, David H. Goolsby, Jr. and Jenny S. Drawdy, as the duly qualified Co-Personal Representatives of the ESTATE OF STAFFORD L. SCAFF, JR., Deceased, have executed this instrument on the date first above written.

Signed, sealed and delivered in our presence:

Sherry Kennedy
Witness Name: Sherry Kennedy

Gary K. Scaff
Gary Kent Scaff, as the duly qualified Co-Personal Representative of the Estate of Stafford L. Scaff, Jr., Deceased

Teresa B. Morgan
Witness Name: TERESA B. MORGAN

STATE OF Florida,
COUNTY OF Columbia.

The foregoing instrument was acknowledged this 5th day of December, 2018, by Gary Kent Scaff, as the duly qualified Co-Personal Representative of the Estate of Stafford L. Scaff, Jr., Deceased, and on behalf of said Estate.

He is personally known by me; or
 He has produced N/A as identification.

Teresa B. Morgan
NOTARY PUBLIC



Signed, sealed and delivered in our presence:

Sherry Kennedy
Witness Name: Sherry Kennedy

David H. Goolsby, Jr.
David H. Goolsby, Jr., as the duly qualified Co-
Personal Representative of the Estate of Stafford
L. Scaff, Jr., Deceased

Teresa B. Morgan
Witness Name: TERESA B. MORGAN

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged this 5th day of December, 2018, by David H. Goolsby, Jr., as the duly qualified Co-Personal Representative of the Estate of Stafford L. Scaff, Jr., Deceased, and on behalf of said Estate.

She/He is personally known by me; or
 She/He has produced N/A as identification.

Teresa B. Morgan
NOTARY PUBLIC



Signed, sealed and delivered in our presence:

Sherry Kennedy
Witness Name: Sherry Kennedy

Jenny S. Drawdy
Jenny S. Drawdy, as the duly qualified Co-
Personal Representative of the Estate of Stafford
L. Scaff, Jr., Deceased

Teresa B. Morgan
Witness Name: TERESA B. MORGAN

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged this 5th day of December, 2018, by Jenny S. Drawdy, as the duly qualified Co-Personal Representative of the Estate of Stafford L. Scaff, Jr., Deceased, and on behalf of said Estate.

She is personally known by me; or
 She has produced N/A as identification.

Teresa B. Morgan
NOTARY PUBLIC



EXHIBIT "A"
(to Deed)

The Property

Parcel 1:

Commence at the Southwest corner of Section 6, Township 2 South, Range 16 East, Hamilton County, Florida, and run N0°50'11"W along the West line of said Section 6 a distance of 861.38 feet; thence N89°32'22"E, 16.92 feet to the Westerly right-of-way line of U.S. Highway No. 41 and the Point of Beginning; thence N1°07'17"W along said right-of-way line a distance of 163.56 feet to the point of curve of a curve concave to the Southwest having a radius of 749.20 feet and a central angle of 11°37'20"; thence Northwesterly along the arc of said curve (also said right-of-way line) a distance of 151.97 feet to said West line, Section 6; thence run N0°50'11"W along said West line, Section 6, distance of 152.77 feet to the Northwest corner of the Southwest ¼ of Southwest ¼, Section 6; thence N88°37'46"E along the North line of said Southwest ¼ of Southwest ¼ (being also the North City Limit line of the Town of White Springs, Florida) a distance of 48.14 feet to the Westerly right-of-way line of Georgia Southern and Florida Railroad; thence run S49°12'09"E along said right-of-way line 947.92 feet; thence S88°53'50"W, 328.62 feet; thence N1°20'27"W, 160.98 feet; thence S89°32'22"W 409.67 feet to the Point of Beginning. Said lands lying wholly within the SW ¼ of SW ¼, Section 6, Township 2 South, Range 16 East, Hamilton County, Florida.

Less and Except:

Begin at the Northwest corner of the Southwest ¼ of the Southwest ¼ of Section 6, Township 2 South, Range 16 East, Hamilton County, Florida and run North 88 degrees, 36 minutes, 22 seconds East along the North line of the Southwest ¼ of the Southwest ¼ of Section 6, a distance of 48.14 feet to a point on the Westerly right-of-way line of the Georgia Southern and Florida Railroad; thence South 49 degrees, 13 minutes, 33 seconds East along said Westerly right-of-way line of the Georgia Southern and Florida Railroad, a distance of 268.30 feet; thence South 01 degrees, 08 minutes, 41 seconds East, a distance of 282.99 feet to a point on the South line of a parcel of land recorded in Official Records Book 150, Page 684, of the Public Records of Hamilton County, Florida; thence South 88 degrees, 12 minutes, 33 seconds West along said South line of a parcel of land recorded in Official Records Book 150, Page 684, of the Public Records of Hamilton County, Florida, a distance of 233.28 feet to a point on the Easterly right-of-way line of U.S. Highway No. 41 (State Road 100); thence North 01 degrees, 06 minutes, 57 seconds West along said Easterly right-of-way line of U.S. Highway No. 41 (State Road 100) a distance of 160.96 feet to the point of curve of a curve concave to the West having a radius of 749.20 feet and a central angle of 13 degrees, 51 minutes, 39 seconds; thence Northwesterly along the arc of said curve a distance of 181.24 feet to a point on the West line of Section 6; thence North 00 degrees, 50 minutes, 56 seconds West along said West line of said Section 6, a distance of 123.55 feet to the Point of Beginning.

Also less and except that portion of the above described property lying with the land described in Official Records Book 172, Page 218, of the Public Records of Hamilton County, Florida.

Parcel 2:

Commence at the intersection of the West right-of-way of State Road #121 and the South line of the NW ¼ of the SE ¼, Section 5, Township 3 South, Range 22 East, Baker County, Florida; thence run N1°32'30"E along the West right-of-way line of State Road #121, a distance of 50.04 feet to the North right-of-way of Fraser Drive South and the Point of Beginning; thence run S89°18'30"W along the North right-of-way of Fraser Drive South, a distance of 547.40 feet to the East right-of-way of Fraser Drive West, thence run N1°23'25"E along the East right-of-way of Fraser Drive West, a distance of 350.00 feet; thence run S88°36'35"E a distance of 350.00 feet; thence run S1°23'25"W, a distance of 37.31 feet; thence run S1°32'30"W a distance of 125.00 feet; thence run N89°18'30"E a distance of 197.96 feet to the West right-of-way of State Road #121; thence run S1°32'30"W along the West right-of-way of State Road #121, a distance of 175.00 feet to the Point of Beginning.

Less and Except:

Commence at the intersection of the South line of the Northwest ¼ of the Southeast ¼ of Section 5, Township 3 South, Range 22 East, Baker County, Florida and the Westerly right of way line of State Road No. 121 and run North 01°32'30" East along said Westerly right of way line of State Road No. 121 a distance of 50.04 feet to its intersection with the Northerly right of way line of Fraser Drive South and the Point of Beginning; thence South 89°18'30" West along said Northerly right of way line 342.14 feet; thence North 02°43'04" East, 342.64 feet; thence South 88°36'35" East, 85.77 feet; thence South 00°54'40" West, 174.11 feet; thence North 89°18'30" East, 247.35 feet to a point on the Westerly right of way line of State Road No. 121; thence South 01°32'30" West along said Westerly right of way line 165.00 feet to the Point of Beginning.

Also Less and Except:

Commence at the intersection of the South line of the NW ¼ of the SE ¼ of Section 5, Township 3 South, Range 22 East, Baker County, Florida and the Westerly right-of-way line of State Road No. 121 and run N01°32'30"E along said Westerly right-of-way line of State Road No. 121 a distance of 215.04 feet to the Point of Beginning; thence S89°18'30"W 247.35 feet; thence N00°54'40"E 174.11 feet to a point on the North boundary line of a tract of land owned by Stafford L. Scaff, Jr., and his wife, Anne C. Scaff described in Warranty Deed dated November 17, 1986, and recorded in Official Records Book 113, Page 295, Public Records of Baker County, Florida; thence S88°36'35"E 51.17 feet along the North boundary line of said Scaff property to a point which is 350 feet from the East right-of-way line of Fraser Drive West; thence S01°23'25"W 37.31 feet; thence S01°32'30"W 125.00 feet; thence N89°18'30"E 197.96 feet to a point on the Westerly right-of-way line of State Road No. 121; thence S01°32'30"W along said Westerly right-of-way line 10.00 feet to the Point of Beginning.

Parcel 3:

A part of the Southwest ¼ of the Southwest ¼ of the Southeast ¼, Section 11, Township 3 South,

Range 13 East, Suwannee County, Florida, being more particularly described as follows: For a point of reference Commence at the Southwest corner of said Southeast $\frac{1}{4}$; thence run N88°24'11" East along the South line of said Southeast $\frac{1}{4}$, a distance of 101.84 feet to the East right-of-way line of U.S. Highway 129 (State Road 249) and the Point of Beginning; thence run N05°17'27" West along said East right-of-way line, a distance of 258.65 feet; thence continue along said East right-of-way line, North 00°39'52" West, a distance of 378.25 feet; thence run N88°27'45" East a distance of 346.20 feet; thence run South 00°43'45" East, a distance of 636.02 feet to said South line; thence run South 88°24'11" West, along said South line a distance of 326.06 feet to the Point of Beginning.

Parcel 4:

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 2 South, Range 14 East, Suwannee County, Florida and run N88°35'E, 74.03 feet to a point on the Easterly right of way line of County Road No. 49 (formerly State Road No. 49); thence N00°41'52"E, along said Easterly right of way line 210.00 feet to the Point of Beginning; thence continue N00°41'52"E, still along said Easterly right of way line 1060.26 feet; thence N58°32'37"E still along said Easterly right of way line 31.93 feet to a point on the Southerly right of way line of U.S. Highway No. 90; thence S63°36'38"E, along said Southerly right of way line 1089.85 feet; thence S00°01'16"E, 575.47 feet; thence S89°02'38"W, 1016.78 feet to the Point of Beginning.

Together with: A non-exclusive, perpetual easement for ingress and egress over the following described lands:

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 2 South, Range 14 East, Suwannee County, Florida and run N88°35'E, 74.03 feet to a point on the Easterly right of way line of County Road No. 49 (formerly State Road No. 49); thence N00°41'52"E, along said Easterly right of way line 210.00 feet; thence N89°02'38"E, 1016.78 feet; thence N00°01'16"W, 315.00 feet to the Point of Beginning; thence continue N00°01'16"W, 260.47 feet to a point on the Southerly right of way line of U.S. Highway No. 90; thence S63°36'38"E, along said Southerly right of way line 27.91 feet to the Northwest corner of lands of or formerly of Earl Wooley; thence S00°01'16"E, along the West line of said lands 247.65 feet; thence S89°02'38"W 25.00 feet to the Point of Beginning.

Subject to: A non-exclusive, perpetual easement for ingress and egress across the following described lands:

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 2 South, Range 14 East, Suwannee County, Florida and run N88°35'E, 74.03 feet to a point on the Easterly right of way line of County Road No. 49 (formerly State Road No. 49); thence N00°41'52"E, along said Easterly right of way line 210.00 feet; thence N89°02'38"E, 1016.78 feet; thence N00°01'16"W, 315.00 feet to the Point of Beginning; thence S89°02'38"W, 25.00 feet; thence N00°01'16"W, 273.30 feet to a point on the Southerly right of way line of U.S. Highway No. 90; thence S63°36'38"E, along said Southerly right of way line 27.91 feet; thence S00°01'16"E, 260.47 feet to the Point of Beginning.

Less and Except:

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 2 South, Range 14 East, Suwannee County, Florida and run North 88 degrees, 35 minutes East a distance of 74.03 feet to a point on the Easterly right-of-way line of County Road No. 49; thence North 00 degrees, 41 minutes, 52 seconds East along said Easterly right-of-way line of County Road No. 49, a distance of 690.46 feet to the Point of Beginning; thence continue North 00 degrees, 41 minutes, 52 seconds East along said Easterly right-of-way line of County Road No. 49, a distance of 580.50 feet; thence North 58 degrees, 32 minutes, 37 seconds East still along said Easterly right-of-way line of County Road No. 49, a distance of 31.93 feet to the point on the Southerly right-of-way line of U.S. Highway No. 90; thence South 63 degrees, 36 minutes, 38 seconds East along said Southerly right-of-way line of U.S. Highway No. 90, a distance of 375.97 feet; thence South 00 degrees, 41 minutes, 52 seconds West along a line parallel to the Easterly right-of-way line of County Road No. 49, a distance of 415.64 feet; thence South 87 degrees, 44 minutes, 49 seconds West, a distance of 366.32 feet to the Point of Beginning.

Parcel 5:

Parts of Section 5 and 6, Township 3 South, Range 13 East, Suwannee County, Florida, being more particularly described as follows: for point of reference Commence at the Southeast corner of said Section 6, thence run N88°48'04"W along the South boundary of said Section 6, a distance of 224.07 feet; thence run N00°49'00"E a distance of 48.47 feet to the North right of way line of County Road No. 250; thence run N14°57'00"E a distance of 386.80 feet to the Point of Beginning; thence run N45°34'00"E, a distance of 300.44 feet; thence run S44°26'00"E, a distance of 345.51 feet to the Northwesterly right of way line of State Road No. 51; thence run S45°34'00"W along said Northwesterly right of way line, a distance of 203.86 feet; thence run N60°03'02"W, a distance of 358.76 feet to the Point of Beginning.

Parcel 6:

Commence at the Northwest corner of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, Section 8, Township 3 South, Range 17 East, and run thence North 87°51'21" East along the North line of said Southwest $\frac{1}{4}$, 90.5 feet to the centerline of pavement of U.S. Highway No. 441 (State Road No. 47); thence run South 0°39'21" West along said centerline, 1388.27 feet; thence run South 89°20'39" East on a perpendicular to said centerline, 100.0 feet to the East right-of-way line of said U.S. Highway No. 441 and the Point of Beginning; thence run Southerly along said East right-of-way line, on a curve concave to the left with a radius of 29,547.89 feet, 598.04 feet; thence run South 89°12'51" West, 50.0 feet; thence run Southerly along said East right-of-way line, 198.28 feet; thence run North 89°14'51" East, 679.44 feet; thence run North 0°45'09" West, 1182.88 feet to the South right-of-way line of the Southeast Ramp of Interstate Highway No. 10; thence run South 72°40'21" West along said South line, 509.35 feet to a point of curve to the left; thence run Southwesterly along said curve to the left with a radius of 180.0 feet, and an arc distance of 226.08 feet to a point of tangent on the said East right-of-way line of U.S. Highway 441; thence run South 0°39'21" West along said East right-of-way line, 73.49 feet to the Point of

Beginning.

Less and Except:

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 3 South, Range 17 East, Columbia County, Florida and run North $87^{\circ}51'21''$ East along the North line of the Southwest $\frac{1}{4}$ of Section 8 a distance of 76.50 feet to a point on the centerline of U.S. Highway 441; thence South $00^{\circ}42'00''$ West along said centerline of U.S. Highway 441 a distance of 1394.45 feet; thence South $89^{\circ}18'00''$ East a distance of 100.00 feet to a point on the Easterly right-of-way line of U.S. Highway 441, said point being a point on a curve concave to the East having a radius of 28547.89 feet, a central angle of $00^{\circ}10'55''$, a chord bearing of South $00^{\circ}36'33''$ West and a chord distance of 90.59 feet; thence Southerly along the arc of said curve a distance of 90.59 feet to the Point of Beginning; thence South $89^{\circ}28'55''$ East a distance of 457.66 feet; thence South $02^{\circ}37'28''$ West a distance of 392.40 feet; thence South $89^{\circ}43'08''$ West a distance of 440.50 feet to a point on the Easterly right-of-way line of U.S. Highway 441, said point being a point on a curve concave to the East having a radius of 28547.89 feet, a central angle of $00^{\circ}47'58''$, a chord bearing of North $00^{\circ}07'06''$ East and a chord distance of 398.29 feet; thence Northerly along the arc of said curve a distance of 398.30 feet to the Point of Beginning.

Less and Except (Cell Tower Site):

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH $87^{\circ}51'21''$ EAST ALONG THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 8 A DISTANCE OF 76.50 FEET TO A POINT ON THE CENTERLINE OF U.S. HIGHWAY 441; THENCE SOUTH $00^{\circ}42'00''$ WEST ALONG SAID CENTERLINE OF U.S. HIGHWAY 441 A DISTANCE OF 1394.45 FEET; THENCE SOUTH $89^{\circ}18'00''$ EAST A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 28547.89 FEET, A CENTRAL ANGLE OF $00^{\circ}10'55''$, A CHORD BEARING OF SOUTH $00^{\circ}36'33''$ WEST AND A CHORD DISTANCE OF 90.59 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.59 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH $89^{\circ}28'55''$ EAST A DISTANCE OF 457.66 FEET; THENCE SOUTH $02^{\circ}37'28''$ WEST A DISTANCE OF 392.40 FEET; THENCE SOUTH $89^{\circ}43'08''$ WEST, A DISTANCE OF 42.44 FEET TO A $\frac{5}{8}$ INCH REBAR AND CAP (LB 7042); THENCE RUN SOUTH $00^{\circ}00'24''$ EAST, A DISTANCE OF 23.03 FEET TO A $\frac{1}{2}$ INCH REBAR AND CAP (LB 7596) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $00^{\circ}00'24''$ EAST, A DISTANCE OF 100.20 FEET TO A POINT; THENCE RUN NORTH $89^{\circ}37'14''$ EAST, A DISTANCE OF 100.97 FEET TO A $\frac{1}{2}$ INCH REBAR AND CAP (LB 7596); THENCE RUN NORTH $00^{\circ}30'27''$ WEST, A DISTANCE OF 100.75 FEET TO A $\frac{1}{2}$ INCH REBAR AND CAP (LB 7596); THENCE RUN SOUTH $89^{\circ}18'32''$ WEST, A DISTANCE OF 100.30 FEET TO THE POINT OF BEGINNING.

Subject to non-exclusive Ingress, Egress and Public Utilities Easement:

A 30 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH 87°51'21" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8 A DISTANCE OF 76.50 FEET TO A POINT ON THE CENTERLINE OF U.S. HIGHWAY 441; THENCE SOUTH 00°42'00" WEST ALONG SAID CENTERLINE OF U.S. HIGHWAY 441 A DISTANCE OF 1394.45 FEET; THENCE SOUTH 89°18'00" EAST A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 28547.89 FEET, A CENTRAL ANGLE OF 00°10'55", A CHORD BEARING OF SOUTH 00°36'33" WEST AND A CHORD DISTANCE OF 90.59 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.59 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°28'55" EAST A DISTANCE OF 457.66 FEET; THENCE SOUTH 02°37'28" WEST A DISTANCE OF 392.40 FEET; THENCE SOUTH 89°43'08" WEST, A DISTANCE OF 42.44 FEET TO A 5/8 INCH REBAR AND CAP (LB 7042); THENCE RUN SOUTH 00°00'24" EAST, A DISTANCE OF 123.23 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUE SOUTH 00°00'24" EAST, A DISTANCE OF 145.10 FEET; THENCE RUN SOUTH 89°20'01" WEST, A DISTANCE OF 446.76 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN SOUTH 00°23'33" EAST, ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A 5/8 INCH REBAR AND CAP (LB 7042); THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°20'01" EAST, A DISTANCE OF 476.56 FEET; THENCE RUN NORTH 00°00'24" WEST, A DISTANCE OF 174.95 FEET; THENCE RUN SOUTH 89°37'14" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

Subject to exclusive Guy Wire Maintenance Easement, which is hereby reserved to grantor and grantor's assigns under the terms set forth in that certain Easement Agreement dated December 7, 2018, and recorded simultaneously herewith:

AN EASEMENT FOR GUY WIRE MAINTENANCE OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH 87°51'21" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8 A DISTANCE OF 76.50 FEET TO A POINT ON THE CENTERLINE OF U.S. HIGHWAY 441; THENCE SOUTH 00°42'00" WEST ALONG SAID CENTERLINE OF U.S. HIGHWAY 441 A DISTANCE OF 1394.45 FEET; THENCE SOUTH 89°18'00" EAST A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, SAID POINT BEING A POINT ON

A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 28547.89 FEET, A CENTRAL ANGLE OF 00°10'55", A CHORD BEARING OF SOUTH 00°36'33" WEST AND A CHORD DISTANCE OF 90.59 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.59 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°28'55" EAST A DISTANCE OF 457.66 FEET; THENCE SOUTH 02°37'28" WEST A DISTANCE OF 392.40 FEET; THENCE SOUTH 89°43'08" WEST, A DISTANCE OF 42.44 FEET TO A 5/8 INCH REBAR AND CAP (LB 7042); THENCE RUN SOUTH 00°00'24" EAST, A DISTANCE OF 68.08 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE RUN SOUTH 89°22'55" WEST, A DISTANCE OF 141.14 FEET; THENCE RUN SOUTH 01°49'31" WEST, A DISTANCE OF 10.01 FEET; THENCE RUN NORTH 89°22'55" EAST, A DISTANCE OF 203.07 FEET; THENCE RUN SOUTH 30°49'41" EAST, A DISTANCE OF 199.96 FEET; THENCE RUN NORTH 59°17'49" EAST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 30°49'41" WEST, A DISTANCE OF 200.27 FEET; THENCE RUN NORTH 29°06'03" EAST, A DISTANCE OF 200.06 FEET; THENCE RUN NORTH 63°53'38" WEST, A DISTANCE OF 10.01 FEET; THENCE RUN SOUTH 29°06'03" WEST, A DISTANCE OF 199.81 FEET; THENCE RUN SOUTH 89°22'55" WEST, A DISTANCE OF 61.18 FEET TO THE POINT OF BEGINNING.

Parcel 7:

Commencing at the Northeast corner of the Southeast ¼ of the Northwest ¼ of Section 33, Township 3 South, Range 17 East; thence South 89 degrees 7 minutes West 483.62 feet to the West line of Lomond Avenue; thence South 7 degrees 49 minutes West along the West line of Lomond Avenue 84.7 feet to the South right-of-way line of U.S. Highway No. 90 (formerly State Road No. 1) for the Point of Beginning; thence South 7 degrees 49 minutes West along the West line of Lomond Avenue a distance of 490.94 feet to the North line of St. Johns Street; thence N88° degrees 35 minutes West along the North line of St. Johns Street a distance of 383.25 feet to the East line of Colburn Avenue; thence North 7 degrees 55 minutes East along the East line of Colburn Avenue a distance of 527.1 feet to the South right-of-way line of U.S. Highway No. 90 (formerly State Road No. 1); thence South 89 degrees 22 minutes East along the South right-of-way line of U.S. Highway 90 a distance of 89.07 feet; thence South 83 degrees 24 minutes East along the South right-of-way line of U.S. Highway 90 a distance of 195.75 feet; thence South 78 degrees 1 minute East along the South right-of-way line of U.S. Highway 90 a distance of 95.20 feet to the Point of Beginning, all lying and being in the Southeast ¼ of the Northwest ¼ of Section 33, Township 3 South, Range 17 East; being sometimes also referred to as: Block 25 of Camphor Knoll Estates and being in the Southeast ¼ of the Northwest ¼ of Section 33, Township 3 South, Range 17 East. Said property being bounded on the North by the South right-of-way line of U.S. Highway No. 90 (formerly State Road No. 1), bounded on the East by the West right-of-way line of Lomond Avenue, being bounded on the South by the North right-of-way line of St. Johns Street, and being bounded on the West by the East right of way line of Colburn Avenue.

Less and Except: Any portion thereof for road rights-of-way.

Also Less and Except:

Commence at the point on intersection of the North right of way line of St. Johns Street and the West line of Block 25 of Camphor Knoll Estates, a subdivision recorded in Plat Book 1, Page 43 of the Public Records of Columbia County, Florida and run North 07°16'25" East along the Easterly right of way of Colburn Avenue (formerly Colburn Street) a distance of 260.13 feet to the Point of Beginning; thence continue North 07°16'25" East along said West line of Block 25, being also the Easterly right-of-way line of Colburn Street a distance of 268.28 feet to a point on the Southerly right-of-way line of Duval Street and a point on a curve concave to the South having a radius of 1859.86 feet and a central angle of 07°46'12"; thence Easterly along the arc of said curve, being said Southerly right-of-way line of Duval Street, a distance of 252.22 feet to the end of said curve; thence South 04°34'46" West a distance of 274.60 feet; thence North 84°56'46" West a distance of 264.61 feet to the Point of Beginning.

Also Less and Except:

Begin at the point of the intersection of the North right-of-way line of St. Johns Street and the West line of Block 25 of Camphor Knoll Estates, a subdivision recorded in Plat Book 1, Page 43 of the Public Records of Columbia County, Florida, and run North 07°16'25" East along the Easterly right-of-way line of Colburn Avenue (formerly Colburn Street) a distance of 260.13 feet; thence South 84°56'46" East a distance of 381.68 feet to a point on the Westerly right-of-way line of Lamond Avenue (formerly Lamond Street); thence South 06°57'03" West along said Westerly right-of-way line of Lamond Street (formerly Lamond Street) a distance of 226.47 feet to a point on the Northerly right-of-way line of St. Johns Street; thence North 89°56'30" West along said Northerly right-of-way line of St. Johns Street a distance of 385.73 feet to the Point of Beginning.

Parcel 8:

The West ½ of the Northeast ¼ of Northwest ¼, and a strip 396 feet wide North and South by 660 feet, East and West, off the South side of the East ½ of the Northeast ¼ of Northwest ¼, of Section 29, Township 3 South, Range 17 East, Columbia County, Florida. Except a tract 210 feet square in the Southwest corner of the Northeast ¼ of Northwest ¼, and except a tract of land 75 feet East and West by 65 feet North and South owned by the City of Lake City, Florida as recorded in Deed Book 19, Page 513, of the Public Records of Columbia County, Florida and being located partially in the Northern Division of the City of Lake City, Columbia County, Florida. Less and except therefrom the portion of said property which has been acquired by the State of Florida for road rights-of-way.

Also:

A lot or parcel of land 200 feet square in the Southwest corner of the Northeast ¼ of the Northwest ¼ of Section 29, Township 3 South, Range 17 East, Columbia County, Florida. Less and except therefrom the portion of said property which has been acquired by the State of Florida for rights-of-ways.

Less and Except:

Commence at the Southwest corner of the Northeast ¼ of the Northwest ¼ of Section 29, Township 3 South, Range 17 East, Columbia County, Florida, as shown on a survey by Curtis Keene, PLS No. 3712 (dated 4/6/1986) and run thence N86°33'19"E along the South line of said Northeast ¼ of the Northwest ¼, per said Keen survey, a distance of 78.46 feet to its intersection with the Southerly extension of the Easterly Right-of-Way line of N. Marion Ave. (U.S. Highway 441); thence N01°38'35"W along said Southerly extension of said Right-of-Way line 51.68 feet to the Point of Beginning; thence continue N01°38'35"W along the Easterly Right-of-Way line of N. Marion Ave. (U.S. Highway 441) a distance of 319.31 feet; thence S88°38'59"E, 370.12 feet; thence S01°38'35"E parallel to the Easterly Right-of-Way line of N. Marion Ave. (U.S. Highway 441) a distance of 255.34 feet to the Northwest corner of a parcel of land, occupied by a sewer lift station, and owned by the City of Lake City, Florida; thence S02°24'08"E along the West line of said sewer lift station parcel a distance of 65.00 feet to the Southwest corner of said sewer lift station parcel and a point on the Northerly Right-of-Way line of NE Bascom Norris Drive (f.k.a. County Road 100-A); thence N88°38'59"W along said Northerly Right-of-Way line 347.66 feet; thence S85°37'18"W still along said Northerly Right-of-Way line 6.21 feet to the Point of Curve of a curve concave to the North having a radius of 45.00 feet and a central angle of 22°06'57"; thence Westerly along the arc of said curve, being also the Northerly Right-of-Way line of NE Bascom Norris Drive (f.k.a. County Road 100-A) a distance of 17.37 feet to the Point of Beginning.

Parcel 9:

Commence at the Northwest corner of Section 17, Township 4 South, Range 17 East, Columbia County, Florida, and run S01°39'40"E, along the West line of said Section 17 a distance of 1425.0 feet; thence N87°27'E, 787.70 feet; thence S35°41'E, 198.00 feet; thence N87°27'E, 245.03 feet to the Point of Beginning; thence continue N87°27'E, 294.40 feet to a point on the Westerly right-of-way line of U.S. Highway No. 41 (State Road 25); thence S35°20'23"E, along said Westerly right-of-way line 224.82 feet; thence S78°13'38"W, 20.03 feet; thence S54°39'37"W, 229.55 feet; thence N35°20'23"W, parallel to the Westerly right-of-way line of U.S. Highway No. 41 (State Road 25) a distance of 377.87 feet to the Point of Beginning.

Exhibit "B"
(to Warranty Deed)

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. The property described in Exhibit A, above, is not contiguous.

The Following Exceptions Apply only to Parcel 1:

3. Notice of Settlement Agreement, Covenants running with the land and Releases as set forth in instrument recorded in Official Records Book 387, Page 323 of the Public Records of Hamilton County, Florida.

The Following Exceptions Apply only to Parcel 3:

4. Road Right-of-Way as set forth in instrument recorded in Deed Book MM, Page 104 of the Public Records of Suwannee County, Florida.
5. Road Right-of-Way as set forth in instrument recorded in Deed Book MM, Page 457 of the Public Records of Suwannee County, Florida.

The Following Exceptions Apply only to Parcel 4:

6. Easement as set forth in instrument recorded in Official Records Book 173, Page 445 of the Public Records of Suwannee County, Florida.
7. Easement in favor of the State of Florida as set forth in instrument recorded in Deed Book 75, Page 295 of the Public Records of Suwannee County, Florida.
8. Contract for Water and Sewer Services as set forth in instrument recorded in Official Records Book 1562, Page 218 of the Public Records of Suwannee County, Florida.
9. Easement in favor of Florida Power and Light Company as set forth in instrument recorded in Official Records Book 676, Page 276 of the Public Records of Suwannee County, Florida.

The Following Exceptions Apply only to Parcel 5:

10. Easement in favor of Suwannee Valley Electric as set forth in instrument recorded in Official Records Book 259, Page 404 of the Public Records of Suwannee County, Florida.
11. Oil, Gas and Mineral Lease as set forth in instrument recorded in Official Records Book 208, Page 709 of the Public Records of Suwannee County, Florida.

The Following Exceptions Apply only to Parcel 6:

12. All of the terms and provisions set forth and contained in that certain Lease between Stafford L. Scaff, Jr. and Anne C. Scaff, Lessor, and OPM - USA - INC, a Florida corporation, Lessee, recorded in Official Records Book 849, Page 1031 of the Public Records of Columbia County, Florida.
13. Easement Agreement as set forth in instrument recorded in Official Records Book 1293, Page 2191 of the Public Records of Columbia County, Florida.

The Following Exceptions Apply only to Parcel 7:

14. Matters appearing on the plat recorded in Plat Book 1, Page(s) 43 of the Public Records of Columbia County, Florida, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".
15. Subject to restrictions, set backs, etc. as shown in Florida Statutes 337.241 Florida Department of Transportation, R/W Reservation Map, State Road 10 Columbia County, Florida, Dated: Oct. 27, 1986 Recorded: Dec. 17, 1986, State & County Road Map 2, Page 32 of the Public Records of Columbia County, Florida.
16. Ordinance No. 90-677 (Annexation) recorded in Official Records Book 734, Page 566 of the Public Records of Columbia County, Florida.

The Following Exceptions Apply only to Parcel 8:

17. Reservations contained in Deed from the State of Florida for 200 foot State Road Right of Way easement, filed in Deed Book 33, Page 493 of the Public Records of Columbia County, Florida.
18. Easement for vehicular and pedestrian traffic, recorded in Deed Book 83, Page 291 of the Public Records of Columbia County, Florida.
19. Ordinance No. 87-590 (Annexation) recorded in Official Records Book 626, Page 736 of the Public Records of Columbia County, Florida.

20. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 1124, Page 1389 of the Public Records of Columbia County, Florida.
21. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 1124, Page 1393 of the Public Records of Columbia County, Florida.
22. Existing right of ways of N Marion Ave and NE Bascom Norris Dr.

The Following Exceptions Apply only to Parcel 9:

23. Easement granted to Clay Electric Cooperative Inc. by instrument recorded in Official Records Book 664, Page 738 of the Public Records of Columbia County, Florida.
24. Easement granted to Clay Electric Cooperative Inc. by instrument recorded in Official Records Book 364, Page 445 of the Public Records of Columbia County, Florida.

SUNSTOP #303 COLUMBIA COUNTY, FLORIDA



COLUMBIA
COUNTY



PROJECT LOCATION


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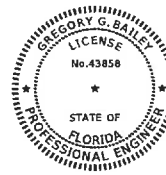
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PLANS PREPARED FOR:

SOUTHWEST GEORGIA OIL
1711 E SHOTWELL ST.
BAINBRIDGE, GA 39819
(229) 246-1553

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61E5-23.004, F.A.C.

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">REVISIONS</th> </tr> <tr> <th style="text-align: left;">DATE</th> <th style="text-align: left;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS		DATE	DESCRIPTION			 <p>NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32054 PH: 386-755-4475 LIC NO. 1B8256</p>	<p>2551 BLARSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CAF 29011</p>	<p>JOB NUMBER: L2101185WG EOR: GREGORY G. BAILEY P.E. NO.: 43508</p>	COVER SHEET	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">SHEET NO.</td> </tr> <tr> <td style="text-align: center;">C-1</td> </tr> </table>	SHEET NO.	C-1
REVISIONS													
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THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED.
THE SIGNATURE MUST BE VERIFIED
IN THE ELECTRONIC DOCUMENTS

NORTH FLORIDA PROFESSIONAL SERVICES INC.
P.O. BOX 3823
LAKE CITY, FL 32056
CERTIFICATE OF AUTHORIZATION: 25011
GREGORY G. BAILEY, P.E. NO. 43858

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN
ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

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REVISIONS	
DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4815
LIC NO. LB8358

2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CAF 29011

JOB NUMBER:
L2101185WG
EOR:
GREGORY G. BAILEY
P.E. NO.:
43858

SIGNATURE SHEET
STATION # 303
COLUMBIA COUNTY, FLORIDA

SHEET NO.
C-2

000011 3.0117 10/20/2021 10:49:33 AM \\S:\P1-SE\REV\4 - METAL 1001-2021\2101185WG\10-CADD\Plan\PS-SIG12.PDF.dwg

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE TO ENSURE THAT ALL NEW WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SUCH DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
 2. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH BY THE CITY OF LAKE CITY AND THE ISSUED SUWANNEE RIVER WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT, FLORIDA DEPARTMENT OF TRANSPORTATION DRIVEWAY CONNECTION PERMIT. THE CONTRACTOR SHALL SUBMIT A NOTICE OF CONSTRUCTION COMMENCEMENT TO THE WATER MANAGEMENT DISTRICT AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 3. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE IN A SECURE MANNER. ALL OPEN TRENCHES AND EXCAVATED AREAS SHALL BE PROTECTED FROM ACCESS BY THE GENERAL PUBLIC.
 4. BOUNDARY INFORMATION SHOWN, WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY NORTH FLORIDA PROFESSIONAL SERVICES, FLORIDA LICENSE NO. 188356.
 5. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER.
 6. THE SITE IS LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.
 7. THE CONTRACTOR SHALL IMPLEMENT ALL COMPONENTS OF THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO ANY EARTH DISTURBING ACTIVITIES. ALL COMPONENTS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL VEGETATION IS ESTABLISHED, THE ENTIRE PROJECT AREA IS STABILIZED AND THE OWNER HAS ACCEPTED OPERATION AND MAINTENANCE.
 8. THE STORMWATER BASIN IS DESIGNED IN ACCORDANCE WITH SRWMD APPLICANT HANDBOOK VOLUME 11 AND 62-330 F.A.C.
 9. ALL SLOPES OF THE STORMWATER BASIN SHALL BE GRASSSED. ALL SLOPES STEEPER THAN 3:1 SHALL BE STAPLED SOD.
 10. ALL DISTURBED AREAS NOT SODDED SHALL BE SEEDDED WITH A MIXTURE OF LONG-TERM VEGETATION AND QUICK GROWING SHORT-TERM VEGETATION FOR THE FOLLOWING CONDITIONS. FOR THE MONTHS FROM SEPTEMBER THROUGH MARCH, THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF WINTER RYE. FOR THE MONTHS OF APRIL THROUGH AUGUST, THE MIX SHALL CONSIST OF 70 PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF MILLET.
 11. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES WITHIN THE PROJECT AREAS. CONTRACTOR SHALL CONTACT 911 OR 1-800-432-4770 AT LEAST 2 BUSINESS DAYS BEFORE BEGINNING CONSTRUCTION.
- CONTACT PHONE NUMBERS:**
 AT&T DISTRIBUTION: 904-727-1568
 CITY OF LAKE CITY UTILITIES: 386-758-5456
 CITY OF LAKE CITY GAS: 386-758-5405
 COMCAST: 904-380-6331
 FLORIDA POWER & LIGHT: 904-225-3003
 DARRYL BOYETT: 229-400-3801
12. ALL UTILITY CONSTRUCTION SHALL MEET THE CITY OF LAKE CITY WATER AND WASTEWATER UTILITY STANDARDS, AVAILABLE FROM CITY HALL OR PUBLIC WORKS.
 13. CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH ALL REQUIRED UTILITY CONNECTIONS PRIOR TO BIDDING. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO COMPLETE CONNECTION TO THE EXISTING UTILITIES. THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE CORING, WET TAPS, PAVEMENT REPAIRS AND DIRECTIONAL BORING.
 14. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS WITHIN PROJECT AREA
 15. IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING GRADING, CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL TO A DEPTH OF 24" BELOW FINISHED GRADE WITHIN THE CONSTRUCTION LIMITS.
 16. THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS PREPARED BY NORTH FLORIDA PROFESSIONAL SERVICES, INC., OCTOBER, 2021
 17. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
 18. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS IN ADVANCE OF THE PRESSURE AND LEAKAGE TESTS.
 19. NO FINAL TESTING OR PRESSURE TESTING WILL BE ACCEPTED UNLESS WITNESSED BY THE CITY'S REPRESENTATIVE.
 20. THE CONTRACTOR SHALL SUBMIT A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM NOTICE OF INTENT ALONG WITH SUPPORTING DOCUMENTATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT FEES

21. IF DURING CONSTRUCTION OR OPERATION OF THE STORM WATER MANAGEMENT SYSTEM, A STRUCTURAL FAILURE IS OBSERVED THAT HAS THE POTENTIAL TO CAUSE THE DIRECT DISCHARGE OF SURFACE WATER INTO THE FLORIDIAN AQUIFER SYSTEM, CORRECTIVE ACTIONS DESIGNED OR APPROVED BY A REGISTERED PROFESSIONAL SHALL BE TAKEN AS SOON AS PRACTICAL TO CORRECT THE FAILURE. A REPORT PREPARED BY A REGISTERED PROFESSIONAL MUST BE PROVIDED AS SOON AS PRACTICAL TO THE DEPARTMENT FOR REVIEW AND APPROVAL THAT PROVIDES REASONABLE ASSURANCE THAT THE BREACH WILL BE PERMANENTLY CORRECTED.
22. CONTRACTOR SHALL SUBMIT ANY REQUIRED SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING.
23. ANY DISTURBED AREA NOT ADDRESSED ON THE PLANS SHALL BE GRADED TO FACILITATE POSITIVE DRAINAGE.
24. CONTRACTOR TO DE-SILT EXISTING CONTROL STRUCTURE AND ENSURE UNOBSTRUCTED FLOW INTO OUTFALL PIPE. CONNECTION AND FLOW TO CITY STORMWATER SHALL BE VERIFIED.
25. EXISTING 4" PVC BLEEDER ON CONTROL STRUCTURE TO BE PLUGGED WITH CEMENT
26. SITE CONTRACTOR TO PROVIDE AS BUILT SURVEY UPON COMPLETION OF PROJECT TO INCLUDE LOCATION AND ELEVATION OF THE FOLLOWING: STORMWATER STRUCTURES, INVERTS, BURIED UTILITIES, CURB RETURNS AND CONNECTIONS.

REVISIONS	
DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 P.O. BOX 2823 2551 BLARSTONE PINES DR.
 LAKE CITY, FL 32966 TALLAHASSEE, FL 32301
 PH: 386-752-4475 WWW.NFPS.NET
 LIC NO. 188356 CAP 29011

JOB NUMBER:
 LT01185WIG
EOR:
 GREGORY G. SABLEY
P.E. NO.:
 45858


GENERAL NOTES
STATION # 303
COLUMBIA COUNTY, FLORIDA

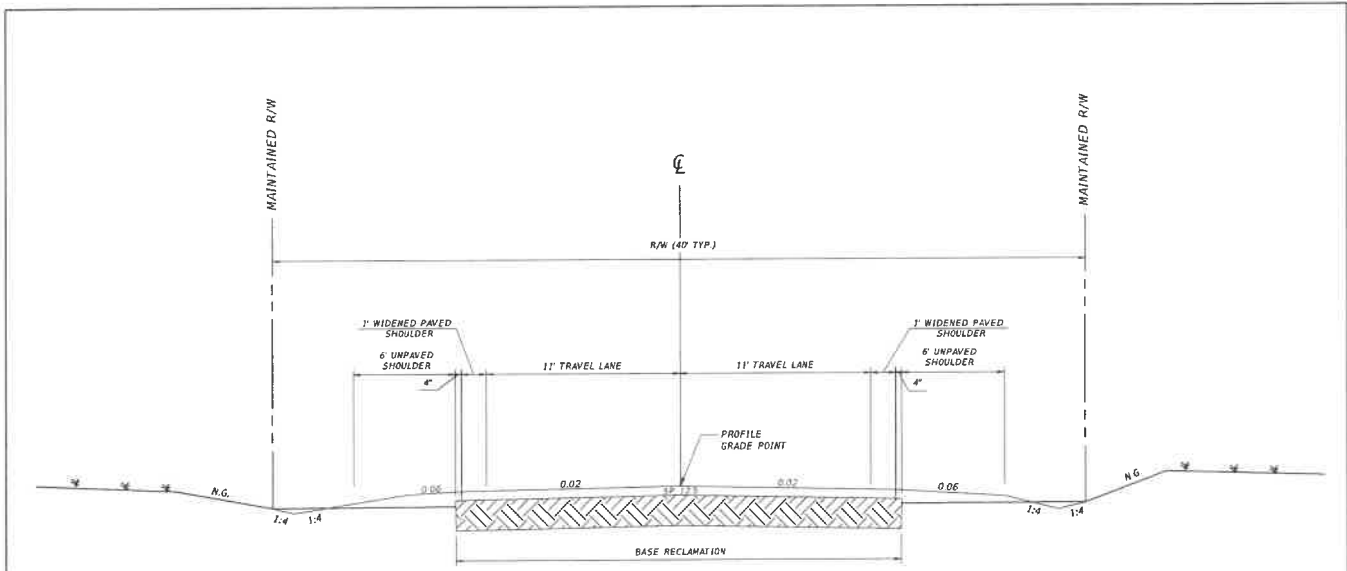
SHEET NO.
C-3

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61B17-27004, F.A.C.

SITE DATA TABLE			
SUN STOP #303			
PARCEL ID NUMBER	33-33-17-06595-001		
ZONING	COMMERCIAL, INTENSIVE		
FUTURE LAND USE	LAKE CITY (CITY FUTURE LAND USE NOT GIVEN)		
CITY COUNCIL DISTRICT	DISTRICT 10		
PHYSICAL ADDRESS	1166 E DUVAL ST, LAKE CITY, FL 32055		
PROJECT PROPERTY BOUNDARY	SQ. FT.	ACRES	% OF SITE
TOTAL PROPERTY BOUNDARY AREA	31,799	0.73	100.00%
PROJECT AREA / LIMITS OF CONSTRUCTION (LOC)	26,092	0.60	100.00%
BOTH ON-SITE & OFF-SITE	29,932	0.69	100.00%
EXISTING IMPERVIOUS AREA ON-SITE			
EXISTING ASPHALT PAVEMENT	0	0.00	0.00%
EXISTING CONCRETE	0	0.00	0.00%
EXISTING BUILDING	0	0.00	0.00%
EXISTING STORMWATER MANAGEMENT FACILITY	10,018	0.23	31.50%
TOTAL EXISTING IMPERVIOUS AREA ON-SITE	10,018	0.23	31.50%
PROPOSED IMPERVIOUS AREA ON-SITE			
EXISTING ASPHALT PAVEMENT TO REMAIN	0	0.00	0.00%
EXISTING CONCRETE TO REMAIN	0	0.00	0.00%
EXISTING BUILDING TO REMAIN	0	0.00	0.00%
EXISTING STORMWATER MANAGEMENT FACILITY TO REMAIN	10,018	0.23	31.50%
PROPOSED ASPHALT PAVEMENT	11,812	0.27	37.15%
PROPOSED CONCRETE	3,078	0.07	9.58%
PROPOSED BUILDING	0	0.00	0.00%
PROPOSED STORMWATER MANAGEMENT FACILITY	5,336	0.12	16.78%
TOTAL PROPOSED IMPERVIOUS AREA ON-SITE (INCLUDING STORMWATER MANAGEMENT FACILITY)	30,244	0.69	95.11%
TOTAL PROPOSED PERVIOUS AREA ON-SITE	1,555	0.04	4.88%
REQUIRED PARKING LANDSCAPE AREA ON-SITE	0	0.00	0.00%
PROPOSED PARKING LANDSCAPE AREA ON-SITE	0	0.00	0.00%
REQUIRED PARKING			0
FLOOR AREA RATIO			0
BUILDING COVERAGE			0
INTERIOR LANDSCAPING FOR PAVED AREAS (OTHER THAN PARKING)			0.00%
PROVIDED PARKING			PARKING TO BE PROVIDED AT EXISTING STORE.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61E12-3.004, F.A.C.

REVISIONS DATE DESCRIPTION		 NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4676 LIC NO. LB8356	JOB NUMBER: L219118590 EOR: GREGORY G. BAILEY P.E. NO. 43858	GENERAL NOTES STATION # 303 COLUMBIA COUNTY, FLORIDA	SHEET NO. C-4
(Empty revision table)					



TYPICAL SECTION
N.T.S.

STA. 00+47.95 TO 1+73.76
DESIGN SPEED = 25 MPH

BASE RECLAMATION
SEE NOTES THIS PAGE

RESURFACING
TYPE S P 12.5 STRUCTURAL COURSE (TL-C) (2") (PG 76-22)

BASE RECLAMATION NOTES

1. EXCAVATE 6" DEEP WIDENING TRENCH ON EACH SIDE
2. PLACE 4" LAYER OF LIMERICK OVER ENTIRE EXISTING ROADWAY WIDTH.
3. RECLAIM EXISTING PAVEMENT
4. BLADE EXCESS RECLAIMED BASE MATERIAL INTO WIDENING TRENCH.
5. RESHAPE AND COMPACT RECLAIMED MATERIAL INTO BASE FOR ENTIRE ROADWAY.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61E12-23.004, F.A.C.

REVISIONS	
NO.	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-725-4675
LIC NO. LB8356

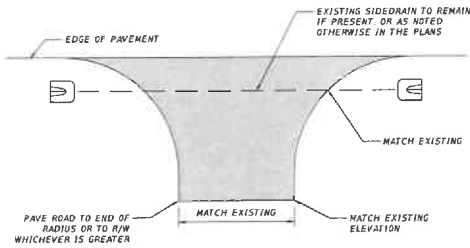
2651 BLAKESTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CAR 29011

JOB NUMBER:
L270115090
EOR:
GREGORY G. BAILEY
P.E. NO. 43858

TYPICAL SECTION
STATION # 303
COLUMBIA COUNTY, FLORIDA

SHEET NO.
C-5

Drawn by: 10/26/2022 12:30:29 AM 1:26.8134 - 10/26/2022 12:30:29 AM 1:26.8134



PLAN VIEW



SECTION VIEW


2" TYPE SP-9.5 (TL-B)

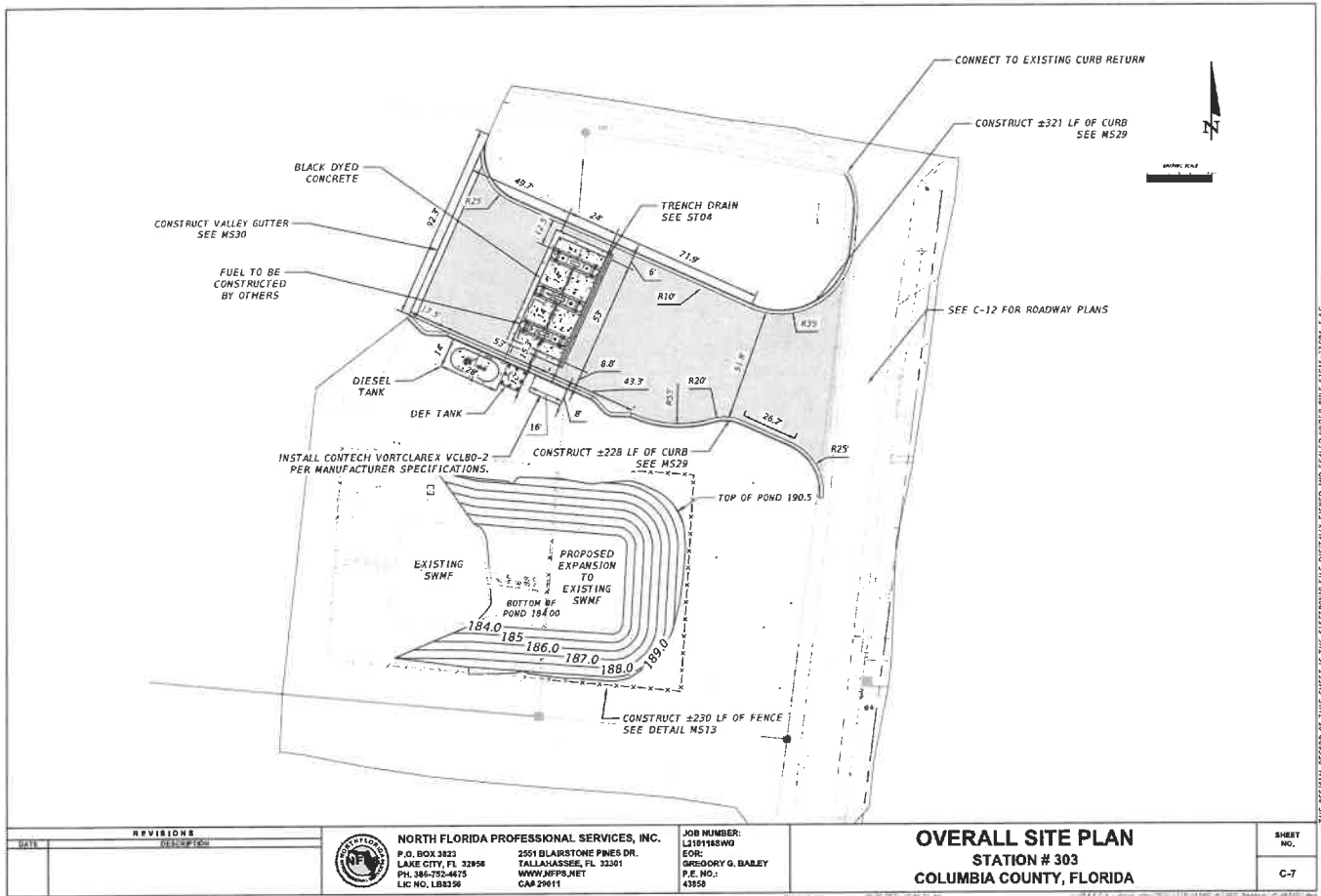
NOTES

1. ALL MATERIAL AND WORK DONE TO COMPLETE DRIVEWAY IS TO BE PAID FOR UNDER TURNOUT CONSTRUCTION EXCEPT ASPHALT.

2 PAVED CONNECTION TO EX. PAVED ROADS
C-6 SCALE: N.T.S.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE ORIGINALLY SIGNED AND SEALED UNDER RULE 61E12-21004, F.A.C.

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	DESCRIPTION			 <p>NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3822 LAKE CITY, FL 32856 PH. 352-752-4476 LIC NO. LB8356</p>	<p>2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CAP 29011</p>	<p>JOB NUMBER: L21018590</p> <p>EOR: GREGORY G. BAILEY</p> <p>P.E. NO.: 43858</p>	<p>TURNOUT DETAILS STATION # 303 COLUMBIA COUNTY, FLORIDA</p>	<p>SHEET NO. C-6</p>
DATE	DESCRIPTION									
<p>DATE: </p>										



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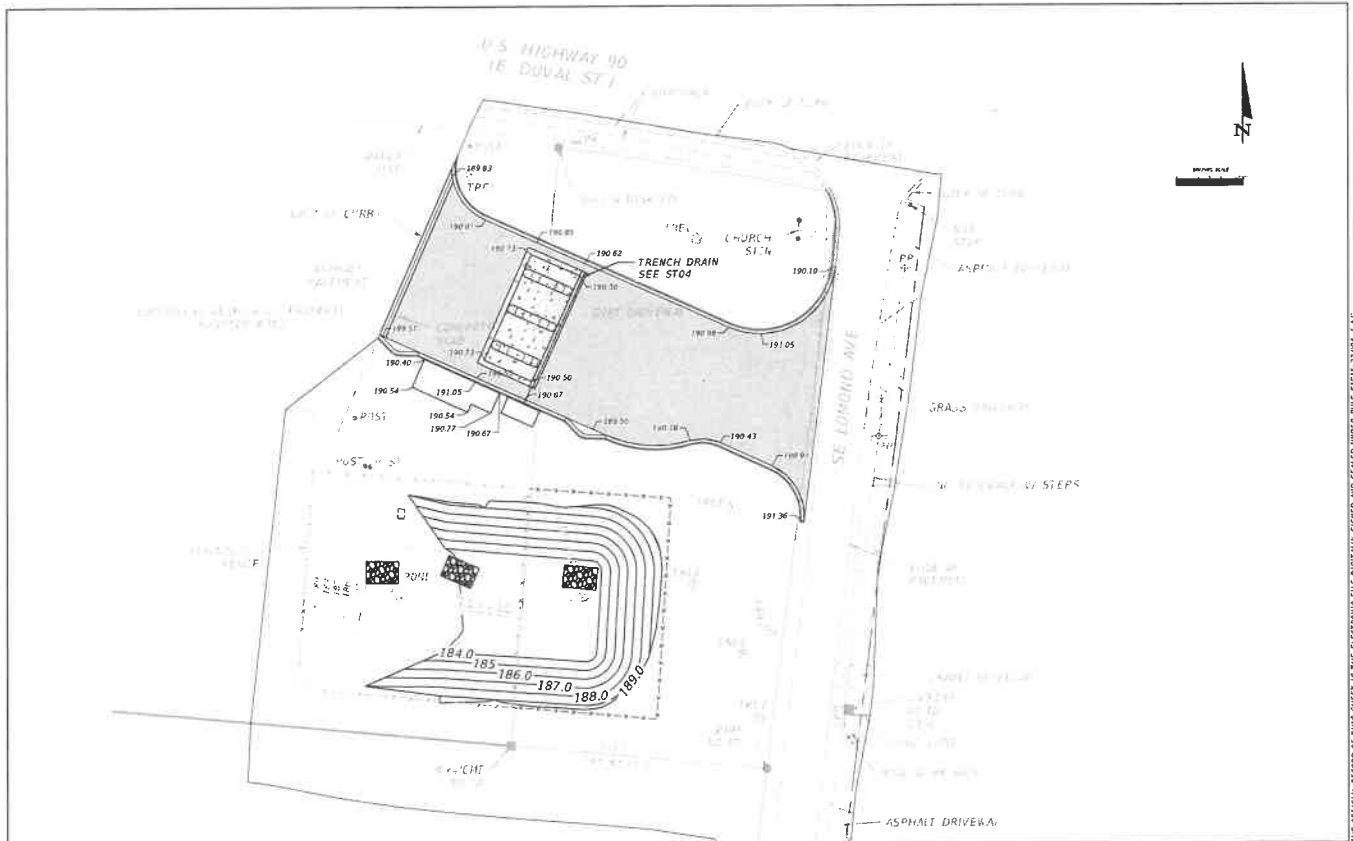
REVISIONS	
DATE	DESCRIPTION

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 P.O. BOX 3823 2551 BLAIRSTONE PINES DR.
 LAKE CITY, FL 32956 TALLAHASSEE, FL 32301
 PH. 386-755-4475 WWW.NFPS.NET
 LIC NO. LB8358 CAP 29011


JOB NUMBER:
L101185W0
 EOR:
GREGORY G. BAILEY
 P.E. NO.:
43558

OVERALL SITE PLAN
STATION # 303
COLUMBIA COUNTY, FLORIDA

SHEET NO.
C-7

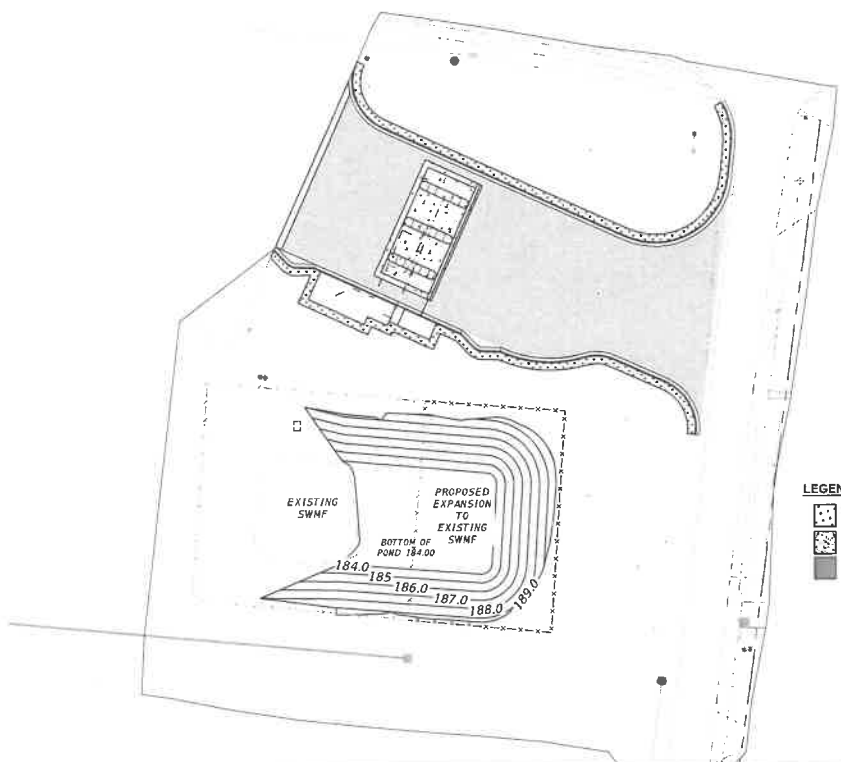


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REVISIONS NO. DESCRIPTION		 NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 2823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8358	2551 BLARSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPG.NET CAP 29611	JOB NUMBER: L21018000 EOR: GREGORY G. BAILEY P.E. NO.: 43858	GRADING PLAN STATION # 303 COLUMBIA COUNTY, FLORIDA	SHEET NO.
						C-8



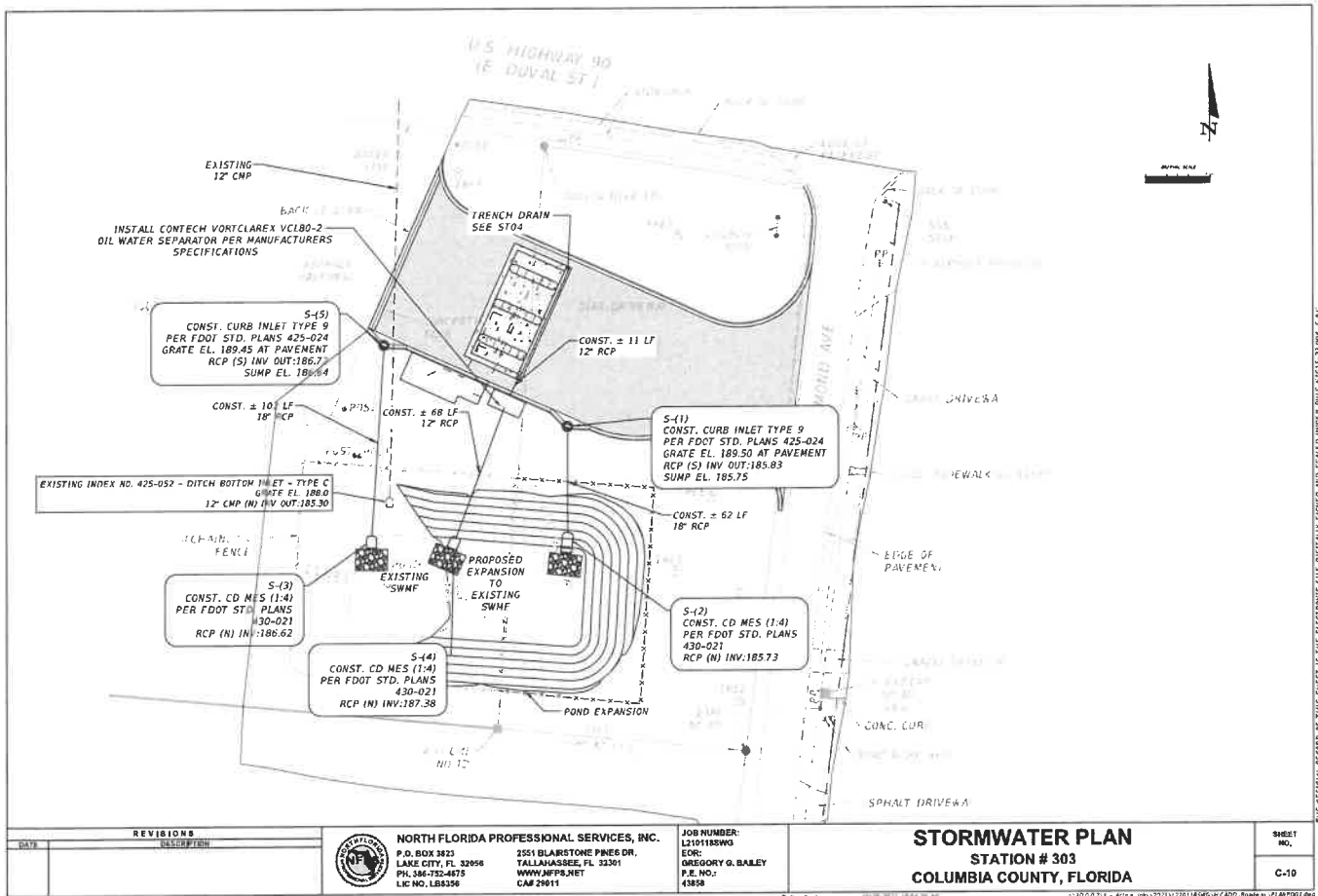
NOTE: 42" SOD TO BE INSTALLED AROUND INDICATED PERIMETER.



LEGEND
 SOD
 CONCRETE
 ASPHALT

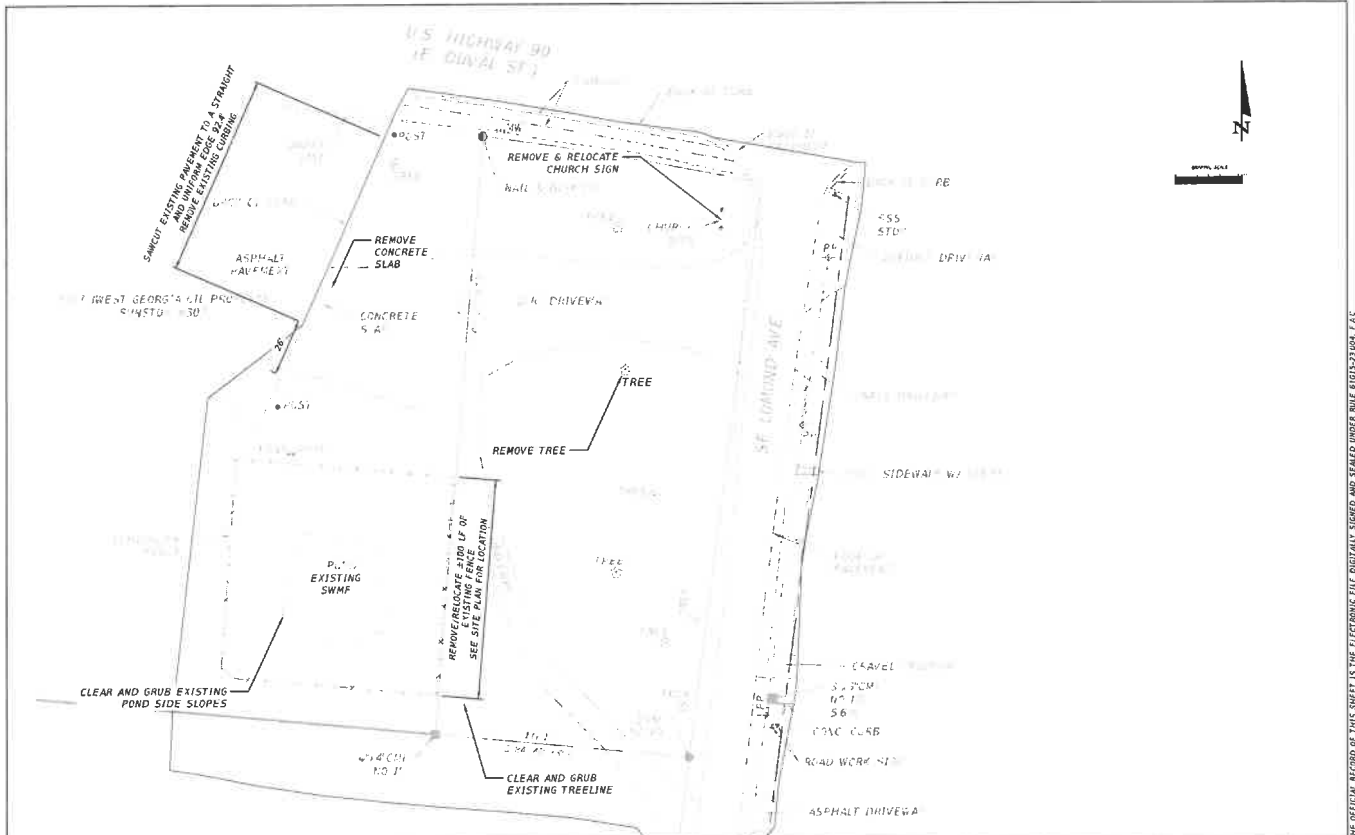
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DATE	REVISIONS								




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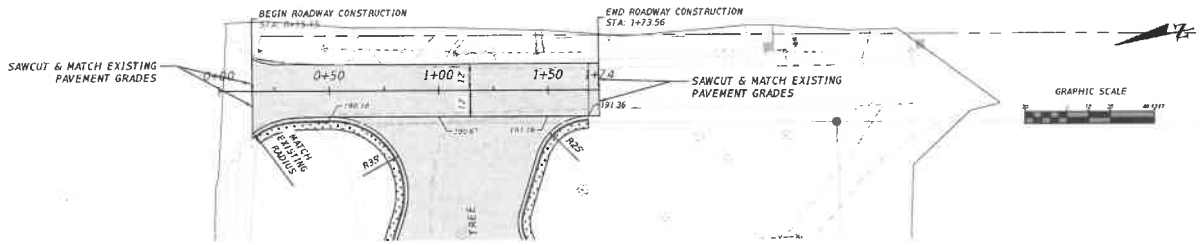
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left; font-size: small;">REVISIONS</th> </tr> <tr> <th style="width: 10%; font-size: x-small;">DATE</th> <th style="font-size: x-small;">REVISION</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> </tbody> </table>	REVISIONS		DATE	REVISION					<p style="font-size: x-small; margin: 0;"> NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32096 PH. 386-752-4575 LIC. NO. LB8356 </p> <p style="font-size: x-small; margin: 0;"> 2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CAP 29011 </p>	<p style="font-size: x-small; margin: 0;"> JOB NUMBER: L210118090 EOR: GREGORY G. BAILEY P.E. NO. 43858 </p>	<p style="font-size: x-small; margin: 0;"> STORMWATER PLAN STATION # 303 COLUMBIA COUNTY, FLORIDA </p>	<p style="font-size: x-small; margin: 0;"> SHEET NO. C-10 </p>
REVISIONS												
DATE	REVISION											



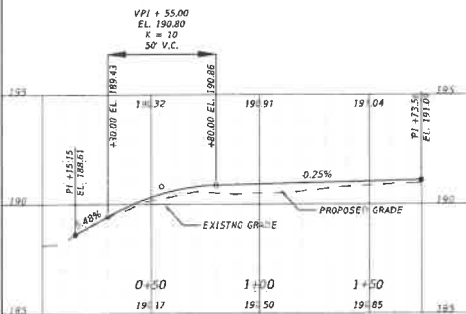
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<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DATE</th> <th style="width: 90%;">REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISIONS			 <p>NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32058 PH. 386-752-4675 LIC NO. LB88350</p> <p>2551 BLARSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPSS.NET CAP 29911</p>	<p>JOB NUMBER: L210185W0</p> <p>EOR: GREGORY O. BAILEY</p> <p>P.E. NO.: 43858</p>	<p>DEMOLITION PLAN STATION # 303 COLUMBIA COUNTY, FLORIDA</p>	<p>SHEET NO. C-11</p>
DATE	REVISIONS							

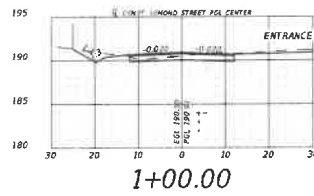
NOTE: STATIONING TO BEGIN AT US 90 EOP.



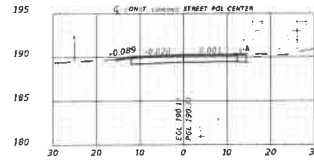
PLAN SHEET



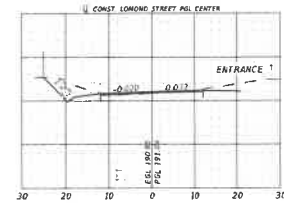
PROFILE SHEET



1+00.00



0+50.00



1+50.00

CROSS SECTIONS

REVISIONS	
DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 P.O. BOX 3825
 LAKE CITY, FL 32056
 PH. 386-752-4875
 LIC NO. LB8358

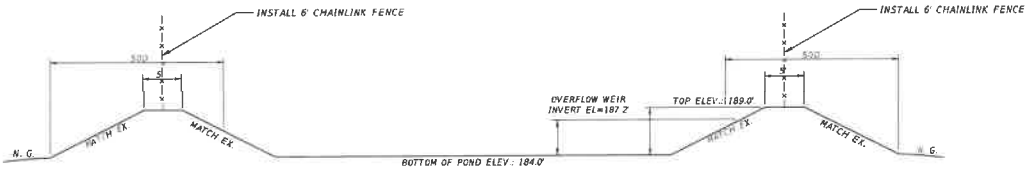
JOB NUMBER:
 L210115SWO
 EOR:
 GREGORY G. BAILEY
 P.E. NO.:
 43858

ROADWAY PLAN, PROFILE & CROSS SECTIONS
STATION # 303
COLUMBIA COUNTY, FLORIDA

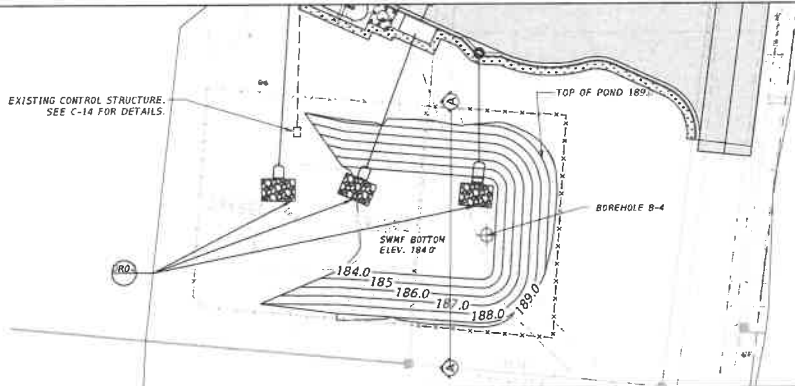
SHEET NO.
 C-12

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CRITICAL EVENT: 100 YR - 72 HR
MAX STAGE: 186.15 NAVD



SECTION A-A EXISTING SWMF DETAIL



REVISIONS	
DATE	DESCRIPTION
000000	000000
000000	000000
000000	000000



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 P.O. BOX 3823
 LAKE CITY, FL 32058
 PH. 386-752-6675
 LIC NO. LB8350

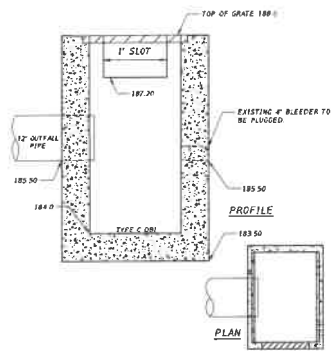
2551 BLARSTONE PINES DR.
 TALLAHASSEE, FL 32301
 WWW.NFPS.NET
 CAP 29011

JOB NUMBER:
 L219183918
EOR:
 GREGORY O. BAILEY
 P.E. NO.
 43358

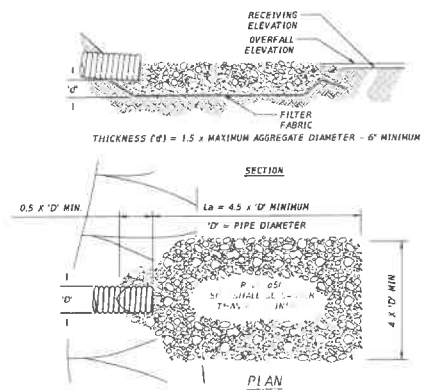
SWMF
STATION # 303
COLUMBIA COUNTY, FLORIDA

SHEET NO.
C-13

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G11-23.004, F.A.C.



DR01 EXISTING CONTROL STRUCTURE SWMF #1
NOT TO SCALE



- NOTES:**
1. 'L_a' = LENGTH OF APRON. DISTANCE 'L_a' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
 2. APRON SHALL BE AT A ZERO GRADE AND ALIGNED STRAIGHT.
 3. FILTER FABRIC SHALL EXTEND 6\"/>

DR02 ENERGY DISSIPATOR DETAIL
NOT TO SCALE

REVISIONS	
DATE	DESCRIPTION
00/00/00	000000
00/00/00	000000
00/00/00	000000



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 P.O. BOX 5823 2551 BLARSTONE PINES DR.
 LAKE CITY, FL 32056 TALLAHASSEE, FL 32301
 PH: 386-752-4675 WWW.NFPS.NET
 LIC. NO. 188350 CAP 29911

JOB NUMBER:
L101185WG
EOR:
GREGORY D. BAILEY
P.E. NO.:
43859

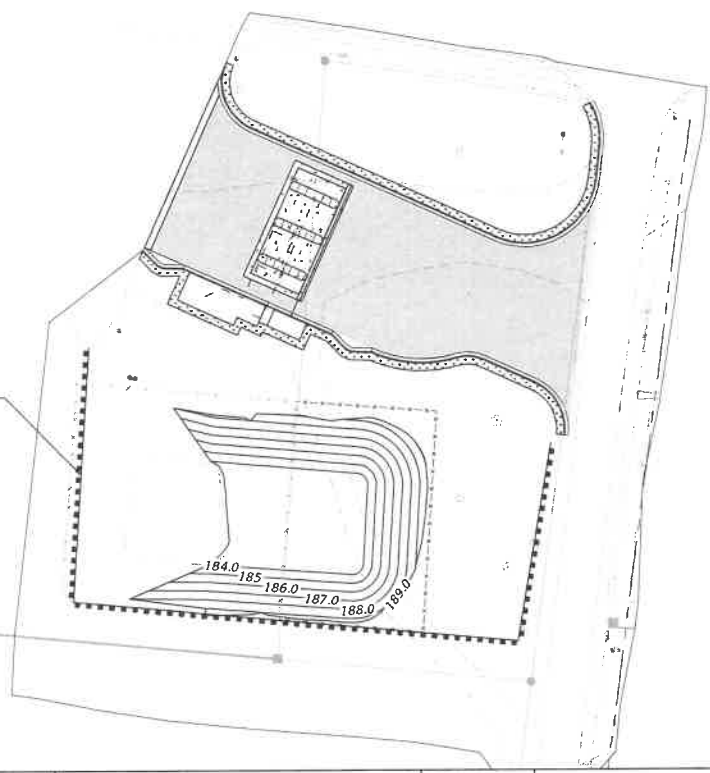
SWMF DETAILS
STATION # 303
COLUMBIA COUNTY, FLORIDA

SHEET NO.
C-14

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61E15-27.004, F.A.C.



CONSTRUCT 2413 LF OF SILT FENCE
SEE DETAIL ER18



REVISIONS	
DATE	DESCRIPTION

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 P.O. BOX 1823
 LAKE CITY, FL 32056
 PH. 386-752-4675
 LIC NO. LB8356

2551 BLAIRSTONE PINES DR.
 TALLAHASSEE, FL 32301
 WWW.NFPS.NET
 CA# 29011

JOB NUMBER:
L2101185WG
 EDR:
GREGORY O. BAILEY
 P.E. NO.:
43858

SWPPP
STATION # 303
COLUMBIA COUNTY, FLORIDA

SHEET NO.
C-15

THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 610.12-2.004, F.A.C.

EROSION CONTROL NOTES

1. THIS EROSION AND SEDIMENTATION CONTROL PLAN COMPLIES WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
2. THE CONTRACTOR SHALL ADHERE TO LAKE CITY, SRWMD, AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS. IF THE CONTRACTOR NEEDS TO CHANGE THIS PLAN TO MORE EFFECTIVELY CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL USE BMP'S FROM THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
3. THE CONTRACTOR SHALL ADJUST AND REVISE THIS PLAN TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. SEDIMENT AND EROSION CONTROL FACILITIES, STORM DRAINAGE FACILITIES AND DETENTION BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCHES OR GREATER, AND REPAIRED OR REPLACED AS NECESSARY.
6. IF STORAGE/STAGING AREAS ARE TO BE RELOCATED, SILT FENCE ENCLOSURE MUST BE CONSTRUCTED AROUND NEW STAGING AREA.
7. SEDIMENT AND EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
8. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
9. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING PROJECT LIMITS.
10. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
11. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
12. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
13. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR Limestone RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
14. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF SYNTHETIC BALES OR SODDING.
15. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
16. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
17. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
18. EXCESS DIRT SHALL BE REMOVED DAILY.
19. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS. PERMIT REQUIRED FROM SRWMD HAS BEEN OBTAINED.
20. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5 INCHES OR GREATER.
21. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

REVISIONS	
DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 P.O. BOX 3823
 LAKE CITY, FL 32056
 PH. 386-752-4675
 LIC NO. LB3336

2551 BLARSTONE PINES DR.
 TALLAHASSEE, FL 32301
 WWW.NFPS.NET
 CA# 29011

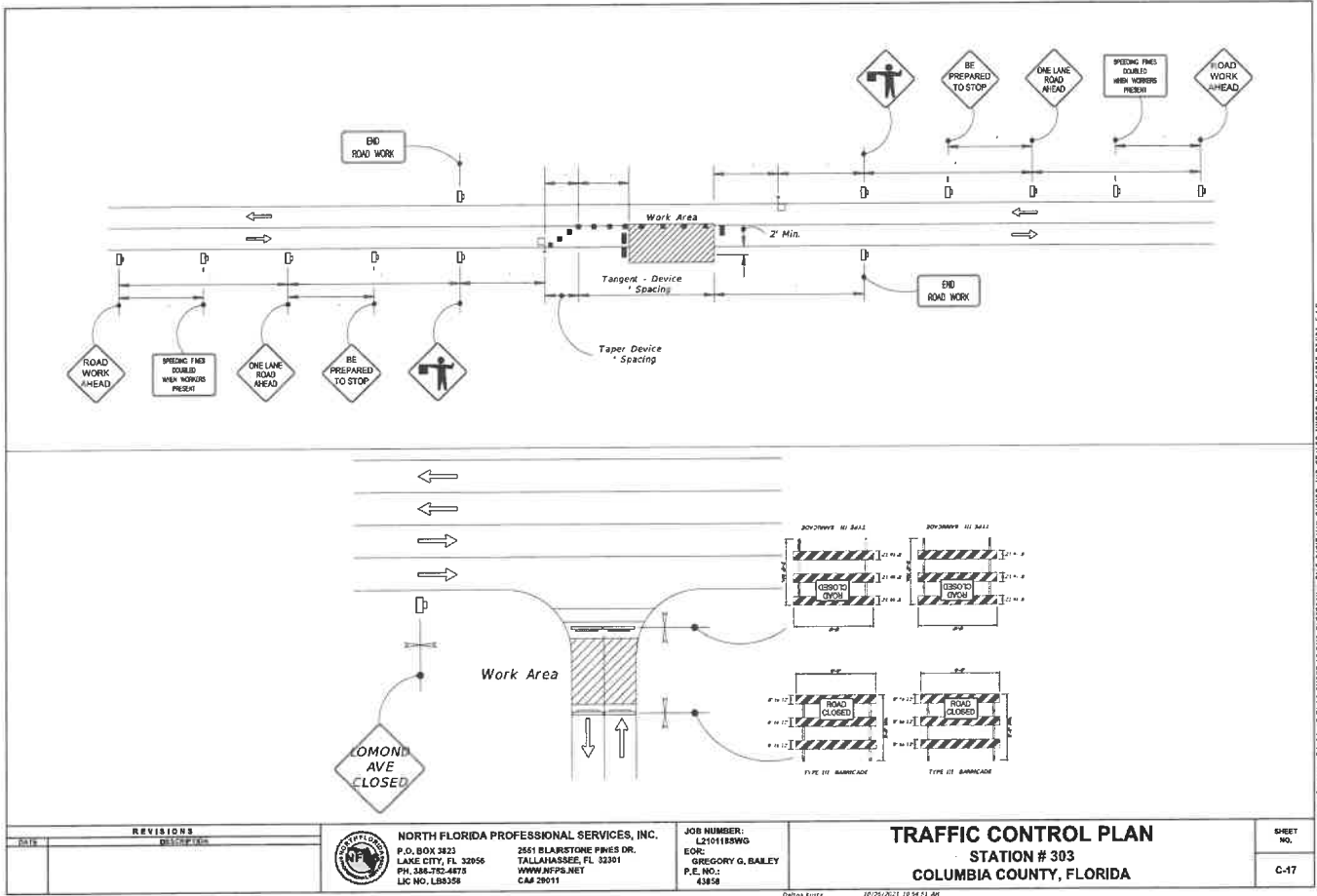
JOB NUMBER:
 LZ161185WG
 EOR:
 GREGORY G. BAILEY
 P.E. NO.:
 43858

EROSION CONTROL NOTES
 STATION # 303
 COLUMBIA COUNTY, FLORIDA


SHEET NO.
 C-16

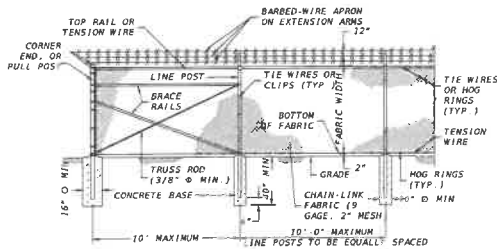
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER BRIEF #1618-27694, P.4C

DATE: 11/01/22 10:26:25 AM 10/26/2021 10:24:42 AM

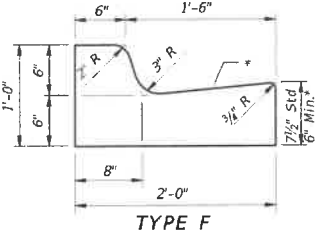


THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61D19-23.004, F.A.C.

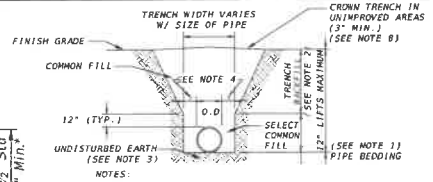
REVISIONS		 NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32956 PH. 386-752-4870 LIC NO. LB8258	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L21018890 EOR: GREGORY G. BAILEY P.E. NO.: 43858	TRAFFIC CONTROL PLAN STATION # 303 COLUMBIA COUNTY, FLORIDA	SHEET NO. C-17
DATE	DESCRIPTION					



MS13 CHAIN LINK FENCE DETAIL
SCALE: N.T.S

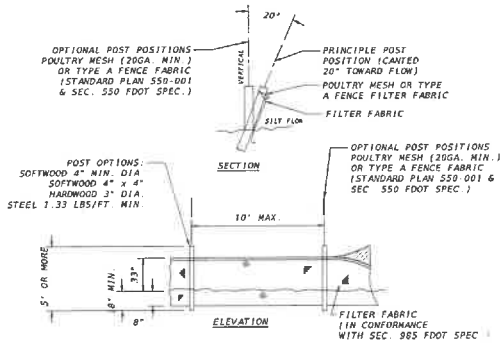


MS29 TYPE F CURB DETAILS
SCALE: N.T.S

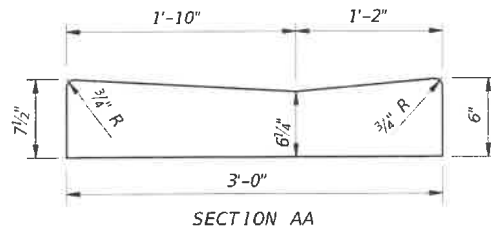


- NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK WILL BE REQUIRED IF OVER-EXCAVATION OCCURS.
 4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 7. PROVIDE TRENCH SLOPING AND BRACING AS REQUIRED FOR SAFETY.
 8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN PAVED AREAS SHALL COMPLY WITH THE REQUIREMENTS OF THE ROAD CONSTRUCTION SPECIFICATIONS.

WT11 TRENCH AND BACKFILL DETAILS
SCALE: N.T.S



ER18 TYPE IV SILT FENCE
SCALE: N.T.S.



MS30 VALLEY CURB DETAIL
SCALE: N.T.S

REVISIONS	
DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32096
PH. 386-752-4676
LIC NO. LB8356

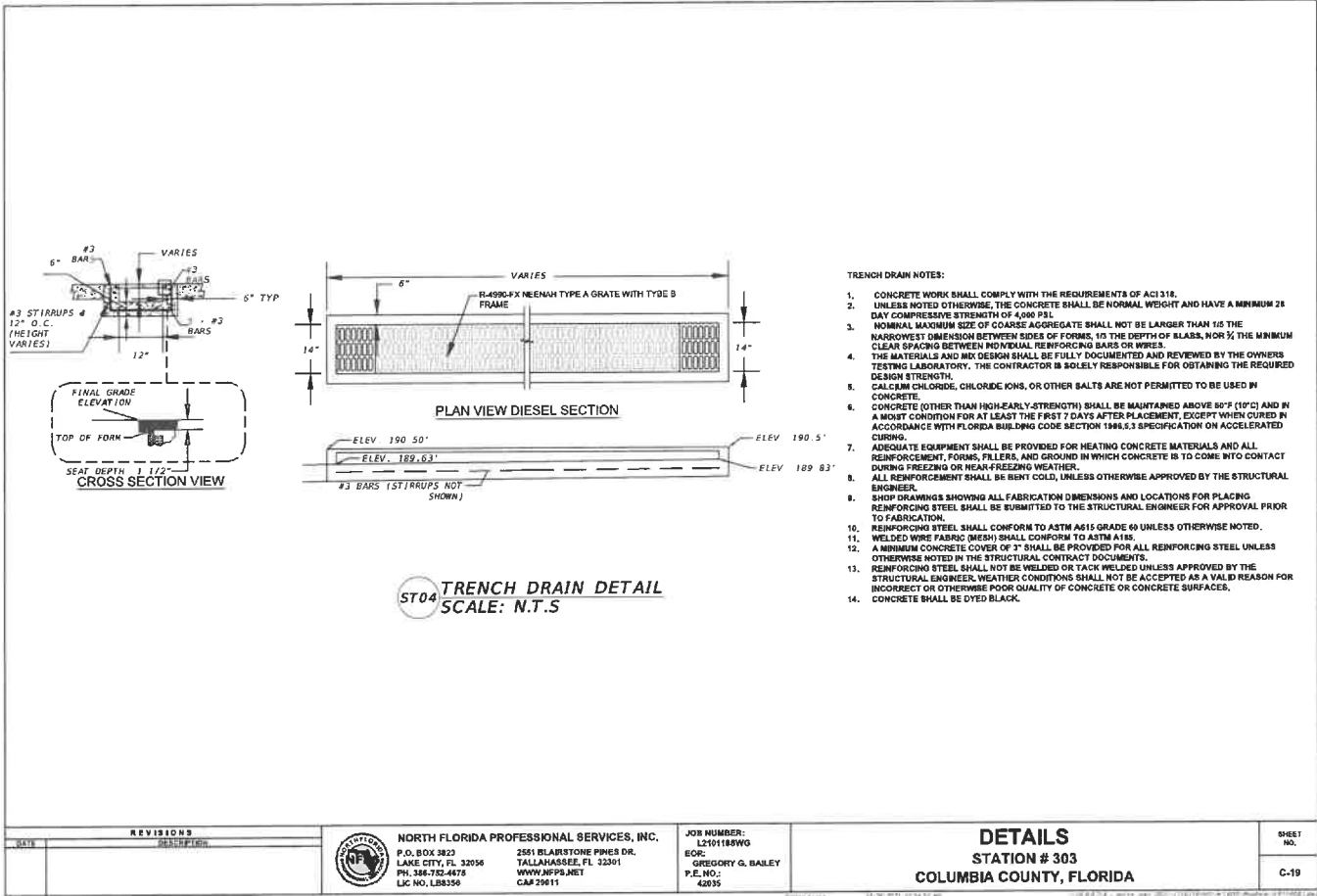
2591 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CAP 29011

JOB NUMBER:
L2101185WG
EOR:
GREGORY G. WALKER
P.E. NO.:
42036

DETAILS
STATION # 303
COLUMBIA COUNTY, FLORIDA

SHEET NO.
C-18

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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G17-22.004, F.A.C.

REVISIONS	
DATE	DESCRIPTION

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 P.O. BOX 3822
 LAKE CITY, FL 32056
 PH. 386.752.4476
 LIC. NO. LB8350

2551 BLAIRSTONE PINES DR.
 TALLAHASSEE, FL 32301
 WWW.NFPSA.NET
 CAP 29011

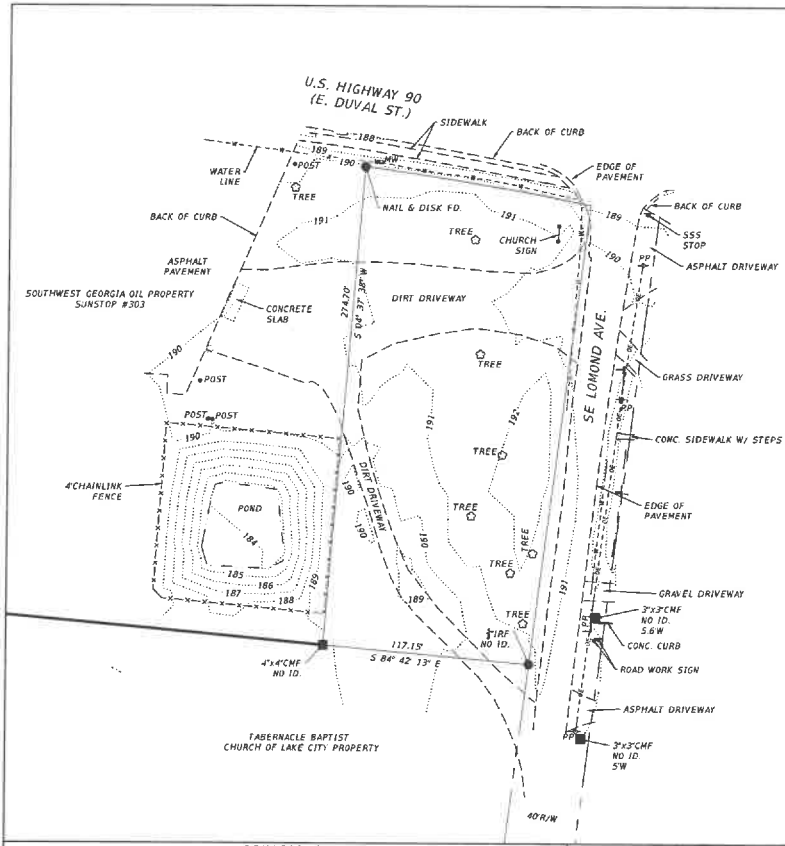
JOB NUMBER:
 L251188WG
EOR:
 GREGORY G. BAILEY
P.E. NO.:
 42035

DETAILS
STATION # 303
COLUMBIA COUNTY, FLORIDA

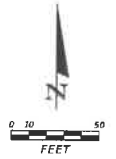
SHEET NO.
 C-19

TOPOGRAPHY SURVEY

IN SECTION 33
TOWNSHIP 3 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA



- NOTES:**
- 1.) Elevations base on NAVD88 datum.
 - 2.) Date of field survey completion: June 9, 2021



LEGEND	
PLS	PROFESSIONAL LAND SURVEYOR
COR	CORNER
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
LB	LICENSED BUSINESS
EL	ELEVATION
BM	BENCHMARK
INV	INVERT
PP	POWER POLE
MW	METER, WATER
CNF	CONCRETE MONUMENT FOUND
IR	IRON REBAR FOUND
NO ID.	NO IDENTIFICATION

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RUBBER SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

N.S. Combass, P.S.M.
Florida Reg. No. 4093
DATE: ___/___/2021

REVISIONS	
DATE	DESCRIPTION
07/15/21	ADDITIONAL TOPO ALONG SE LOMOND AVE.

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 P.O. BOX 3873 2551 BLAIRSTONE PINES DR
 LAKE CITY, FL 32056 TALLAHASSEE, FL 32301
 PH. 786-757-4675 WWW.NFPS.NET
 LIC. NO. LB09356

JOB NO. L2101185WG
 CAP 29011

SOUTHWEST GEORGIA OIL
SUNSTOP STORE #503

SHEET NO.
 1

File Attachments for Item:

iii. Site Plan Review - SPR-21-06 Ferreira Funeral Home



**CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

FOR OFFICIAL USE ONLY

RECEIVED
NOV 22 2021

Date Received: _____
BY: [Signature]
Case #: SPR 21-01

APPLICANT INFORMATION

Applicant is (check one and sign below): Owner Contractor Architect Other _____

Applicant: _____
Contact: _____
Address: _____
Phone: _____
Cell: _____
Email: _____

Property Owner: V. Todd FERREIRA
Contact: LAKE City Property Holdings, LLC
Address: 458 S. MARION ST.
LAKE CITY FL 32025
Phone: 386-752-1234
Cell: 904-525-5700
Email: Vtoddfo@gmail.com

PROPERTY INFORMATION

Site Location/Address: 458 S. MARION ST.
Current Use: FUNERAL SERVICES
Year Built: 1933
Proposed Use: SAME AS CURRENT
Projected Cost of Work: \$ 3000.00

NARRATIVE

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).
Repainting CURRENT SHUTTERS BACK. RESURFACE + RENAME BUSINESS SIGN.

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

[Signature] | OWNER | 11-17-21
APPLICANT/AGENT SIGNATURE | APPLICANT/AGENT NAME and TITLE | DATE

FOR OFFICIAL USE ONLY			
Parcel ID Number:			
Future Land Use:		Zoning District:	
Review (circle one):	Ordinary Maintenance	Minor Work	Major Work
National Register of Historic Places Designation?	Yes	No, but eligible	No, not eligible

City of Lake City, Land Development Regulations

ARTICLE TEN. HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS

SECTION 10.11 APPROVAL OF CHANGES TO LANDMARKS AND LANDMARK SITES

10.11.1 Certificate of Appropriateness. No person may undertake the following actions affecting a designated landmark or landmark site without first obtaining a Certificate of Appropriateness from the Agency:

1. Alteration of an archeological site or the exterior part or premises of a building or a structure;
2. New construction;
3. Demolition; or
4. Relocation.

10.11.2 Review of New Construction and Alterations. Review of new construction and alterations to designated buildings and structures shall be limited to exterior changes visible to the public. The Land Development Regulation Administrator is authorized to issue a Stop Work Order on any alteration, new construction, demolition or relocation undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness,

A Certificate of Appropriateness is in addition to any other building permits required by law. The issuance of a Certificate of Appropriateness from the Agency does not relieve the property owner of the duty to comply with other state and local laws and regulations.

Ordinary repairs and maintenance otherwise permitted by law may be undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness provided this work does not alter the exterior appearance of the building, structure, or archeological site, or alter elements significant to its architectural or historic integrity.

A Certificate of Appropriateness for alteration, new construction, demolition, or relocation pursuant to the provisions of this Article is not effective for a period of fifteen (15) days subsequent to the Agency's decision. If during that fifteen (15) day period an appeal is made to the City Council, the decision of the Agency is automatically stayed pending City Council review.

Standards for Alterations or New Construction for Conformance with the Certificate of Appropriateness ("The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," U.S. Department of Interior).

1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
3. The property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.
4. As most properties change over time, these changes to the property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the historic property shall be preserved.
6. Where possible deteriorated historic features to be rehabilitated shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structure, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

10.11.4 Application Procedure for Certificate of Appropriateness. Each application for a Certificate of Appropriateness shall be accompanied by the required fee. The Land Development Regulation Administrator shall forward to the Agency each application for a permit that authorizes an alteration, new construction, demolition or relocation affecting a landmark or a designated landmark site. The applicant shall complete an application form provided by the Land Development Regulator Administrator and submit the following:

1. Drawings of the proposed work;
2. Photographs of existing buildings or structures and adjacent properties; and
3. Information about the building materials to be used.

The Land Development Regulation Administrator determines when an application is complete and may require additional information when such application is determined to be incomplete.

10.11.5 Public Hearings for Certificates of Appropriateness. The Agency shall hold a public hearing on each application for a Certificate of Appropriateness in accordance with Article

13. The Agency shall approve, approve with conditions, or disapprove each application based on the criteria contained in this section.

In approving or in denying application for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Agency shall examine the following general issues:

1. The effect of the proposed work on the landmark or property;
2. The relationship between such work and other structures on the site;
3. The extent to which the historic, architectural or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;
4. Whether or not denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property; and
5. Whether the plans may be reasonably carried out by the applicant.

No Certificate of Appropriateness for demolition shall be issued by the Agency until the applicant has demonstrated that no feasible alternative to demolition can be found. The Agency may ask interested individuals and organizations for assistance in seeking an alternative to demolition and shall study the question of economic hardship for the applicant and determine whether the landmark can be put to reasonable beneficial use without approval of the demolition application. In the case of an income-producing building, the Agency shall also determine whether the applicant can obtain a reasonable return from the existing building. The Agency may ask an applicant for additional information including, but not limited to, evidence that the plans for a new building on the site will be implemented. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return,

the Agency shall deny the demolition application.

The Agency may grant a Certificate of Appropriateness for demolition even though the designated landmark or landmark site has reasonable beneficial use if: (

1. The Agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and
2. The Agency determines that the demolition of the designated property is required by a community redevelopment plan or the City's Comprehensive Plan.



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

AGENT AUTHORIZATION FORM

I, _____ (owner name), owner of property parcel

number 00-00-00-13855-0000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>V. TODD FERREIRA</u>	1. <u>[Signature]</u>
2.	2.
3.	3.
4.	4.
5.	5.

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

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

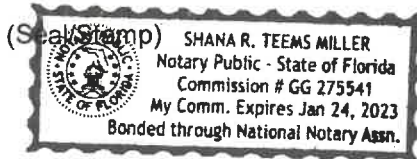
[Signature] 11-17-21
 Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: FL COUNTY OF: Columbia

The above person, whose name is V. Todd Ferreira, personally appeared before me and is known by me or has produced identification (type of I.D.) n/a on this 22nd day of November, 2021.

[Signature]
 NOTARY'S SIGNATURE



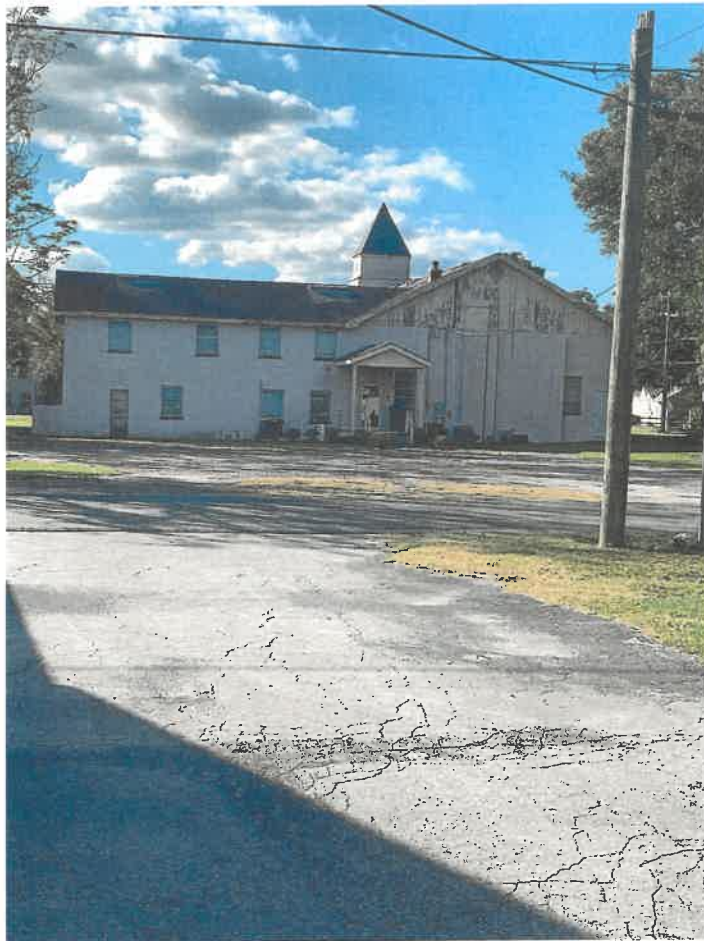


V. Todd

V. Todd

Funeral Services

Cremation & Funeral Services

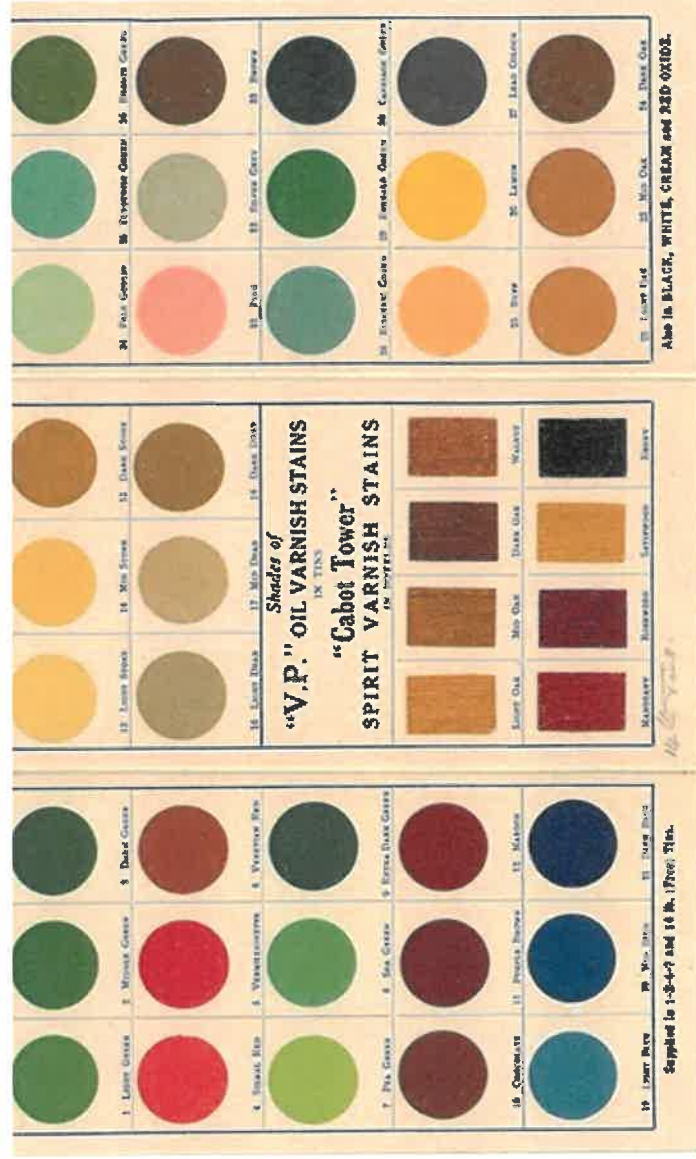












Cabot Tower Paints

Cabot Tower Paints

View full size 600 x 412 < <https://i1.wp.com/attireclub.org/wp-content/uploads/2019/10/Cabot-Tower-Paints.jpg>>

File Attachments for Item:

iv. Site Plan Review - SPR-21-07 and Variance - V21-01 for Gateway Crossing A Replat of Lots 2, 3 and 11



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

FOR PLANNING USE ONLY
 Application # SPR 21-07
 Application Fee \$ _____
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

Minor/Major Subdivision – Preliminary/Final Plat

Minor Subdivision (Four (4) or less lots) \$400.00

Major Subdivision (Five (5) or more lots) \$750.00

A. PROJECT INFORMATION

1. Project Name: Gateway Crossing A Replat of Lots 2, 3 & 11
2. Address of Subject Property: 227 NW Centurion Ct, Lake City, FL 32055
3. Parcel ID Number(s): 35-3S-16-02524-102, 35-3S-16-02524-103, 35-3S-16-02524-111
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: Commercial Highway Interchange (CHI)
6. Acreage: 2.696 Acres
7. Existing Use of Property: Vacant Commercial
8. Proposed use of Property: Commercial
9. Type of Development (Check All That Apply):
 Increase of floor area to an existing structure: Total increase of square footage _____
 New construction: Total square footage N/A
 Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Logan B. Peters, P.E. Title: Engineering Project Manager
 Company name (if applicable): JBPro
 Mailing Address: 3530 NW 43rd Street
 City: Gainesville State: Florida Zip: 32606
 Telephone: (352) 375-8999 Fax: () Email: logan.peters@jbpro.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): Gateway Crossing Development Partners, LLC
 Mailing Address: 318 S Laurel Avenue
 City: Charlotte State: North Carolina Zip: 28207
 Telephone: (704) 895-2120 Fax: () Email: jshell@cmgre.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.
***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: No
If yes, is the contract/option contingent or absolute: Contingent Absolute
2. Has a previous application been made on all or part of the subject property?
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. V _____
Special Exception: Yes _____ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
7. Legal Description with Tax Parcel Number (In Word Format).
8. Proof of Ownership (i.e. deed).
9. Agent Authorization Form (signed and notarized).
10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
11. Fee. The application fee for a Minor Site and Development Plan Application is \$400 and for a Major Site and Development Plan Application is \$750.00. No

application shall be accepted or processed until the required application fee has been paid.

12. A Minor Subdivision is not required to be heard by the Planning and Zoning Board. A Minor Subdivision is only required to have City Council approval.

NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing.

A total of Eighteen (18) copies of proposed site plan application and all support materials must be submitted along with a PDF copy or on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD FOR MAJOR SUBDIVISIONS ONLY, 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.

Logan B. Peters, P.E.

Applicant/Agent Name (Type or Print)

Logan Peters

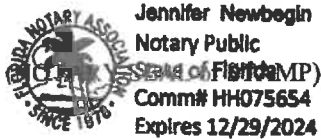
Applicant/Agent Signature

10/26/2021

Date

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 26th day of Oct, 2021, by (name of person acknowledging). Logan Peters



Jennifer Newbegin
Signature of Notary
Jennifer Newbegin
Printed Name of Notary

Personally Known X OR Produced Identification _____
Type of Identification Produced

CITY OF LAKE CITY

LAND DEVELOPMENT REGULATIONS

ARTICLE FIVE. SUBDIVISION REGULATIONS

SECTION 5.1 APPENDICES

The appendices set forth in these land development regulations are made a part hereof and shall be used where required by these land development regulations.

SECTION 5.2 POLICY

5.2.1 It is hereby declared to be the policy of the City to consider the subdivision of land and the development of a subdivision plat as subject to the control of the City pursuant to the Comprehensive Plan for the orderly, planned, efficient, and economical development of the area.

5.2.2 Land to be subdivided shall:

1. Aid in the coordination of land development in accordance with orderly physical patterns.
2. Discourage haphazard, premature, uneconomic, or scattered land development.
3. Ensure safe and convenient traffic control.
4. Encourage development of an economically stable and healthful community.
5. Ensure adequate utilities.
6. Prevent periodic and seasonal flooding by providing adequate protective flood control and drainage facilities.
7. Provide public open spaces and/or parks for recreation.
8. Assure land subdivision with installation of adequate and necessary physical improvements.
9. Assure that citizens and taxpayers will not have to bear the costs resulting from haphazard subdivision of land and the lack of authority to require installation by the subdivider of adequate and necessary physical improvements.
10. Assure to the purchaser of land in a subdivision that necessary improvements of lasting quality have been installed.
11. Serve as one (1) of the several instruments of implementation for the Comprehensive Plan.

SECTION 5.3 PURPOSE

It is the intent of these land development regulations to encourage and promote, in accordance with present and future needs, the safety, morals, health, order, convenience, prosperity and general welfare of the residents of the City.

SECTION 5.4 CONDITIONS

Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision is an exercise of valid police power delegated by the State to the City. The subdivider has the duty of compliance with reasonable conditions established by the City for design, dedication, improvement,

and restrictive use of the land so as to conform to the physical and economic development of the area and to the safety and general welfare of future property owners in the subdivision and of the community at large.

SECTION 5.5 CHARACTER OF THE LAND

Land which the City Council finds to be unsuitable for subdivision of development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the health, safety and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the subdivider and approved by the City Council to solve the problems created by the unsuitable land conditions.

SECTION 5.6 JURISDICTION

- 5.6.1 These land development regulations shall apply to all subdivisions of land, as defined herein, located within the incorporated area of the City.
- 5.6.2 No land shall be subdivided within any area subject to these land development regulations until:
1. The subdivider or his/her agent has obtained approval of the final plat by the City Council; and
 2. The approved final plat is filed with the Clerk of the Circuit Court of the County.
- 5.6.3 No building permit shall be issued for any parcel or plat of land which was created by subdivision after the effective date, of and not in conformity with, the provisions of these land development regulations. No excavation of land or construction of any public or private improvements shall take place or be commenced except in conformity with these land development regulations.

SECTION 5.7 MAINTENANCE

Nothing in these land development regulations shall be construed as meaning that the City shall take over for maintenance any road, street, utilities, public parking or other public area, or drainage facility related thereto, except those designed and built in accordance with the City's requirements and accepted for maintenance by specific action by the City Council.

SECTION 5.8 PLATS STRADDLING LOCAL GOVERNMENT BOUNDARIES

Whenever access to the subdivision is required across land in another government's jurisdiction, the City Council may request assurance from that government's attorney that access is legally established, and that the access road is adequately improved or that a performance bond has been duly executed and is sufficient in amount to assure the construction of the access road.

SECTION 5.9 RESUBDIVISION OF LAND

- 5.9.1 Procedure for Resubdivision. For any change in a map of an approved or recorded subdivision plat, if such change affects any street layout shown on such map or area reserved thereon for public use, or any lot line, or if it affects any map or plan legally reached prior to the adoption of any regulations controlling subdivisions, such parcel shall be approved by the City Council by the same procedure, rules, and regulations as for a subdivision.
- 5.9.2 Procedure for Subdivisions Where Future Resubdivision is Indicated. Whenever a parcel of land is subdivided and the subdivision plat shows one (1) or more lots containing more than one (1) acre of land and where such lots could eventually be re-subdivided into smaller building sites, the City Council may require that such parcel of land allow for the future opening of streets and the ultimate extension of adjacent streets and utilities. Easements

providing for the future opening and extension of such streets may be made a requirement of the plat.

SECTION 5.10 SELF-IMPOSED RESTRICTIONS

If the subdivider places restrictions on any of the land contained in the subdivision greater than those required by these land development regulations, such restriction or reference thereto shall be indicated on the subdivision plat and/or recorded with the Clerk of the Circuit Court of the County.

SECTION 5.11 SUBDIVISION BY METES AND BOUNDS

The subdivision of any lot or parcel of land, by the use of metes and bounds description for the purpose of sale, transfer, or lease, shall be subject to all of the requirements of these land development regulations. Such subdivision of a parcel of land by the use of metes and bounds description for the purpose of sale, transfer or lease shall be subject to these subdivision regulations where two (2) or more developments which separately do not meet the literal definition of a subdivision but which collectively demonstrate at least one (1) of the following characteristics:

1. The same person has retained or shared control of the parcels within the developments;
2. The same person has ownership or a significant legal or equitable interest in the parcels within the developments
3. There is common management of the development controlling the form of physical development or disposition of parcels of the development,
4. There is a voluntary sharing of infrastructure that is indicative of common development, or
5. There is a common advertising theme or promotional plan for the parcels within the developments.

SECTION 5.12 SUBDIVISION NAME

Every subdivision shall be given a name by which it shall be legally known. Such name shall not be the same or similar to a subdivision name appearing on another recorded plat within the City so as to confuse the records or to mislead the public as to the identity of the subdivision, except when the subdivision is subdivided as an additional unit or section by the same subdivider or his or her successors in title. The name of the subdivision shall be shown in the dedication and shall coincide exactly with the subdivision name. The City Council shall have final authority to approve the names of subdivisions.

SECTION 5.13 VACATION AND ANNULMENT OF PLATS

The vacation and annulment of plats shall be according to Chapter 177, Florida Statutes, as amended. In addition, the City Council may, on its own motion, order the vacation and revision to acreage of all or any part of a subdivision within its jurisdiction including the vacation of streets or other parcels of land dedicated for public purposes or any of such streets or other parcels, when:

1. The plat of which subdivision was recorded as provided by law not less than five (5) years before the date of such action, and
2. In which subdivision or part thereof not more than ten (10) percent of the total subdivision area has been sold as lots by the original subdivider or his or her successor in title.

Such action shall be based on a finding by the City Council that the proposed vacation and reversion to acreage of subdivided land conforms to the Comprehensive Plan and that the public health, safety, economy, comfort, order, convenience, and welfare will be promoted thereby. Before acting on a proposal for vacation and reversion of subdivided land to acreage, the City Council shall hold a public hearing thereon with due public notice. No owner of any parcel of land in a subdivision shall be deprived by the reversion to acreage of all or any part of the subdivision of reasonable access to existing facilities to which such parcel has theretofore had access, provided that such access remaining or provided after

such vacation need not be the same as that theretofore existing, but shall be reasonably equivalent thereto. If land in a subdivision or part thereof is proposed for reversion to acreage, the City Council shall conduct proceedings for amending the zoning district designation of such acreage as may be deemed advisable in view of the conditions that will exist subsequent to such reversion to acreage.

SECTION 5.14 GENERAL PROCEDURE

- 5.14.1 Preparation of Plats. All preliminary and final plats shall be prepared and certified by a registered land surveyor and construction plans and specifications for required improvements shall be prepared and certified by a registered engineer.
- 5.14.2 Classification of Subdivisions. Whenever any subdivision of land is proposed, before any contract is made for the sale of any part thereof, and before any permit for the erection of a structure in such proposed subdivision shall be granted, the subdividing owner, or his or her authorized agent, shall apply for and secure approval of such proposed subdivision in accordance with the following procedure, which includes basically two (2) steps for a minor subdivision and four (4) steps for a major subdivision (see Section 2.1 for the definition of a major and minor subdivision):
1. Minor Subdivision
 - a. Pre-application Conference
 - b. Final Subdivision Plat
 2. Major Subdivision
 - a. Pre-application Conference
 - b. Preliminary Plat
 - c. Construction Plans
 - d. Final Subdivision Plat
- 5.14.3 Modified Procedure for Minor Subdivisions. Proposed subdivisions meeting the criteria of a minor subdivision as defined by these land development regulations in Section 2.1 shall not have to comply with Sections 5.16 and 5.8. A final plat may be prepared directly following the pre-application conference in accordance with the final plat procedure as outlined in Section 5.19.

SECTION 5.15 INFORMAL CONFERENCE

- 5.15.1 Prior to the submission of the preliminary plat and plat, a request shall be made by the subdivider for an informal conference with the Land Development Regulation Administrator. At the time of the request, the following information shall be submitted to and reviewed by the Land Development Regulation Administrator and other departments or agencies as may be requested by the Land Development Regulation Administrator prior to the conference:
1. Subdivision information as requested.
 2. Location map.
 3. Land inspection sketch or topographic survey.
 4. Photographs.
 5. Covenant or deed restrictions.
 6. Sewage disposal proposal; and

7. Other information if the subdivider wishes to present it at such time.

The conference shall be held within fifteen (15) days after said request is formally filed with the Land Development Regulation Administrator.

SECTION 5.16 SUBMISSION OF PRELIMINARY PLAT

Following the informal conference, the subdivider shall prepare a preliminary plat as required herein.

- 5.16.1 Prior to submission of the preliminary plat materials to the Planning and Zoning Board, the subdivider shall submit eighteen (18) copies of the preliminary plat materials as specified herein to the Land Development Regulation Administrator.
- 5.16.2 The Land Development Regulation Administrator shall transmit copies of the preliminary plat materials to the Water Management District and other appropriate departments or agencies as the case may require for review and comment.
- 5.16.3 **Planning and Zoning Board Review of the Preliminary Plat.** Following review of the materials by the departments or agencies, which received copies of the preliminary plat, the Planning and Zoning Board shall review the preliminary plat at a scheduled meeting as part of a previously prepared agenda, within thirty (30) days of receipt of the complete preliminary plat, to determine conformity with the Comprehensive Plan and these land development regulations. At the meeting, any person may appear in person or by agent. The Planning and Zoning Board shall recommend to the City Council approval, approval subject to conditions, or disapproval of the preliminary plat. In recommending approval subject to conditions or in recommending disapproval, the reasons for such action shall be stated in writing to the subdivider. Reference shall be made to the specific sections of these land development regulations, the Comprehensive Plan or other ordinances or regulations with which the preliminary plat does not comply.
- 5.16.4 The preliminary plat shall include topographic data, other required preliminary plans and a draft of any protective covenants. The preliminary plat shall include existing conditions as follows except when otherwise specified by the Planning and Zoning Board or City Council:
 1. Boundary lines, including bearings and distances.
 2. Easements, including locations, width and purpose.
 3. Streets on and adjacent to the tract: name and right-of-way width and location; type, width and elevation of surfacing; any legally established center line elevations; walks, curbs, gutters, culverts, etc.
 4. Ground elevations on the tract with a maximum contour interval of one (1) foot where overall slopes are zero (0) percent to two (2) percent, two (2) feet where slopes are over two (2) percent, based on United State Geodetic Survey Datum. These elevations shall be prepared by a registered land surveyor.
 5. Subsurface conditions on the tract; if required by the Planning and Zoning Board or City Council: location and results of tests made to ascertain subsurface soil, rock and ground water conditions; depth to ground water unless test pits are dry at a depth of five (5) feet; location and results of soil percolation tests if individual sewage disposal systems are proposed.
 6. Other conditions on the tract; watercourses, marshes, rock outcrop, wooded areas, isolated preservable trees one foot or more in diameter, houses, barns, shacks and other significant features.

7. Owners of adjacent unplatted land; for adjacent platted land refer to subdivision plat by name, recordation date, and number.
 8. Photographs: if required by the Planning and Zoning Board or City Council, including camera locations, directions of views and key numbers.
 9. Zoning: Zoning on and adjacent to the tract.
 10. Key plan: Key plan showing location of the tract.
 11. Title and certificates: present tract designation according to official records in office of appropriate recorder; title under which proposed subdivision is to be recorded, with names and addresses of owners, notation stating acreage, scale, north arrow, datum, benchmarks, certification of registered land surveyor and date of survey.
- 5.16.5 The preliminary plat shall be at a scale of one hundred (100) feet to one (1) inch or larger. It shall show all proposals including the following:
1. Streets: names; right-of-way and roadway widths; approximate grades and gradients; similar data for alleys, if any.
 2. Other rights-of-way or easements, including location width and purpose.
 3. Lot lines, lot numbers and block numbers.
 4. Sites, if any, to be reserved or dedicated for parks, playgrounds or other public uses.
 5. Minimum building setback lines.
 6. Number of residential lots, typical lots size, and acres in parks, etc.
 7. Title, scale, north arrow, and date.
- 5.16.6 Other Preliminary Plans. When required by the Planning and Zoning Board or City Council, the preliminary plat shall be accompanied by profiles showing existing ground surface and proposed street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision; and preliminary plan of proposed sanitary and storm water sewers with grades and sizes indicated. All elevations shall be based on a datum plan as specified within these land development regulations.
- 5.16.7 Draft of protective covenants whereby the subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development.
- 5.16.8 Following review by the Planning and Zoning Board, the City Council shall consider approval, approval with conditions, or disapproval of the preliminary plat at its next regularly scheduled meeting as part of a previously prepared agenda. The reasons for approving with conditions or disapproving shall be stated in writing to the subdivider. Reference should be made to the specific sections of these or other applicable ordinances or regulations with which the preliminary plat does not comply.
- 5.16.9 At this stage, if the proposed subdivision is an extensive and the City Council finds that development in stages is consistent with the intent and purpose of these land development regulations, the City Council, with the aid of the Land Development Regulation Administrator and appropriate departments shall, if approval of the preliminary plat and construction plans has been given, work out an agreement (or agreements) with the subdivider. This agreement (or agreements) shall include, but not to be limited to, provisions for carrying out the required construction and improvements to completion and the developing of the subdivision in stages.

This agreement (called the Subdivider's Agreement) shall constitute a covenant by the City Council and the subdivider of the subdivision. The terms and conditions of which shall run with the land and be binding upon all successors in interest to the subdivider.

- 5.16.10 Approval of the preliminary plat and construction plans by the City Council is authorization for the subdivider to proceed with site development and the installation of improvements in accordance with the approved construction plans, subject to the approval of other agencies having authority. In the event minor changes or deviations from the approved construction plans are necessary due to requirements caused by actual construction or other necessary causes, the City Council shall authorize such minor changes or deviations. If minor changes or deviations are authorized, the subdivider shall submit new construction plan materials as specified herein.

SECTION 5.17 CONSTRUCTION PLAN SPECIFICATIONS

Plans for the required improvements shall be prepared for the approval of the City Council either at the time of submission of the preliminary plat or prior to submission of the final plat to the City.

The City Council shall consider approval, approval with conditions or disapproval of the construction plans at a regularly scheduled meeting as part of a previously prepared agenda. The reasons for approving with conditions or disapproving shall be stated in writing to the subdivider. Reference should be made to the specific sections of these or other applicable ordinances or regulations with which the construction plans do not comply.

- 5.17.1 Required Materials for Submission. Six (6) sets of construction plans and necessary supporting material shall be submitted in accordance with the procedure outlined in these land development regulations.
- 5.17.2 Plans Specifications. Construction plans shall show the proposed locations, sizes, grades, and general design features of each facility and shall be drawn to a scale of one (1) inch represents one hundred (100) feet or larger and shall consist of the following:
1. A topographic map of the subdivision with a maximum contour interval of one (1) foot where overall slopes are zero (0) percent to two (2) percent, two (2) feet where slopes are over two (2) percent, based on United States Coast and Geodetic Datum.
This topographic map shall be prepared by a registered land surveyor.
 2. A contour drainage map of the basins within the proposed subdivision, with the size of each basin shown in acres. The outlines and sizes, in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths shall be indicated throughout. Existing and proposed structures affecting the drainage shall be shown.
 3. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures and other proposed subdivision improvements.
 4. Plans and profiles for all proposed streets and curbs are required. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a minimum distance of three hundred (300) feet from point of intersection.
 5. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where the installation of such facilities are required by these land development regulations. Such plans shall include utilities on and adjacent to the tract: location, size and invert

elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone poles, and street lights; if water mains and sewers are not on or adjacent to the tract, indicate the direction and distances to, and size of nearest ones, showing invert elevation of sewers.

6. Plans for all road and street signs and street name signs showing the location of such signage and any other traffic safety control devices which is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
7. Proposed public improvements: highways or other major improvements planned by public authorities for future construction on or near the tract.
8. Other information on the construction plans as may be required by the City Council.

SECTION 5.18 SUBMISSION OF FINAL PLAT AND DATA

The final plat shall be drawn in ink on mylar sheets eighteen (18) wide by (twenty-four (24) inches long and shall be at a scale of one hundred (100) feet to one (1) inch or larger.

- 5.18.1 Where necessary, the plat may be on several sheets accompanied by the final plat, may be submitted for approval progressively in contiguous sections satisfactory to the City Council. The final plat shall show the following:
1. Primary control points, approved by the Public Works Director, or descriptions and "ties" to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred.
 2. Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots and other sites; with accurate dimensions, bearings on deflection angles, and radii, arcs, and central angles of all curves.
 3. Name and right-of-way width of each right-of-way.
 4. Location, dimensions and purpose of any easements.
 5. Number to identify each lot or site.
 6. Purpose for which sites, other than residential lots, are dedicated or reserved.
 7. Minimum building setback line on all lots and other sites.
 8. Location and description of monuments.
 9. Names of record owners of adjoining unplatted land.
 10. Reference to recorded subdivision plats of adjoining platted land by record name, date and number.
 11. Certification by land surveyor or engineer certifying to accuracy of survey and plat.
 12. Certification of title showing that subdivider is the landowner.
 13. Statement by the subdivider, dedicating streets, rights-of-way and any sites for public uses.
 14. Title, scale, north arrow and date.
 15. The following shall likewise be submitted:

- a. Cross sections and profiles of streets showing grades approved by the Public Works Director. The profiles shall be drawn to City standard scales and elevations and shall be based on a datum plans approved by the Public Works Director.
- b. Protective covenants in form for recording.
- c. Such other certificates, affidavits, endorsements, or deductions as may be required by the City Council in the enforcement of these land development regulations.
- d. Developer(s) shall submit, for approval by the City Council, the incorporating documents and by-laws of the owners' association including responsibilities of maintenance and repairs of service systems as benefits owners of the proposed development.

Exception: Subdivisions of ten (10) lots or less, being residential in use and zoning, not requiring the installation of streets, roads or easements for purpose of ingress and egress, or require the creation of drainage systems which require the connection with public maintained systems may include protective covenants recorded on the plat and/or other documents recorded and referenced on the final plat.

SECTION 5.19 CONDITIONAL APPROVAL OF FINAL PLAT

The conditional approval of the final plat shall be granted if deemed advisable by the City Council pending the fulfillment of requirements as set forth in these land development regulations.

SECTION 5.20 FULL APPROVAL OF FINAL PLAT

A certificate by the Public Works Director, or other person to whom such responsibility is delegated by the City Council, certifying that the subdivider has posted bond or installed the required improvements shall entitle the subdivider to full approval and the recording of the final plat.

SECTION 5.21 GENERAL IMPROVEMENTS

Where required by these land development regulations, the subdivider shall grade and improve streets; install sidewalks, street name signs, street lights, fire hydrants, and curbs and gutters; place monuments and corner stakes and install sanitary sewer and water mains and storm water facilities in accordance with the specifications of these land development regulations and any other specifications established by the City Council. The City Council may, if conditions warrant such action, require that improvements be designed and constructed to higher standards than are incorporated herein. Required improvements shall be paid for by the subdivider.

In addition to the requirements established herein, all subdivision plats shall comply with the following laws, rules, and regulations:

1. Applicable statutory provisions.
2. The Building Code, and other applicable land development regulations of the City.
3. The Comprehensive Plan in effect at the time of submission.
4. Rules and regulations of the Florida Department of Health and Rehabilitative Services, Florida Department of Environmental Protection, the appropriate Water Management District and other appropriate regional, State and Federal agencies.
5. Rules and regulations of the Florida Department of Transportation if the subdivision or any lot contained therein abuts a State highway.

SECTION 5.22 SUBDIVISIONS LOCATED OUTSIDE THE CORPORATE LIMITS OF THE CITY BUT CONNECTED TO CITY UTILITIES

Subdivisions which are located outside the corporate limits of the City but are to be connected to and serviced by municipal utilities such as water, sewage, and/or natural gas shall meet all the requirements of the applicable sections of these land development regulations, as well as City regulations governing the design, construction, and connection of such utilities.

SECTION 5.23 MONUMENTS

The subdivider shall adhere to the requirements of Chapter 177, Florida Statutes, as amended, regarding the placement of all monuments.

SECTION 5.24 REQUIREMENTS AND MINIMUM STANDARDS

The specifications and requirements set forth in this section shall be met in all subdivisions, and are conditions precedent to approval of any final plat.

5.24.1 Streets and Alleys

1. Relation to existing street system. The proposed streets in any subdivision shall, insofar as may be practical, conform to the alignment of existing streets, so as to extend or project the adjacent, or similarly aligned existing streets in the general area.
2. Street right-of-way widths. The minimum width of rights-of-way, measured between lot lines, shall be as follows:
 - a. Arterial streets and highways - one hundred (100) feet. (Arterial streets and highways are those used or designed to be used primarily for fast or heavy traffic.
 - b. Collector streets - sixty-five (65) feet. Collector streets are those which carry traffic from residential streets to arterial or other collector streets; and principal feeder streets in, to or through areas or neighborhoods.
 - c. Local streets - fifty (50) feet. Local streets are those which are used or intended to be used primarily for access to the abutting properties and designed for local traffic use.

5.24.2 Restriction of access. When a proposed residential subdivision abuts an arterial street or highway, the City Council shall require lots fronting on such arterial street or highway to be provided with access to a marginal access street.

5.24.3 Street grades. Grades on arterial streets, shall not exceed six (6) percent, nor be less than two-tenths (0.2) percent.

5.24.4 Horizontal curves. Horizontal curves shall be designed in accordance with Florida Department of Transportation Manual of Uniform Minimum Standards for Designs, Construction and Maintenance for Streets and Highways, as amended.

5.24.5 Vertical curves. Vertical curves shall be designed in accordance with Florida Department of Transportation Manual of Uniform Minimum Standards for Designs, Construction and Maintenance for Streets and Highways, as amended.

5.24.6 Intersections. Street intersections shall be as nearly at right angles as is practicable; no intersection shall be at any angle of less than sixty (60) degrees. Curbs of streets at ninety (90) degree intersections shall be connected by a curb with a horizontal radius of not less than twenty (20) feet.

- 5.24.7 Tangents on reverse curves. Tangents on reverse curves shall be designed in accordance with Florida Department of Transportation Manual of Uniform Minimum Standards for Designs, Construction and Maintenance for Streets and Highways, as amended.
- 5.24.9 Dead end streets (cul-de-sac). Minor streets or courts designed to have one end permanently closed shall not be more than six hundred (600) feet in length. Such streets shall be provided at the closed end with a turn-around having an outside right-of-way radius of not less than thirty (30) feet.
- 5.24.10 Private streets and reserve strip. There shall be no private streets platted in any subdivision. Every lot shall be served by a public dedicated street. There shall be no reserved strips controlling access to any streets, except where the control of such strips is definitely and permanently placed with the public under conditions approved by the City Council.
- 5.24.11 Street names.
1. Proposed streets which are in alignment with other streets, either existing or proposed, shall bear the same names as such existing or proposed street.
 2. In no case shall the name of proposed streets duplicate existing street names, or bear names which may be confused with existing streets.

SECTION 5.25 BLOCKS

A block is defined as a parcel of land consisting of one or more lots, and entirely surrounded by public streets, water-courses, railroad, public rights-of-way, parks, etc., or a combination thereof.

- 5.25.1 Length. Blocks shall not be shorter than six hundred (600) feet nor longer than twelve hundred (1,200) feet in length, except as does the City Council determine necessary to secure a more efficient use of land or desired features of street pattern.
- 5.25.2 Width. Blocks shall be wide enough to permit two (2) tiers of lots of minimum depth, except where fronting on arterial streets or highways and the rear of lots abut the arterial street or highway. In no case shall conditions be approved which permits a single tier of lots to be served by two (2) streets.

SECTION 5.26 LOT IMPROVEMENTS

- 5.26.1 Arrangement. Insofar as practical, side lot lines shall be at right angles to straight street lines, and radial to curved street lines.
- 5.26.2 Minimum size. No residential lot shall be permitted that is smaller in area than is required for residences by the land development regulations for the zoning district in which the proposed subdivision is located.
1. The City Council may require larger lot areas and dimensions than specified for a particular zoning district when the City Council deems it necessary to fit the topography, the type of development, or to provide safe, healthful home sites that are free from flooding.
 2. Lot dimensions, shall comply with any minimum standards as established within any land development regulations of the City and provided, that the lot length shall not exceed three (3) times the width of lots. In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless variation from this standard will provide a better street or lot plan. The entrance of automobiles from the lot to the street shall be approximately at right angles or radial to street lines. Lots shall be laid out so as to provide positive drainage away from all buildings.

3. Double Frontage. Double frontage and reversed frontage lots shall be prohibited except where necessary to provide separation of residential development from existing streets or to overcome specific disadvantages of topography and orientation.
4. Access. Lots shall not derive access from an existing street except within a minor subdivision or a re-subdivision of land.
5. Corner Stakes. The subdivider shall adhere to the requirements of Section 177.091, Florida Statutes, as amended, and as required by Florida Administrative Code regarding the placement of all corner stakes.
6. Lots or parcels of land intended for commercial or industrial use shall be of an area adequate to meet all off-street parking, loading and unloading requirements of the land development regulations.

SECTION 5.27 PUBLIC LAND AND SERVICE AREAS

Due consideration shall be given to the allocation of land areas that are suitably located and of adequate size for schools, playgrounds, parks and other public uses.

- 5.27.1 Public open spaces. Where a school site, park site, recreational site, public access to water frontage, or any other public facility is shown on the Comprehensive Plan of the City, adopted by the City Council, is located in whole or in part in a proposed subdivision, the City Council may require the reservation of such land as lies within the subdivision for a period of time not to exceed two (2) years. During this two-year period the public agency having jurisdiction over the proposed use of the reserved land may acquire such land through negotiation with the owner. In the event the public agency does not acquire the land within this two-year period, or does not make satisfactory arrangements with the subdivider for an extension of such time, the subdivider may dispose of the land pursuant to law.
- 5.27.2 Easements. Except where alleys are provided for the purpose of placing utilities and access, the City Council may require utility easements, not exceeding twenty-five (25) feet in width, for the placement and service of poles, wires, pipes, conduits, storm and sanitary sewers, gas, water, or other utility lines along and centered on rear lot lines, side lot lines, or at other locations when necessary for extension of existing or proposed utilities.

SECTION 5.28 SUITABILITY OF LAND

- 5.28.1 The City Council shall not approve the subdivision of land if, from investigation conducted by state or county health authorities, it is determined that in the interest of the public the site is not suitable for platting and development purposes of the kind proposed.
- 5.28.2 Land that the City Council finds to be unsuitable for subdivision of development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or harmful to the health, safety, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the subdivider and approved by the City Council to solve the problems created by the unsuitable land conditions.

SECTION 5.29 REQUIRED IMPROVEMENTS

- 5.29.1 Every subdivision developer shall grade, pave or otherwise improve as hereinafter specified all streets and alleys; install curbs, gutters, sidewalks, monuments, sewers, storm drains, water supply, and street name markers pursuant to these subdivision regulations, and in accordance with the "Standard Specifications for Road and Bridge Construction", latest edition and amendments as prepared by the Florida Department of Transportation.

5.29.2 Streets. The subdivider shall prepare the subgrade of all streets by grading to the profiles approved in the construction plans, compact and smooth the surface, provide and install paved surfaces as follows:

1. STANDARD A, for commercial and industrial subdivisions.
2. STANDARD B, for residential subdivisions where any lot is less than or equal to twenty thousand (20,000) square feet.
3. STANDARD C, for residential subdivisions where all lots are greater than twenty thousand (20,000) square feet but less than or equal to ten (10) acres.
4. STANDARD D, for residential subdivisions where all lots are greater than ten (10) acres.

Where the proposed subdivision includes an existing street, said street shall also be improved as required to conform to this schedule. This requirement shall not apply to any abutting street which is not connected with the proposed subdivision's street system.

STANDARD IMPROVEMENT

5.29.2.1 Grading and Centerline Gradients

Standards A, B, C and D: Grading and Centerline Gradients shall be a maximum of eight percent (8%) and a minimum of three-tenths of a percent (.3%) for standard A and B and a maximum of eight percent (8%) (No minimum) for standards C, and D.

5.29.2.2 Arterial Streets

Standards A, B, C and D: Arterial Streets shall be improved as follows: Two (2) twenty-four (24) foot wearing surfaces with twenty (20) foot median. The subdivider shall be required to install the second twenty-four (24) foot wearing surface only in large subdivisions where projected average daily traffic generated on the arterial by the subdivision exceeds seven thousand (7,000) vehicles. Minimum right-of-way shall be one hundred (100) feet.

5.29.2.3 Collector Streets

Standards A, B, C and D: Collector Streets shall be improved as follows:

1. Thirty-two (32) foot wearing surface and minimum right-of-way of sixty-five (65) feet.

5.29.2.4 Local Streets shall be improved as follows:

Standards A, B, C and D: Twenty-four (24) foot wearing surface and minimum right-of-way of fifty (50) feet.

5.29.2.5 Marginal Access Streets shall be improved as follows:

Standards A, B, C and D: Twenty-four (24) foot wearing surface and minimum right-of-way of fifty (50) feet.

5.29.2.6 Curb and gutter (see Appendix A) shall be provided as follows:

1. Standards A and B: Curbs not required, except in the following conditions:
 - a. Where slopes within the subdivision exceed three (3) percent, type E or F curb gutter shall be required.
 - b. Where slopes within the subdivision exceed two (2) percent, but do not exceed three (3) percent, grassed swales, paved swales, or type E or F curb gutter singularly or in combination shall be required as determined by the Public Works Director, using engineering best practices to determine the required stormwater management improvement.

2. Standards C and D: Curbs not required.

5.29.2.7 Stabilized Shoulders

Standards C and D: Stabilized Shoulders shall be required on both sides of all streets not having curb and gutter. Stabilized shoulders shall be six (6) feet in width and constructed as specified for the subgrade (see Section 5.26.2.9) except that they shall be constructed to a compacted thickness of four (4) inches and have a minimum compaction as required by the Florida Department of Transportation Standard Specification for Road and Bridge Construction Manual, as amended.

5.29.2.8 Roadside Swales

Standards C and D: Roadside Swales shall have side slopes and back slopes no steeper than four (4) to one (1). Run-off may be accumulated and carried in the swales in the right-of-way up to but not above the point where flooding of the shoulders or roadside property would occur. Water in excess of this quantity shall be diverted from the roadside swales and carried away by storm sewers or other approved means.

5.29.2.9 Subgrade

Standards A, B, C and D: Subgrade shall have a compacted thickness of eight (8) inches, stabilized to a minimum Florida Department of Transportation compaction standards for road construction, as amended, such materials shall be removed to a minimum depth of eighteen (18) inches below the pavement base and replaced with acceptable material as specified by the Florida Department of Transportation Standard Specification for Road and Bridge Construction Manual, as amended.

5.29.2.10 Pavement Base shall be improved as follows:

1. Arterial

Standards A, B, C and D: Eight (8) inches of compacted limerock.

2. Collector, Local, and Marginal Access Streets:

a. Standard A: Eight (8) inches of compacted limerock.

b. Standards B and C: Six (6) inches of compacted limerock.

c. Standard D: Six (6) inches of compacted limerock shall be constructed above the subgrade and stabilized to have a minimum compaction as specified by the Florida Department of Transportation Standard Specification for Road and Bridge Construction Manual, as amended.

5.29.2.11 Wearing Surface shall be improved as follows:

1. Arterials

Standards A, B, C and D: One and one-half (1 1/2) inches of Type I asphaltic concrete surface course.

2. Collector, Local, and Marginal Access Streets:

a. Standards A, B and C: One and one-fourth (1 1/4) inch of Type I asphaltic concrete surface course.

b. Standard D: Wearing surface is not required.

5.29.2.12 Grassing

Standards A, B C and D: Grassing shall be provided as follows:

1. Seeding and mulching shall be performed on all areas within the right-of-way, except for that part of the right-of-way covered by a wearing surface or, where these land development regulations do not require a wearing surface, that part covered by the pavement base.
2. Sodding may be required in areas of high erosion potential.

5.29.3 Sidewalks.

1. When in the opinion of the City Council it is necessary for public safety, the subdivider shall provide sidewalks on one or both sides of every street.
2. Sidewalks shall be not less than five (5) feet wide, of concrete construction, and not less than four (4) inches thick. Walks shall be located entirely in the street right-of-way.

5.29.4 Installation of utilities. After grading is completed and approved and before any base is applied, all of the underground utilities, including water mains, sewer lines and storm sewerage lines, and all service connections provided at property lines shall be installed by the subdivider.

1. Water supply. Water mains properly connected with the public water supply system or other approved system shall be installed by the subdivider in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. The sizes of water mains, location and types of valves and fire hydrants, the amount of soil cover over the pipes and other features of the installation shall conform to accepted standards of good practice for municipal water systems.
2. Sanitary sewers. When the subdivision is reasonably accessible to the public sanitary sewer system, in the opinion of the City Council, the subdivider shall provide connection thereto. Sanitary sewers shall be installed in such a manner as to provide connections at the property line of each lot shown on the subdivision plat, and shall be of a size and in a manner to adequately serve all lots.
3. Storm drainage system. The subdivider shall install storm drain pipes, catch basins, and all other such facilities of sizes and alignments to adequately drain his subdivision as directed by the Water Management District.
4. Oversize utility lines. In the event that water, sewer, pipes are required by the City Council that are of sizes larger than would be needed to serve the subdivision under consideration, the subdivider will be required to install the larger facilities, but the City will pay for the difference in cost between the size actually needed for his/her subdivision and the size required by the City Council. This is to permit the initial installation of a line of a size to serve the present subdivision plus any other possible subdivision near or beyond the present one without a second line having to be installed to serve future development.
5. Street name signs. Street name signs to conform to those currently in use on existing streets shall be installed by the subdivider at diagonal corners of each street intersection, two (2) at each intersection.

SECTION 5.30 GUARANTIES IN LIEU OF COMPLETED IMPROVEMENTS

No final plat shall be approved by the City Council for record until the improvements required herein shall be constructed in a satisfactory manner and approved by the Public Works Director or other person to whom such authority is delegated, or in lieu of such prior construction the City Council may accept a surety bond with which improvements may be made and utilities installed without cost to the City in event of default by the subdivider. In lieu of a surety bond the subdivider may furnish the City an irrevocable letter of credit, underwritten by a financial institution acceptable to the City. Such surety or letter of credit shall:

- 5.30.1 Cover at least one hundred and ten (110) percent of the estimated cost of all required improvements such as streets, drainage, fill, and other public improvements with estimated costs provided by the Subdivider's engineer. A certificate of the estimated cost shall appear on the final plat (see Appendix A). This certificate shall be properly signed before the final plat is submitted to the City Council. This estimated cost shall represent the total estimated cost of installing all required improvements. Such estimate shall be prepared by a registered engineer. As an alternative to the above, bids of two (2) licensed contractors or a copy of all executed contracts for the installation of the above mentioned improvements may be submitted.
- 5.30.2 Be conditioned upon the faithful performance by the subdivider of all work required to complete all improvements and installations for the subdivision or unit division thereof, in compliance with these land development regulations and within a specified time as determined between the subdivider and the City Council.
- 5.30.3 Be payable to, and for the indemnification of, the City Council.

SECTION 5.32 SIGNED CERTIFICATES

The following certificates shall appear on the final plat. Certificates listed within this section shall be properly signed before the final plat is submitted to the City Council and the Certificate of Approval by the City Council shall be properly signed after the final plat is approved by the City Council. (See Appendix A).

1. Certificate of Surveyor.
2. Certificate of the Subdivider's Engineer.
3. Certificate of Approval by County Health Department.
4. Certificate of Approval by the Attorney for the City.
5. Certificate of Approval by the City Council.

SECTION 5.32 OTHER DOCUMENTS REQUIRED ON THE FINAL PLAT

- 5.32.1 Dedication. A dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way
- 5.32.2 Certificate of Payment of Taxes. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
- 5.32.3 Certificate of Title and Encumbrances. Title certification as required by Chapter 177, Florida Statutes, as amended.

APPENDIX A

Certificate of Approval by County Health Department.....	A-2
Certificate of Approval by the City Attorney.....	A-2
Certificate of Approval of the City Council.....	A-2
Certificate of Surveyor	A-3
Certificate of Subdivider's Engineer.....	A-3
Certificate of Estimated Cost	A-4
Preliminary and Final Plat Size Specifications	A-5

CERTIFICATE OF APPROVAL
BY COUNTY HEALTH DEPARTMENT

Examined on _____

AND

Approved by _____
County Health Department

CERTIFICATE OF APPROVAL
BY THE ATTORNEY FOR THE CITY OF LAKE CITY, FLORIDA

Examined on _____

AND

Approved as to Legal Form and Sufficiency by _____
County Attorney

CERTIFICATE OF APPROVAL BY CITY COUNCIL OF
THE CITY OF LAKE CITY, FLORIDA

THIS IS TO CERTIFY that on the foregoing plat was approved by the City Council for the City of Lake City, Florida.

Chairman

Attest:

Filed for record on: _____

City Clerk

A-2

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 472, Florida Statutes and is in good standing with the Board of Land Surveyors, does hereby certify that on _____ he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as

required by Chapter 177, Florida Statutes, as amended; and that said land is located in Section _____, Township _____, and Range _____, City of Lake City, Florida.

NAME _____

DATE _____ Registration Number _____

CERTIFICATE OF THE
SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY, that on _____, _____ Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. _____, does hereby certify that all required improvements have been installed in compliance with the approved construction plans and as applicable, any submitted "as built" blue prints in accordance with the requirements of the City Council of the City of Lake City, Florida.

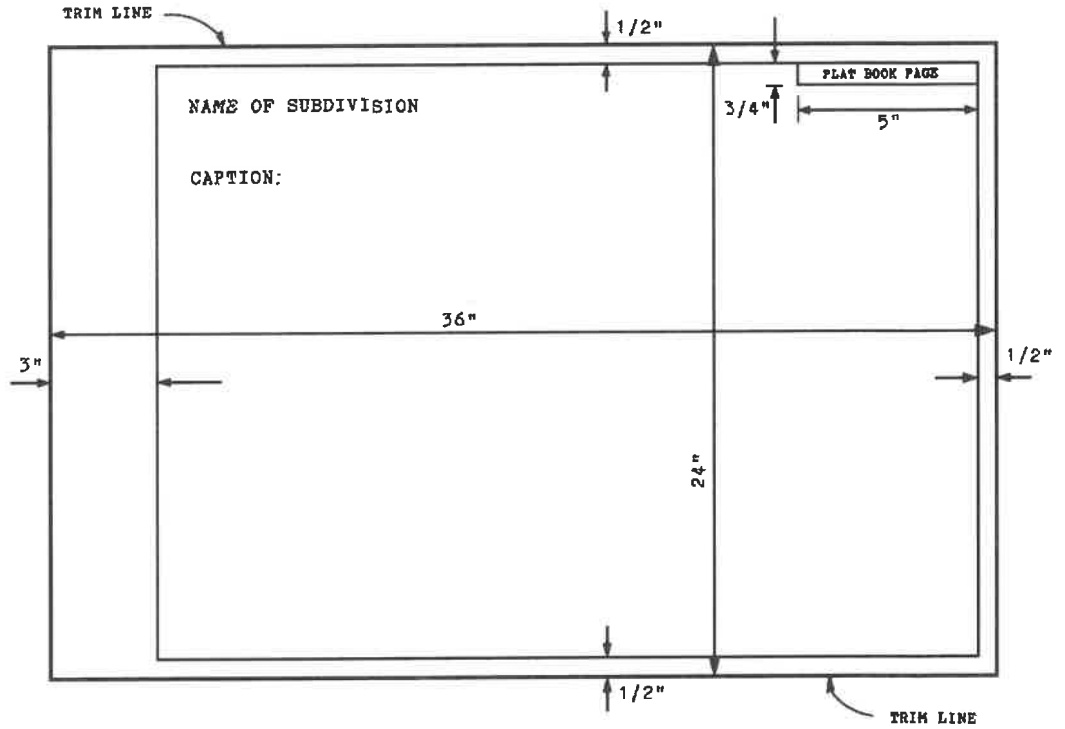
(SEAL)
Registered Florida Engineer

CERTIFICATE OF ESTIMATED COST

I, _____, Registered Florida Engineer, as
specified within Chapter 471, Florida Statutes, License No. _____, do
hereby estimate that the total estimated cost of installing all required improvements for the proposed
subdivision to be titled _____ is
\$ _____.

_____ (SEAL)
Registered Florida Engineer

PRELIMINARY AND FINAL PLAT SIZE SPECIFICATIONS



SIZE OF SHEET FOR RECORD PLAT

2630 NW 43rd Street | Gainesville, Florida 32606
 4420 US 1 S, Suite 11 S, Augustine, Florida 32086
 Telephone: (352) 379-6991 | St. Augustine: (904) 797-6997
 Fax: (352) 379-6991 | E-mail: contact@jbp.com

A REPLAT OF LOTS 2, 3 & 11 OF GATEWAY CROSSING A REPLAT OF LOTS 2 & 3 A SUBDIVISION IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, LAKE CITY, COLUMBIA COUNTY, FLORIDA

LEGAL DESCRIPTION

LOTS TWO (2), THREE (3) AND ELEVEN (11), GATEWAY CROSSING A REPLAT OF LOTS 2 & 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 151, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, CONTAINING 2.70 ACRES, MORE OR LESS.

NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF LOT 3, GATEWAY CROSSING, HAVING A BEARING OF N09°16'52"W, PER P.B. 9, PG. 114, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD8) AND BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "2918008 C1". SAID BENCHMARK BEING A CONCRETE MONUMENT WITH A BRASS DISK NEAR THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 10 (U.S. HIGHWAY NO. 90), APPROXIMATELY 280 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75, WITH A PUBLISHED ELEVATION OF 144.449 FEET.
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH AS CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:5,000.
5. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET AT A FUTURE DATE.
6. THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED ON 28TH OF JANUARY 2019.
7. BASED ON AN ENVIRONMENTAL EVALUATION OF THE SUBJECT PROPERTY IN APRIL, 2015, BY WETLAND SOLUTIONS, INC., NO EVIDENCE OF LISTED SPECIES WAS FOUND ON THE PROPERTY.
8. SPECIAL PROVISION: NO LESS THAN 15 FEET OF THE DEPTH OF THE REQUIRED FRONT YARD SHALL BE MAINTAINED AS A LANDSCAPED AREA. THE DEPTH OF THIS LANDSCAPED AREA SHALL BE MEASURED AT RIGHT ANGLES TO PROPERTY LINES AND SHALL BE ESTABLISHED ALONG THE ENTIRE LENGTH AND CONTIGUOUS TO THE DESIGNATED PROPERTY LINE OR LINES. THIS REMAINDER OF THE REQUIRED YARD MAY BE USED FOR OFF-STREET PARKING, BUT NOT FOR BUILDINGS.

ABBREVIATIONS

NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
 N.O.s. = NUMBERS
 O.R.B. = OFFICIAL RECORDS BOOK
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER

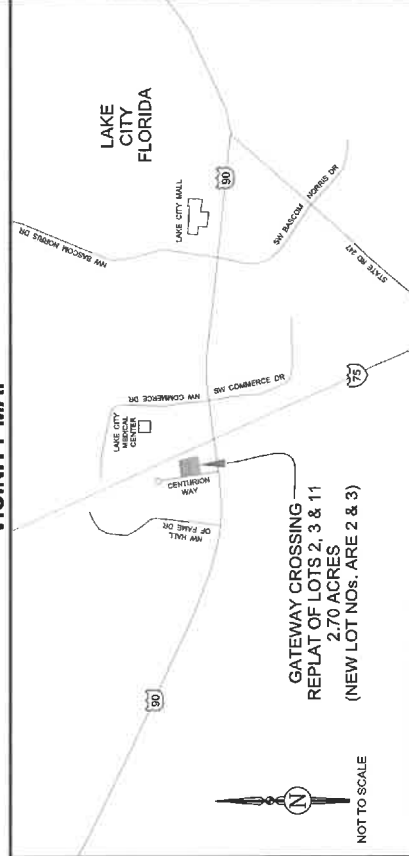
FLOOD ZONE

THE SUBJECT PARCEL IS DEPICTED IN A "ZONE X" AND "ZONE A" ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 12023C0290C, DATED FEBRUARY 4, 2009

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

VICINITY MAP



Adoption and Dedication:
 KNOW ALL MEN BY THESE PRESENTS, THAT SW DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF A REPLAT OF LOTS 2, 3 & 11 OF GATEWAY CROSSING A REPLAT OF LOTS 2 & 3, A SUBDIVISION AS DESCRIBED AND SHOWN HEREON, AND RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. THE DRAINAGE EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE RIGHT TO INSTALL AND OPERATE THE STRUCTURAL PORTION OF THE SYSTEM. THE SYSTEM IS LIMITED ONLY TO THE INTEGRITY OF THE STRUCTURAL PORTION OF THE SYSTEM.

WITNESS _____

SW DEVELOPMENT PARTNERS, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY
 JOHN STELL, MEMBER MANAGER

WITNESS _____

Acknowledgment:

I, HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME JOHN STELL, AS MANAGER OF SW DEVELOPMENT PARTNERS, LLC, TO ME AS A NOTARY PUBLIC, AND HE REQUESTED THAT I EXECUTE THIS INSTRUMENT AS HIS FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

**Certificate of Approval for
 City of Lake City, Florida**

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CITY OF LAKE CITY ORDINANCES AND REGULATIONS AS FOLLOWS:

SURVEY REQUIREMENTS: _____

DATE _____ CITY SURVEYOR _____

ENGINEERING REQUIREMENTS: _____

DATE _____ CITY ENGINEER _____

FORM AND LEGALITY: _____

DATE _____ CITY ATTORNEY _____

APPROVED BY CITY OF LAKE CITY: _____

DATE _____ MAYOR, CITY OF LAKE CITY _____

DATE _____ CITY CLERK, CITY OF LAKE CITY _____

Certificate of Surveyor:

I, HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF GATEWAY CROSSING A REPLAT OF LOTS 2 & 3, A SUBDIVISION, AND THAT SAID GATEWAY CROSSING A REPLAT OF LOTS 2 & 3, A SUBDIVISION, IS A SUBDIVISION BASED ON A BOUNDARY SURVEY DATED 01/28/2019, AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES.

TROY V. WRIGHT, P.S.M., SURVEYOR
 J.B. PRO, P.S.M. & MAPPER
 FLORIDA CERTIFICATE NO. 7240
 DATE: _____
 J.B. PRO, PROFESSIONAL GROUP, INC.
 1000 W. UNIVERSITY AVENUE, SUITE 100
 GAINESVILLE, FLORIDA 32606
 CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Clerk of Court:

RECEIVED AND FILED FOR RECORD, THIS _____ DAY OF _____, 2020.

CLERK OF COURT _____

DEPUTY CLERK _____

DEVELOPER:

SW DEVELOPMENT PARTNERS, LLC
 2662 W. NOEGEL ROAD, LAKE CITY, FL 32065

JBPro
 CIVIL ENGINEERING/LAND PLANNING
 SURVEYING/CONSTRUCTION SERVICES
 3830 NW 43rd Street | Gainesville, Florida 32606
 4420 US-1 S. Suite 114 | Suwannee, Florida 32086
 Gainesville: (352) 976-6999 | Suwannee: (904) 799-6999
 Toll Free: (844) 664-JBPro | Email: contact@jbpro.com

A REPLAT OF LOTS 2, 3 & 11 OF GATEWAY CROSSING A REPLAT OF LOTS 2 & 3 A SUBDIVISION IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, LAKE CITY, COLUMBIA COUNTY, FLORIDA

Plat Book _____, Page _____
 Sheet Two of Two

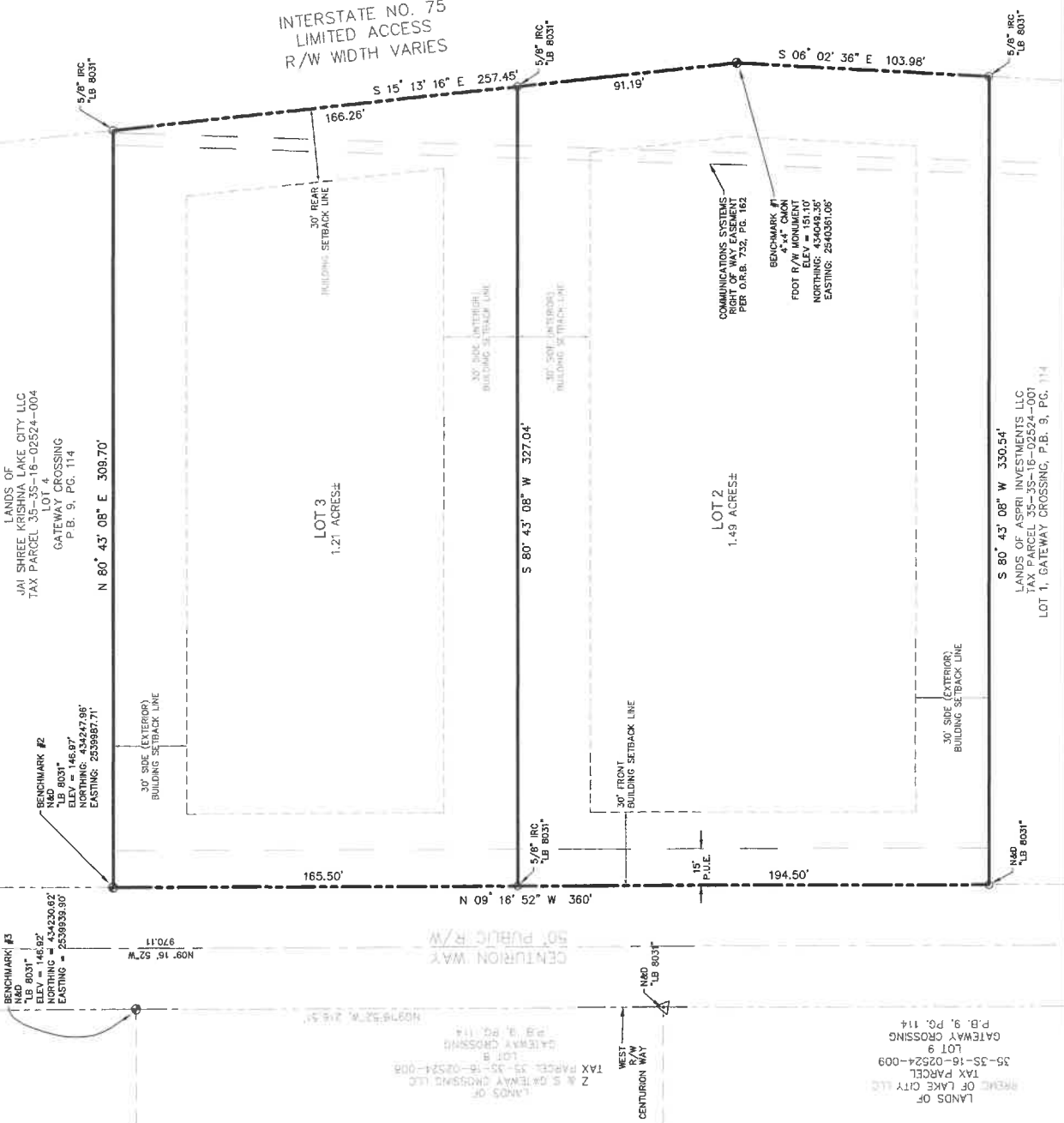


ABBREVIATIONS

- ELEV = ELEVATION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- GWC = GATEWAY CROSSING
- INC = INCORPORATED
- IRC = IRON ROD - CAPPED
- JBPRO = BROWN PROFESSIONAL GROUP
- LB = LICENSED SURVEYING BUSINESS
- N&D = NAIL AND DISK
- NO. = NUMBER
- P.B. = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- P. = PAGE
- P.U.E. = PUBLIC UTILITIES EASEMENT
- R/W = RIGHT-OF-WAY

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- TAX PARCEL LINE
- - - BUILDING SETBACK LINE
- 5/8" CAPPED IRON ROD SET "JBPRO LB 8031"
- ⊕ NAIL & DISK SET "PCP JBPRO LB 8031"
- ⊙ BENCHMARK





Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086

 jbpro.com
 (844) Go-JBPro
 contact@jbpro.com

November 17, 2021

Mr. David Young
Growth Management Director
City of Lake City
205 N. Marion Ave.
Lake City, FL 32055

**Re: Gateway Crossing Lots 2 & 3
Variance Request for Land Development Regulations**

Dear Mr. Young:

JBrown Professional Group (JBPro) as agent for GWC Development Partners, LLC, is applying for a variance from the minimum lot width requirements of LDR Section 4.15 of the City of Lake City Land Development Regulations. This LDR Section is for the CHI (Commercial, Highway Interchange) zoning district, which is applicable to the subject property (Lots 2 & 3 of the Gateway Crossing Subdivision).

The Gateway Crossing Plat and Development Plan was approved in 2016 and includes Centurion Way, a City of Lake City maintained public street that intersects US 90 to the south and terminates in a cul-de-sac in the northern part of Gateway Crossing. In 2020, Lots 2 and 3 went through a replat process which adjusted phase lines and added Lot 11 to the plat. This application aims to revert to Lots 2 and 3 of Gateway Crossing, while requesting a variance on lot width for both lots.

Currently, Lots 2, 3 and 11 have respective widths of 134.5 ft, 113.5 ft, and 112 ft and are vacant, undeveloped lots in the southeast quadrant of Gateway Crossing. These three lots front Centurion Way to the west and abut I-75 right-of-way to the east. Lot 1 to the south (and adjacent to Lot 2) is developed as a Circle K gas station/convenience store. To the west and across from Lot 2 is a sit-down Denny’s restaurant and a recently opened Tru Hotel. To the north is Lot 4, which is a vacant undeveloped lot.

This variance request (Application and Petition) is needed for a replat of two lots that are to be created from current Lots 2, 3 & 11. The proposed Replat of Lots 2, 3 & 11 of Gateway Crossing, if approved (which will require re-platting after approval of this variance request), will establish two developable lots out of the three that currently are developable in accordance with the City’s Land Development Regulations (LDRs). Of these newly created lots, Lot 2 is proposed to be developed by Circle K as an expansion of their convenience center, which currently occupies Lot 1.

The requested variances are to minimum lot width requirements (Section 4.15.6 of the City’s LDRs), as shown in the following table:



Civil Engineering



Surveying



Land Planning



Construction Services

LOT WIDTH

	REQUIRED	EXISTING	PROPOSED	CHANGE
WIDTH	200 ft.	Lot 2: 134.5 ft. Lot 3: 113.5 ft. Lot 11: 112.0 ft	Lot 2: 194.50 ft. Lot 3: 165.50 ft. Lot 11: N/A	+60.0 ft. +52.0 ft. Eliminated

The requested variance is:

1. Variance of the minimum CHI required lot width (200 ft.) to allow a minimum lot width of 165.50 ft for Lots 2 and 3 of Gateway Crossing.

Note: Lots 2 and 3 as shown in the Tables above are proposed lots that will be created by a separate re-plat application.

We respectfully request that Lake City grant the Gateway Crossing Development a variance to the CHI Zoning Category lot width requirement of 200 ft. (LDR Section 4.15.6), and reduce the required minimum width of Lot 2 down to 194.50 ft and Lot 3 down to 165.50 ft. The lots will comply with all other components of the CHI zoning lot criteria.

We feel strongly that this waiver does not diminish the project in any way, and the overall project design is a very responsible design for the property and the Lake City community. If you have any questions or need additional information, please let me know.

Sincerely,



Logan B Peters, P.E.
Engineering Project Manager, JBPro

cc: John Shell, GWC Development Partners, LLC

LAKE CITY BUILDING DEPARTMENT
APPLICATION & PETITION TO THE BOARD OF ADJUSTMENT

TYPE OF PETITION PETITION # _____

- SPECIAL EXCEPTION
 VARIANCE
 APPEAL OF THE ZONING OFFICIAL

DATE: **November 17, 2021**

PARCEL I.D.: **Lot 2: 35-3S-16-02524-002; Lot 3: 35-3S-16-02524-003**

APPLICANT: **Logan B. Peters, PE,
Engineering Project Manager, JBPro
Agent for GWC Development Partners, LLC.**

PHONE: **(352) 375-8999**

ADDRESS: **3530 NW 43rd St, Gainesville. FL 32606-6104**

OWNER: **John Shell, Manager, GWC Development Partners, LLC**

PHONE: **(704) 906-5068**

ADDRESS: **318 S. Laurel Ave. Charlotte, NC 28207**

THE PROPERTY IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
(Legal Description) (If space is not adequate you may attach)

Lots Two (2), Three (3) and Eleven (11), Gateway Crossing A Replat of Lots 2 & 3, according to the map or plat thereof, as recorded in Plat Book 9, Page 151 of the public records of Columbia County, Florida, containing 2.70 acres more or less.

The petitioner requests the Board of Adjustment to consider a deviation from the Land Development Regulations, Section **4.15.6 Minimum Lot Requirements (width)**, **to allow the property Zoned CHI (Commercial Highway Interchange)** to be improved as follows:
(Describe in detail the improvement requested. Attach separate pages if necessary.)

Decreasing the width of Lots 2 & 3 from the minimum lot width requirements of the CHI (Commercial, Highway Interchange) zoning district, Section 4.15 of the Land Development Regulations (LDRs). Lot 2 will have a proposed width of 194.50 ft and Lot 3 will have a proposed width of 165.50 ft.

pg. 1

SUPPLEMENTARY INFORMATION TO PETITION

1. Provide a plot plan (**A Replat of Lots 2, 3 & 11 of Gateway Crossing A Replat of Lots 2 & 3**) showing all property boundaries, dimensions, streets which are contiguous with the property, buffer areas, driveways, parking areas and structures all to scale not less than one (10 inch equal to twenty (20) feet.
2. Total square feet of land area: **117, 419.20 sq. ft. (2.696 acres)**
3. Total square feet of existing plus proposed addition of all structures: **N/A**
4. Percentage of existing and proposed land coverage by structures: **N/A**
5. Total number of off-street parking spaces provided or to be provided:
6. Ingress and egress to off-street parking will be by:
 - Ingress (name of street or avenue): **Centurion Way**
 - Egress (name of street or avenue): **Centurion Way**
7. One-way drive__ or two-way drive ____ . The driveway width ____ and the driving lane width ____ to parking stalls (in feet).
8. The structure(s) which exist and/or proposed will ____ or will not ____ change the required set back and yard requirements.
9. Setbacks & Dimensional Requirements:

YARD SETBACKS

	REQUIRED	EXISTING	PROPOSED	CHANGE
FRONT	30 ft.	N/A	30 ft.	None
SIDE	30 ft.	N/A	30 ft.	None
REAR	30 ft.	N/A	30 ft.	None

LOT AREA

	REQUIRED	EXISTING	PROPOSED	CHANGE
AREA	1 acre (ac.)	Lot 2: 1.03 ac.; Lot 3: 0.82 ac. Lot 11: 0.84 ac.	Lot 2: 1.21 ac. Lot 3: 1.49 ac. Lot 11: None	Increase to 1.21 Ac Increase to 1.49 Ac. Eliminated
WIDTH	200 ft.	Lot 2: 134.5 ft. Lot 3: 113.5 ft. Lot 11: 112.0 ft	Lot 2: 194.5 ft. Lot 3: 165.5 ft. Lot 11: N/A	+60.0 ft. +52.0 ft. Eliminated

10. Percentage of the land area to be landscaped: **N/A.**

**ADDITIONAL INFORMATION MAY BE SUBMITTED WITH THIS PETITION
ALL MATERIAL SUBMITTED MUST BE TRUE AND FACTUAL**

1. The petition must be complete and be signed by the property owners and their Agent. It must be notarized and accompanied with the fee of \$200.00.
2. All petitions must be completed and filed Thirty (30) days prior to the date of the Board of Adjustment meeting to permit required Public Notice.
3. All Petitioners, or their Agent, are required to be present at the Public Hearing or the petition may be denied or tabled to a later date.

I, and my Agent, fully understand the above requirements, and that all materials submitted shall become part of the permanent file along with this Petition. I/We do hereby swear to the best of my/our knowledge, that all statements submitted in this Petition and attachments are the truth and are factual statements.

I/We, do hereby swear to give true statements at all Public Hearings that shall pertain to this Petition while being conducted by the Board of Adjustment.

GWC Development Partners, LLC
Property Owner



Mailing address you wish information to be sent to, and phone number:

Mr. John Shell, Manager
GWC Development Partners, LLC
318 S. Laurel Ave.
Charlotte, NC 28207
Phone (704) 906-5068

Logan B. Peters, PE, Project Manager
JBrown Professional Group Inc.
Agent for Owner



STATE OF Florida
COUNTY OF Alachua

Sworn to and subscribed before me
this 17th day of November, 2021

By Logan Peters

Who is/are personally known to me
or has/have produced _____

as identification.

Notary Public 

My Commission Expires 12/29/2021



Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

pg. 3

DEPARTMENT OF GROWTH MANAGEMENT

City of Lake City

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386)719-5766

Growthmanagement@lcf.com

**NOTICE TO PETITIONER/LAND OWNER
CONCERNING SIGNS POSTED ON PROPERTY
FOR PUBLIC HEARINGS**

The City of Lake City Zoning Regulations require that properties for which Land Use Change, Zoning Change, Special Exceptions, or Variance is requested must be posted by the Department of Growth Management for a minimum period of ten (10) days prior to the Planning and Zoning Board or Board of Adjustment. If the request is one that must also be heard by the City Council, then it continues to be the property owner's responsibility to keep the property posted until after the final hearing by the City Council.

In the event the signs are moved, removed from the property, torn down, defaced, or otherwise disturbed, the applicant/property owner must immediately notify the Department of Growth Management so the property can be reposted. If the property is not properly posted until all hearings of the Planning and Zoning Board, Board of Adjustments, or City Council are completed, any one of the boards reserves the right to table a discussion on the request or continue the hearing until such time as the property is properly posted for the required period.

I (The Petitioner or Property Owner) have read the above statement and understand it is my responsibility to keep proper notification on the property as specified in the petition until all hearings requested are completed.



Applicant's Signature


11/17/2021
Date




Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086

 jbpro.com

 (844) Go-JBPro

 contact@jbpro.com

November 23, 2021

David C. Young, CBO
Growth Management Director
City of Lake City
205 North Marion Avenue
Lake City, FL 32055

RE: Gateway Crossing A Replat of Lots 2, 3 & 11

Dear Mr. Young:

JBrown Professional Group (JBPro), as agent for GWC Development Partners, LLC, is submitting an application for a preliminary plat for a minor subdivision. This replat proposes that Lots 2, 3 & 11 of Gateway Crossing would be combined into two (2) lots. Lot 2 will be 1.49 acres in size, and Lot 3 will be 1.21 acres in size. A variance request has been submitted to reduce the lot width from the minimum lot dimension specified in the City of Lake City Land Development Regulations. All other setback and lot dimension requirements will be met per the City of Lake City Land Development Regulations. Please note a check for \$400.00 was mailed to Growth Management on October 26, 2021.

Enclosed in this submittal are the following:

- Minor Subdivision – Preliminary Plat Application
- Four (4) 24"x36" prints of the ALTA Survey
- Four (4) 18"x24" prints of the Replat

If you have questions or require additional information, please contact me. Thank you for your assistance.

Sincerely,

Logan B. Peters, P.E.
Engineering Project Manager, JBPro

Cc: John Shell, GC Development Partners, LLC



Civil Engineering



Surveying



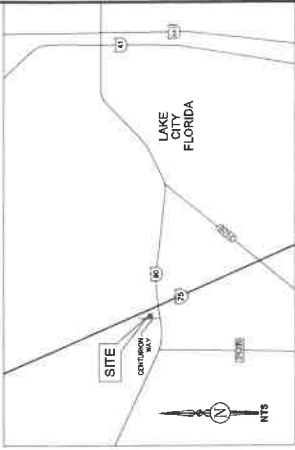
Land Planning



Construction Services

ALTA/NSPS LAND TITLE SURVEY
 IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

LOCATION MAP



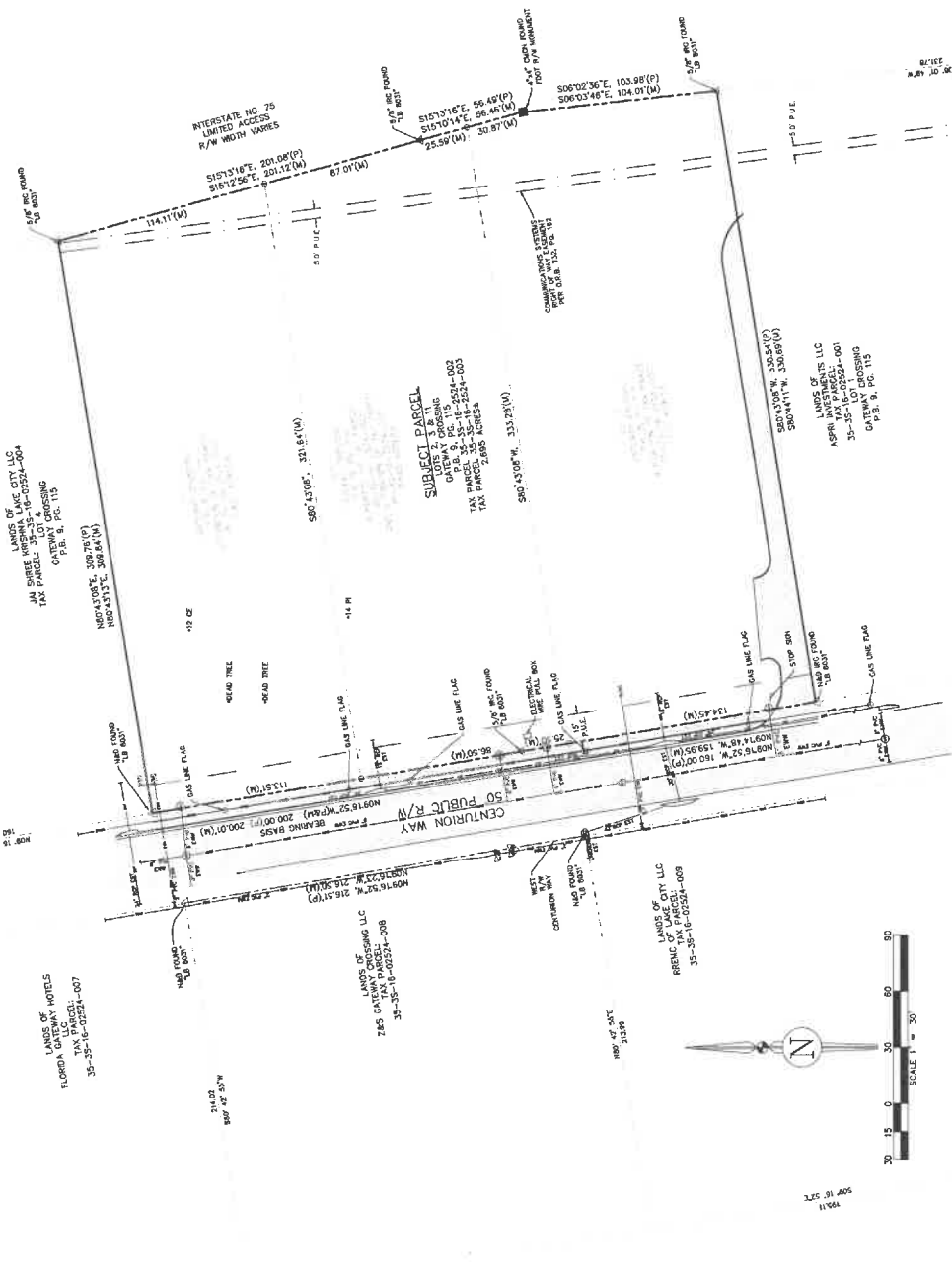
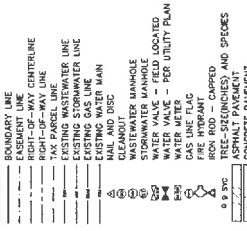
SCHEDULE B-I ITEMS

BUILDING SETBACKS PER P.B. 9, PG. 114
 1. FRONT = 30'
 2. REAR = 30'
 3. SIDE = 30'

ABBREVIATIONS

- (N) = NEASURED
- CO = CLEAN OUT
- SET = EXISTING STORMWATER LINE
- BWM = EXISTING WASTE LINE
- IC = IRON ROD, CAPPED
- NO = NUMBER
- APPRO = APPROXIMATE
- UB = LICENSED SURVEYOR BUSINESS
- P = PLAT BOOK
- PL = PLAT PAGE
- WW = WASTEWATER
- TR = TREE
- CE = CEDAR
- CONC = CONCRETE
- ASPH = ASPHALT
- PAV = PAVEMENT

SYMBOL LEGEND



LEGAL DESCRIPTION PER P.B. 9, PG. 114
 THAT IS THE ONLY VALIDITY OF THIS MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK XX, PAGE 23, COLUMBIA COUNTY, FLORIDA.

CERTIFICATION
 Prepared By: **JBrown Professional Group Inc**
 One Renaissance - Lake Nona - Orlando, Florida 32825
 Phone: 407-241-1111
 Fax: 407-241-1112
 Email: info@jbrwn.com

ALTA/NSPS LAND TITLE SURVEY
 CERTIFIED TO:
 SEE ALTA CERTIFICATION AT LIST

LOT 2, 3 & 11
GATEWAY CROSSING

SURVEYOR'S NOTES
 1. BEARINGS ARE BASED ON THE WEST LINE OF LOT 3, GATEWAY CROSSING, HAVING A BEARING OF N87°16'27"W, PER P.B. 9, PG. 115.
 2. COORDINATES HEREON ARE BASED ON AN ASSUMED COORDINATE SYSTEM.
 3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 4. NO UNRECORDED UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. UNRECORDED UTILITY LINE LOCATIONS ARE APPROXIMATE.
 5. ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL, THAT DO NOT APPEAR ON THIS MAP.

JBPro
 CIVIL ENGINEERING | LAND SURVEYING
 SURVEYING | CONSTRUCTION SERVICES

3530 NW 42nd Street | Gainesville, Florida 32606
 4720 US-1 S. Suite 111 S. | Gainesville, Florida 32606
 Gainesville: (352) 376-8991 | S. Augustine: (888) 776-9799
 Tallahassee: (904) 620-8100 | Email: central@jbpro.com

A REPLAT OF LOTS 2, 3 & 11 OF GATEWAY CROSSING A REPLAT OF LOTS 2 & 3 A SUBDIVISION IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, LAKE CITY, COLUMBIA COUNTY, FLORIDA

Plat Book _____, Page _____
 Sheet One of Two

LEGAL DESCRIPTION

LOTS TWO (2), THREE (3) AND ELEVEN (11), GATEWAY CROSSING A REPLAT OF LOTS 2 & 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 151, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, CONTAINING 2.70 ACRES, MORE OR LESS.

NOTES

- BEARINGS ARE BASED ON THE WEST LINE OF LOT 3, GATEWAY CROSSING, HAVING A BEARING OF N09°16'52"W, PER P.B. 9, PG. 114, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AND BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "2818008 C1", SAID BENCHMARK BEING A CONCRETE MONUMENT WITH A BRASS DISK NEAR THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 10 (U.S. HIGHWAY NO. 90), APPROXIMATELY 280 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75, WITH A PUBLISHED ELEVATION OF 144.449 FEET.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH AS CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:5,000.
- SPECIAL REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET AT A FUTURE DATE.
- THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED ON 28TH OF JANUARY 2019.
- BASED ON AN ENVIRONMENTAL EVALUATION OF THE SUBJECT PROPERTY IN APRIL, 2015, BY WETLAND SOLUTIONS, INC., NO EVIDENCE OF LISTED SPECIES WAS FOUND ON THE PROPERTY.
- SPECIAL PROVISION: NO LESS THAN 15 FEET OF THE DEPTH OF THE REQUIRED FRONT YARD SHALL BE MAINTAINED AS A LANDSCAPED AREA. THE DEPTH OF THIS LANDSCAPED AREA SHALL BE MEASURED AT RIGHT ANGLES TO PROPERTY LINES AND SHALL BE ESTABLISHED ALONG THE ENTIRE LENGTH AND CONTIGUOUS TO THE DESIGNATED PROPERTY LINE OR LINES. THIS REMAINDER OF THE REQUIRED YARD MAY BE USED FOR OFF-STREET PARKING, BUT NOT FOR BUILDINGS.

ABBREVIATIONS

- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- NOs. = NUMBERS
- O.R.B. = OFFICIAL RECORDS BOOK
- PSM = PROFESSIONAL SURVEYOR AND MAPPER

FLOOD ZONE

THE SUBJECT PARCEL IS DEPICTED IN A "ZONE X" AND "ZONE A" ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 12023C0280C, DATED FEBRUARY 4, 2009

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

VICINITY MAP



Adoption and Dedication:

KNOW ALL MEN BY THESE PRESENTS THAT GWC DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF "A REPLAT OF LOTS 2, 3 & 11 OF GATEWAY CROSSING A REPLAT OF LOTS 2 & 3" AND THAT THE SAME IS A PUBLIC HIGHWAY AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE ROAD AND DRAINAGE RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. THE DEDICATION OF THE ROAD AND DRAINAGE RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS SHALL BE SUBJECT TO THE DISCHARGE AND THE PUBLIC'S RESPONSIBILITY FOR THE MAINTENANCE SHALL BE LIMITED ONLY TO THE INTEGRITY OF THE STRUCTURAL PORTION OF THE SYSTEM.

WITNESS _____

GWC DEVELOPMENT PARTNERS, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY
 JOHN SHELL, MEMBER, MANAGER

Acknowledgment:

I, HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JOHN SHELL, AS MANAGER OF GWC DEVELOPMENT PARTNERS, LLC, TO ME AND THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE THE SAME.
 WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

Certificate of Approval for City of Lake City, Florida

WHEREAS, GWC DEVELOPMENT PARTNERS, LLC, HAS APPLIED TO THE BOARD OF CITY OF LAKE CITY ENGINEERS AND REGULATORS AS FOLLOWS:

SURVEY REQUIREMENTS: _____

ENGINEERING REQUIREMENTS: _____

DATE: _____ CITY SURVEYOR

FORM AND LEGALITY: _____ CITY ENGINEER

DATE: _____ CITY ATTORNEY

APPROVED BY CITY OF LAKE CITY: _____

DATE: _____ MAYOR, CITY OF LAKE CITY

DATE: _____ CITY CLERK, CITY OF LAKE CITY

Certificate of Surveyor:

I, HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLAT AND THAT THE SURVEYING AND MAPPING WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES.

TROY V. WARD, P.S.M.
 3530 NW 42ND STREET
 GAINESVILLE, FLORIDA 32606
 FLORIDA CERTIFICATE NO. 7210
 DATE: _____

Certificate of Clerk of Court:

RECEIVED AND FILED FOR RECORD, THIS _____ DAY OF _____, 2020.

CLERK OF COURT _____

DEPUTY CLERK _____

DEVELOPER:

GWC DEVELOPMENT PARTNERS, LLC
 2682 W. NOEGEL ROAD, LAKE CITY, FL 32065

**A REPLAT OF LOTS 2, 3 & 11 OF
 GATEWAY CROSSING A REPLAT OF LOTS 2 & 3
 A SUBDIVISION IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
 LAKE CITY, COLUMBIA COUNTY, FLORIDA**

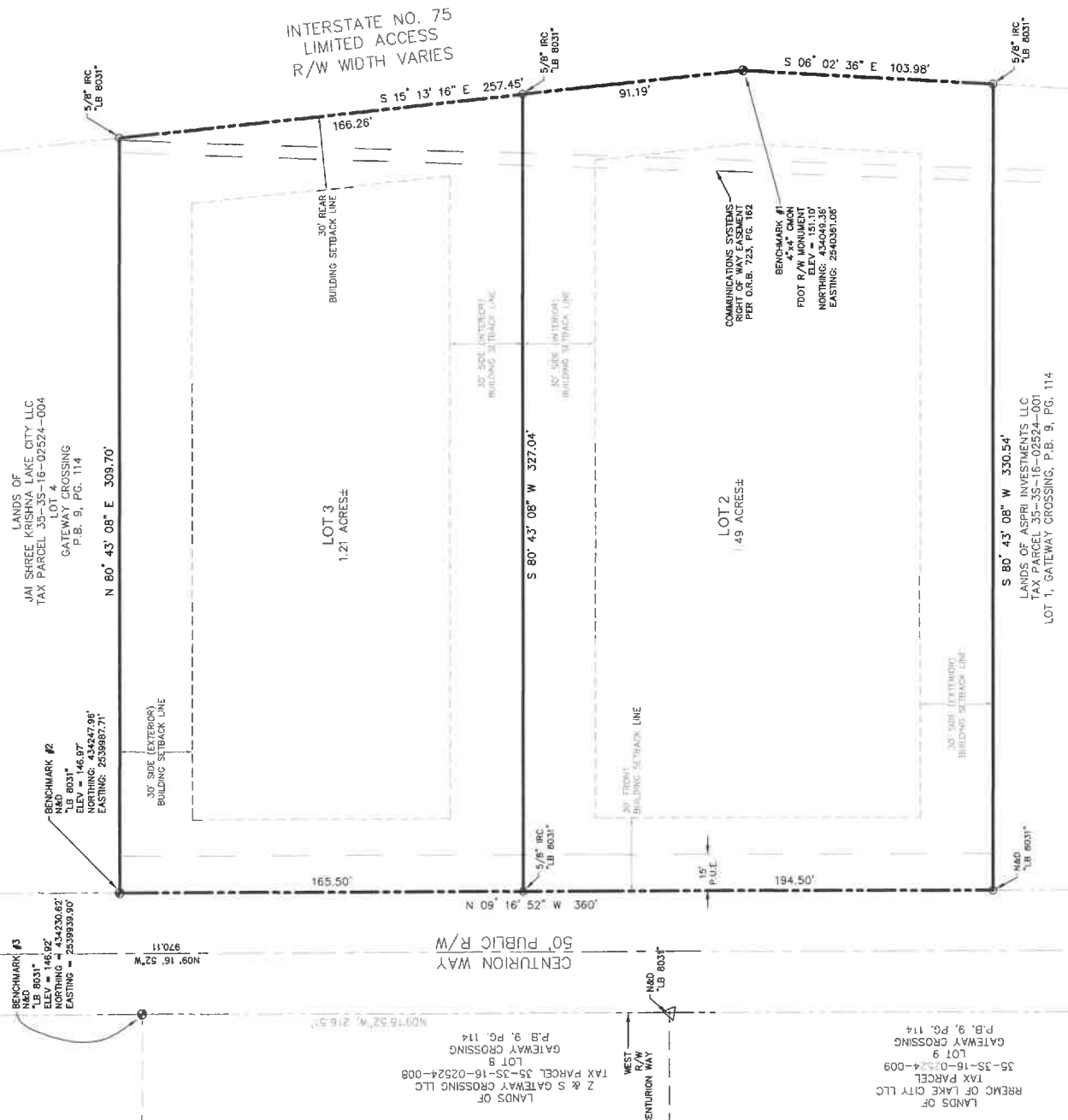


ABBREVIATIONS

- ELEV = ELEVATION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- GWC = GATEWAY CROSSING
- INC = INCORPORATED
- IRC = IRON ROD - CAPPED
- JBPRO = BROWN PROFESSIONAL GROUP
- LB = LICENSED SURVEYING BUSINESS
- NG&D = NAIL AND DISK
- NO. = NUMBER
- P.B. = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- P.C. = PAGE
- P.U.E. = PUBLIC UTILITIES EASEMENT
- R/W = RIGHT-OF-WAY

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE
- - - RIGHT-OF-WAY CENTERLINE
- - - TAX PARCEL LINE
- - - BUILDING SETBACK LINE
- 5/8" CAPPED IRON ROD SET "JBPRO LB8031"
- ⊕ NAIL & DISK SET "PCP JBPRO LB 8031"
- ⊙ BENCHMARK



Miscellaneous Revenue/
Other Transactions

PLEASE PRINT YOUR NAME:

LAST NAME: GWC Development Partners LLC

FIRST NAME: _____

STREET ADDRESS: 2882 NW Noegel Rd.

PHONE NUMBER: 1

For Growth Management USE
ONLY

Type of Project# ZF

DESCRIPTION: Gateway Crossing
Replat Fee

PAYMENT AMOUNTS 400.00

CASH

CHECK

CC

G W C DEVELOPMENT PARTNERS, LLC
2882 NW NOEGEL RD.
LAKE CITY, FL 32055

1179

64-175/512

DATE 10/26/2021

PAY TO THE ORDER OF

CITY OF LAKE CITY

\$ 400⁰⁰

FOUR HUNDRED EVEN

DOLLARS

CHECK AMOUNT PROTECTION

Photo Safe Deposit Details on back



AMERIS BANK

FOR

GATEWAY CROSSING LOTS 2/3/11
REPLAT FEE

[Handwritten Signature]

**ADDITIONAL INFORMATION MAY BE SUBMITTED WITH THIS PETITION
ALL MATERIAL SUBMITTED MUST BE TRUE AND FACTUAL**

1. The petition must be complete and be signed by the property owners and their Agent. It must be notarized and accompanied with the fee of \$200.00.
2. All petitions must be completed and filed Thirty (30) days prior to the date of the Board of Adjustment meeting to permit required Public Notice.
3. All Petitioners, or their Agent, are required to be present at the Public Hearing or the petition may be denied or tabled to a later date.

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GWC Development Partners, LLC
Property Owner



Mailing address you wish information to be sent to, and phone number:

Mr. John Shell, Manager
GWC Development Partners, LLC
318 S. Laurel Ave.
Charlotte, NC 28207
Phone (704) 906-5068

Logan B. Peters, PE, Project Manager
JBrown Professional Group Inc.
Agent for Owner



STATE OF Florida
COUNTY OF Alachua

Sworn to and subscribed before me
this 17th day of November, 2021

By Logan Peters

Who is/are personally known to me
or has/have produced _____

as identification.

Notary Public 

My Commission Expires 12/29/2021



Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

pg. 3

November 23, 2021

David C. Young, CBO
Growth Management Director
City of Lake City
205 North Marion Avenue
Lake City, FL 32055

RE: Gateway Crossing A Replat of Lots 2, 3 & 11

Dear Mr. Young:

JBrown Professional Group (JBPro), as agent for GWC Development Partners, LLC, is submitting an application for a preliminary plat for a minor subdivision. This replat proposes that Lots 2, 3 & 11 of Gateway Crossing would be combined into two (2) lots. Lot 2 will be 1.49 acres in size, and Lot 3 will be 1.21 acres in size. A variance request has been submitted to reduce the lot width from the minimum lot dimension specified in the City of Lake City Land Development Regulations. All other setback and lot dimension requirements will be met per the City of Lake City Land Development Regulations. Please note a check for \$400.00 was mailed to Growth Management on October 26, 2021.

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- Four (4) 18"x24" prints of the Replat

If you have questions or require additional information, please contact me. Thank you for your assistance.

Sincerely,



Logan B. Peters, P.E.
Engineering Project Manager, JBPro

Cc: John Shell, GC Development Partners, LLC



Gainesville
 3530 NW 43rd Street
 Gainesville, FL 32606

St. Augustine
 4420 US-1 S, Suite 1
 St. Augustine, FL 32086

jbpro.com

(844) Go-JBPro

contact@jbpro.com

November 17, 2021

Mr. David Young
 Growth Management Director
 City of Lake City
 205 N. Marion Ave.
 Lake City, FL 32055

**Re: Gateway Crossing Lots 2 & 3
 Variance Request for Land Development Regulations**

Dear Mr. Young:

JBrown Professional Group (JBPro) as agent for GWC Development Partners, LLC, is applying for a variance from the minimum lot width requirements of LDR Section 4.15 of the City of Lake City Land Development Regulations. This LDR Section is for the CHI (Commercial, Highway Interchange) zoning district, which is applicable to the subject property (Lots 2 & 3 of the Gateway Crossing Subdivision).

The Gateway Crossing Plat and Development Plan was approved in 2016 and includes Centurion Way, a City of Lake City maintained public street that intersects US 90 to the south and terminates in a cul-de-sac in the northern part of Gateway Crossing. In 2020, Lots 2 and 3 went through a replat process which adjusted phase lines and added Lot 11 to the plat. This application aims to revert to Lots 2 and 3 of Gateway Crossing, while requesting a variance on lot width for both lots.

Currently, Lots 2, 3 and 11 have respective widths of 134.5 ft, 113.5 ft, and 112 ft and are vacant, undeveloped lots in the southeast quadrant of Gateway Crossing. These three lots front Centurion Way to the west and abut I-75 right-of-way to the east. Lot 1 to the south (and adjacent to Lot 2) is developed as a Circle K gas station/convenience store. To the west and across from Lot 2 is a sit-down Denny’s restaurant and a recently opened Tru Hotel. To the north is Lot 4, which is a vacant undeveloped lot.

This variance request (Application and Petition) is needed for a replat of two lots that are to be created from current Lots 2, 3 & 11. The proposed Replat of Lots 2, 3 & 11 of Gateway Crossing, if approved (which will require re-platting after approval of this variance request), will establish two developable lots out of the three that currently are developable in accordance with the City’s Land Development Regulations (LDRs). Of these newly created lots, Lot 2 is proposed to be developed by Circle K as an expansion of their convenience center, which currently occupies Lot 1.

The requested variances are to minimum lot width requirements (Section 4.15.6 of the City’s LDRs), as shown in the following table:

LOT WIDTH

	REQUIRED	EXISTING	PROPOSED	CHANGE
WIDTH	200 ft.	Lot 2: 134.5 ft. Lot 3: 113.5 ft. Lot 11: 112.0 ft	Lot 2: 194.50 ft. Lot 3: 165.50 ft. Lot 11: N/A	+60.0 ft. +52.0 ft. Eliminated

The requested variance is:

1. Variance of the minimum CHI required lot width (200 ft.) to allow a minimum lot width of 165.50 ft for Lots 2 and 3 of Gateway Crossing.

Note: Lots 2 and 3 as shown in the Tables above are proposed lots that will be created by a separate re-plat application.

We respectfully request that Lake City grant the Gateway Crossing Development a variance to the CHI Zoning Category lot width requirement of 200 ft. (LDR Section 4.15.6), and reduce the required minimum width of Lot 2 down to 194.50 ft and Lot 3 down to 165.50 ft. The lots will comply with all other components of the CHI zoning lot criteria.

We feel strongly that this waiver does not diminish the project in any way, and the overall project design is a very responsible design for the property and the Lake City community. If you have any questions or need additional information, please let me know.

Sincerely,

Logan B Peters, P.E.
Engineering Project Manager, JBPro

cc: John Shell, GWC Development Partners, LLC

LAKE CITY BUILDING DEPARTMENT
APPLICATION & PETITION TO THE BOARD OF ADJUSTMENT

TYPE OF PETITION

PETITION # V21-01

- SPECIAL EXCEPTION
 VARIANCE
 APPEAL OF THE ZONING OFFICIAL

DATE: **November 17, 2021**

PARCEL I.D.: **Lot 2: 35-3S-16-02524-002; Lot 3: 35-3S-16-02524-003**

APPLICANT: **Logan B. Peters, PE,
Engineering Project Manager, JBPro
Agent for GWC Development Partners, LLC.**

PHONE: **(352) 375-8999**

ADDRESS: **3530 NW 43rd St, Gainesville. FL 32606-6104**

OWNER: **John Shell, Manager, GWC Development Partners, LLC**

PHONE: **(704) 906-5068**

ADDRESS: **318 S. Laurel Ave. Charlotte, NC 28207**

THE PROPERTY IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
(Legal Description) (If space is not adequate you may attach)

Lots Two (2), Three (3) and Eleven (11), Gateway Crossing A Replat of Lots 2 & 3, according to the map or plat thereof, as recorded in Plat Book 9, Page 151 of the public records of Columbia County, Florida, containing 2.70 acres more or less.

The petitioner requests the Board of Adjustment to consider a deviation from the Land Development Regulations, Section **4.15.6 Minimum Lot Requirements (width), to allow the property Zoned CHI (Commercial Highway Interchange)** to be improved as follows:
(Describe in detail the improvement requested. Attach separate pages if necessary.)

Decreasing the width of Lots 2 & 3 from the minimum lot width requirements of the CHI (Commercial, Highway Interchange) zoning district, Section 4.15 of the Land Development Regulations (LDRs). Lot 2 will have a proposed width of 194.50 ft and Lot 3 will have a proposed width of 165.50 ft.

pg. 1

SUPPLEMENTARY INFORMATION TO PETITION

1. Provide a plot plan (**A Replat of Lots 2, 3 & 11 of Gateway Crossing A Replat of Lots 2 & 3**) showing all property boundaries, dimensions, streets which are contiguous with the property, buffer areas, driveways, parking areas and structures all to scale not less than one (10 inch equal to twenty (20) feet.
2. Total square feet of land area: **117, 419.20 sq. ft. (2.696 acres)**
3. Total square feet of existing plus proposed addition of all structures: **N/A**
4. Percentage of existing and proposed land coverage by structures: **N/A**
5. Total number of off-street parking spaces provided or to be provided:
6. Ingress and egress to off-street parking will be by:
 - Ingress (name of street or avenue): **Centurion Way**
 - Egress (name of street or avenue): **Centurion Way**
7. One-way drive__ or two-way drive ____. The driveway width ____ and the driving lane width ____ to parking stalls (in feet).
8. The structure(s) which exist and/or proposed will ____ or will not ____ change the required set back and yard requirements.
9. Setbacks & Dimensional Requirements:

YARD SETBACKS

	REQUIRED	EXISTING	PROPOSED	CHANGE
FRONT	30 ft.	N/A	30 ft.	None
SIDE	30 ft.	N/A	30 ft.	None
REAR	30 ft.	N/A	30 ft.	None

LOT AREA

	REQUIRED	EXISTING	PROPOSED	CHANGE
AREA	1 acre (ac.)	Lot 2: 1.03 ac.; Lot 3: 0.82 ac. Lot 11: 0.84 ac.	Lot 2: 1.21 ac. Lot 3: 1.49 ac. Lot 11: None	Increase to 1.21 Ac Increase to 1.49 Ac. Eliminated
WIDTH	200 ft.	Lot 2: 134.5 ft. Lot 3: 113.5 ft. Lot 11: 112.0 ft	Lot 2: 194.5 ft. Lot 3: 165.5 ft. Lot 11: N/A	+60.0 ft. +52.0 ft. Eliminated

10. Percentage of the land area to be landscaped: **N/A.**

**ADDITIONAL INFORMATION MAY BE SUBMITTED WITH THIS PETITION
ALL MATERIAL SUBMITTED MUST BE TRUE AND FACTUAL**

1. The petition must be complete and be signed by the property owners and their Agent. It must be notarized and accompanied with the fee of \$200.00.
2. All petitions must be completed and filed Thirty (30) days prior to the date of the Board of Adjustment meeting to permit required Public Notice.
3. All Petitioners, or their Agent, are required to be present at the Public Hearing or the petition may be denied or tabled to a later date.

I, and my Agent, fully understand the above requirements, and that all materials submitted shall become part of the permanent file along with this Petition. I/We do hereby swear to the best of my/our knowledge, that all statements submitted in this Petition and attachments are the truth and are factual statements.

I/We, do hereby swear to give true statements at all Public Hearings that shall pertain to this Petition while being conducted by the Board of Adjustment.

GWC Development Partners, LLC
Property Owner



Mailing address you wish information to be sent to, and phone number:

Mr. John Shell, Manager
GWC Development Partners, LLC
318 S. Laurel Ave.
Charlotte, NC 28207
Phone (704) 906-5068

Logan B. Peters, PE, Project Manager
JBrown Professional Group Inc.
Agent for Owner



STATE OF Florida
COUNTY OF Alachua

Sworn to and subscribed before me
this 17th day of November, 2021

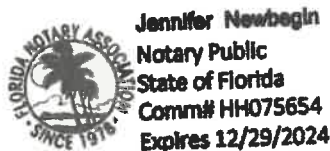
By Logan Peters

Who is/are personally known to me
or has/have produced _____

as identification.

Notary Public 

My Commission Expires 12/29/2021



pg. 3

**NOTICE TO PETITIONER/LAND OWNER
CONCERNING SIGNS POSTED ON PROPERTY
FOR PUBLIC HEARINGS**

The City of Lake City Zoning Regulations require that properties for which Land Use Change, Zoning Change, Special Exceptions, or Variance is requested must be posted by the Department of Growth Management for a minimum period of ten (10) days prior to the Planning and Zoning Board or Board of Adjustment. If the request is one that must also be heard by the City Council, then it continues to be the property owner's responsibility to keep the property posted until after the final hearing by the City Council.

In the event the signs are moved, removed from the property, torn down, defaced, or otherwise disturbed, the applicant/property owner must immediately notify the Department of Growth Management so the property can be reposted. If the property is not properly posted until all hearings of the Planning and Zoning Board, Board of Adjustments, or City Council are completed, any one of the boards reserves the right to table a discussion on the request or continue the hearing until such time as the property is properly posted for the required period.

I (The Petitioner or Property Owner) have read the above statement and understand it is my responsibility to keep proper notification on the property as specified in the petition until all hearings requested are completed.


Applicant's Signature

11/17/2021
Date

File Attachments for Item:

v. Site Plan Review - SPR-21-08 Lake City Buick GMC Service Department Expansion



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

FOR PLANNING USE ONLY
 Application # SPR 21-08
 Application Fee: **\$200.00**
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Lake City Buick GMC Service Department Expansion
2. Address of Subject Property: Southeast Quadrant of SE McCray Ave & SE Nassau St Intersection
3. Parcel ID Number(s): See Legal Description Attached
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: CI - Commercial Intensive
6. Acreage: 1.98 Acres
7. Existing Use of Property: Vacant
8. Proposed use of Property: Service Department for Lake City Buick GMC
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage _____
 - New construction: Total square footage 15,753 SF
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Norbie Ronsonet Title: Owner
 Company name (if applicable): _____
 Mailing Address: 508 E. Duval Street
 City: Lake City State: Fl Zip: 32055
 Telephone: (386) 303-1898 Fax: () Email: norbie@ronsonet.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: N/A
If yes, is the contract/option contingent or absolute: Contingent Absolute
- 2. Has a previous application been made on all or part of the subject property? Yes No
Future Land Use Map Amendment: Yes _____ No _____
Future Land Use Map Amendment Application No. _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: Yes _____ No _____
Variance Application No. _____
Special Exception: Yes _____ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
7. Legal Description with Tax Parcel Number (In Word Format).
8. Proof of Ownership (i.e. deed).
9. Agent Authorization Form (signed and notarized).
10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

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

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

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

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

Norbie Ronsonet

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 30 day of NOV, 2021, by (name of person acknowledging).



Ashley Hickerson
Signature of Notary
Ashley Hickerson
Printed Name of Notary

Personally Known OR Produced Identification _____
Type of Identification Produced

December 9, 2021

Mr. David Young
Growth Management Director
205 N. Marion Ave
Lake City, FL 32055

RE: Lake City Buick GMC Service Department Expansion - Project Narrative

Dear Mr. Young,

The purpose of this application is to construct a 15,753 SF automobile service facility on vacant land adjacent to the Lake City Buick GMC Dealership. The building will consist of 15 service bays and three (3) tire and alignment bays to serve the existing car dealership. There will be a small waiting area, office, locker rooms, and restroom facilities included as well.

Stormwater management will be provided via underground exfiltration chambers sized to provide water quality and attenuation volumes required by Suwannee River Water Management District. The exfiltration system will discharge to a City curb inlet on the northwest corner of the site.

City utilities will supply potable water, fire service, and sanitary sewer to the building. There is gravity sewer on SE Nassau Street along with a water distribution pipe (size not provided by City). Connections are proposed in accordance with FDEP regulations.

The Site Plan application and supporting documentation is contained herein. We look forward to working with you on this project.

If you have any questions, please call me.

Sincerely,
DEWBERRY



William A. Menadier, P. E.
Senior Project Manager



LAKE CITY BUICK GMC INC.
508 E. Duval St.
Lake City, FL 32056-4033
(386) 752-2180



63-27
831 FL

4033

DATE 11/19/2021
AMOUNT *****\$200.00

PAY Two Hundred Dollars And Zero Cents

TO THE ORDER OF CITY OF LAKE CITY
PO BOX 1687
LAKE CITY FL 32056

Michael Williams
RZA

VOID AFTER 180 DAYS

MEMO PERMITS



FS 119.071(5)6

4033

11/19/2021 Check No.:004033 (OpID 2)

Acct#	Control	Invoice	Description	Debit	Credit
202	004033	004033	CITY OF LAKE CIT		200.00
06905			PERMITS	50.00	
06907			PERMITS	50.00	
06901			PERMITS	50.00	
06902			PERMITS	50.00	

4033

PERMITS

004033

LAKE CITY BUICK GMC INC.

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205 N. Marion Ave
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Sincerely,
DEWBERRY



William A. Menadier, P. E.
Senior Project Manager

A BOUNDARY SURVEY IN SECTION 32, TOWNSHIP 3 SOUTH,
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
 - BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.00°13'01"W. FOR THE WEST LINE OF SAID BLOCK 265.
 - IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NUMBER 12023C0284D. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
 - THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
 - IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
 - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
 - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 - THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.
 - THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM.

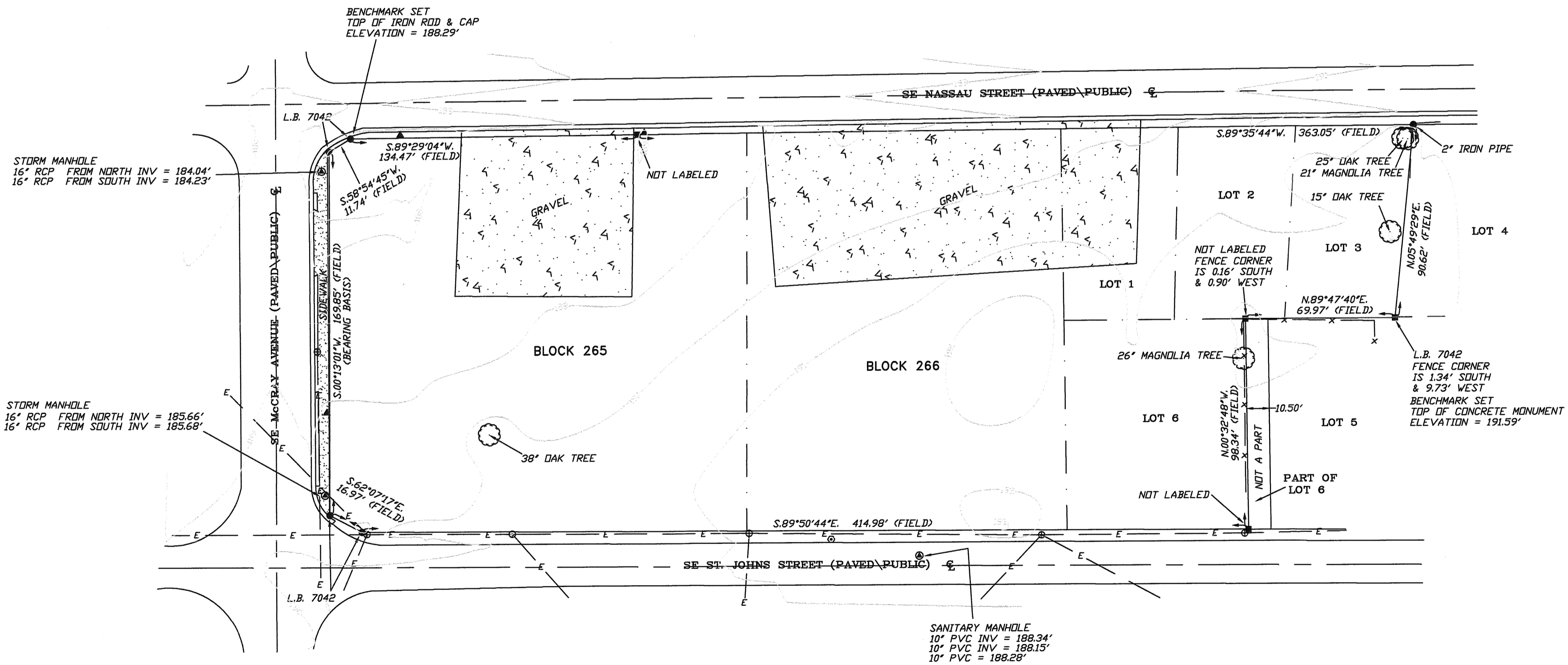
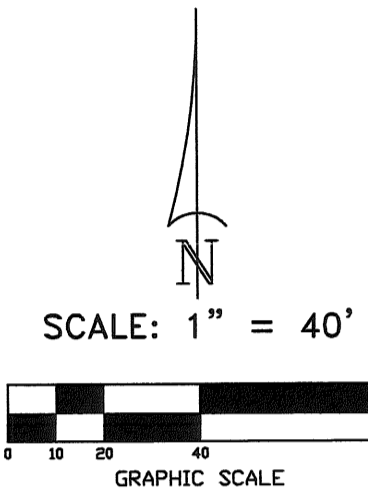
DESCRIPTION:
BLOCKS 265 AND 266 OF THE EASTERN DIVISION OF THE CITY OF LAKE CITY.

AND ALSO:
LOTS 1, 2, 3 AND 6 OF R.G. CORNWALL SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK A, PAGE 14, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID SUBDIVISION BEING IN THE EASTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA.

LESS THE EAST 10.50 FEET OF SAID LOT 6, R.G. CORNWALL, A SUBDIVISION RECORDED IN PLAT BOOK A, PAGE 14, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SUBDIVISION

SYMBOL LEGEND:

- 4"x4" CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON PIN AND CAP SET
- * *X* CUT IN PAVEMENT
- + CALCULATED PROPERTY CORNER
- ⊕ NAIL & DISK
- ⊙ POWER POLE
- ⊕ SIGN POST
- ▲ WATER METER
- ⊙ UTILITY BOX
- ⊙ WELL
- ⊙ SANITARY MANHOLE
- ⊙ CENTERLINE
- SECTION LINE
- E- ELECTRIC LINES
- X- WIRE FENCE
- O- CHAIN LINK FENCE
- - - WOODEN FENCE
- (PLAT) AS PER A PLAT OF RECORD
- (DEED) AS PER A DEED OF RECORD
- (CALC.) AS PER CALCULATIONS
- (FIELD) AS PER FIELD MEASUREMENTS
- P.R.M. PERMANENT REFERENCE MARKER
- P.C.P. PERMANENT CONTROL POINT



CERTIFIED TO:

LAKE CITY BUICK GMC

SURVEYOR'S CERTIFICATION:

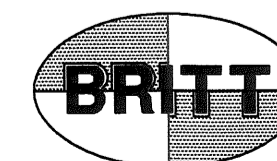
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

05/27/21
FIELD SURVEY DATE

07/08/21
DRAWING DATE

L. SCOTT BRITT, P.S.M.
CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



BRITT SURVEYING & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BLVD,
LAKE CITY, FLORIDA, 32025

www.brittsurvey.com

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

WORK ORDER # L-27585

FIELD BOOK: 373 PAGE(S): 75

Owner
**Lake City Car Dealership
 Maintenance Bldg**
 Enter address here

CONSULTANT:

Issued For

Revisions

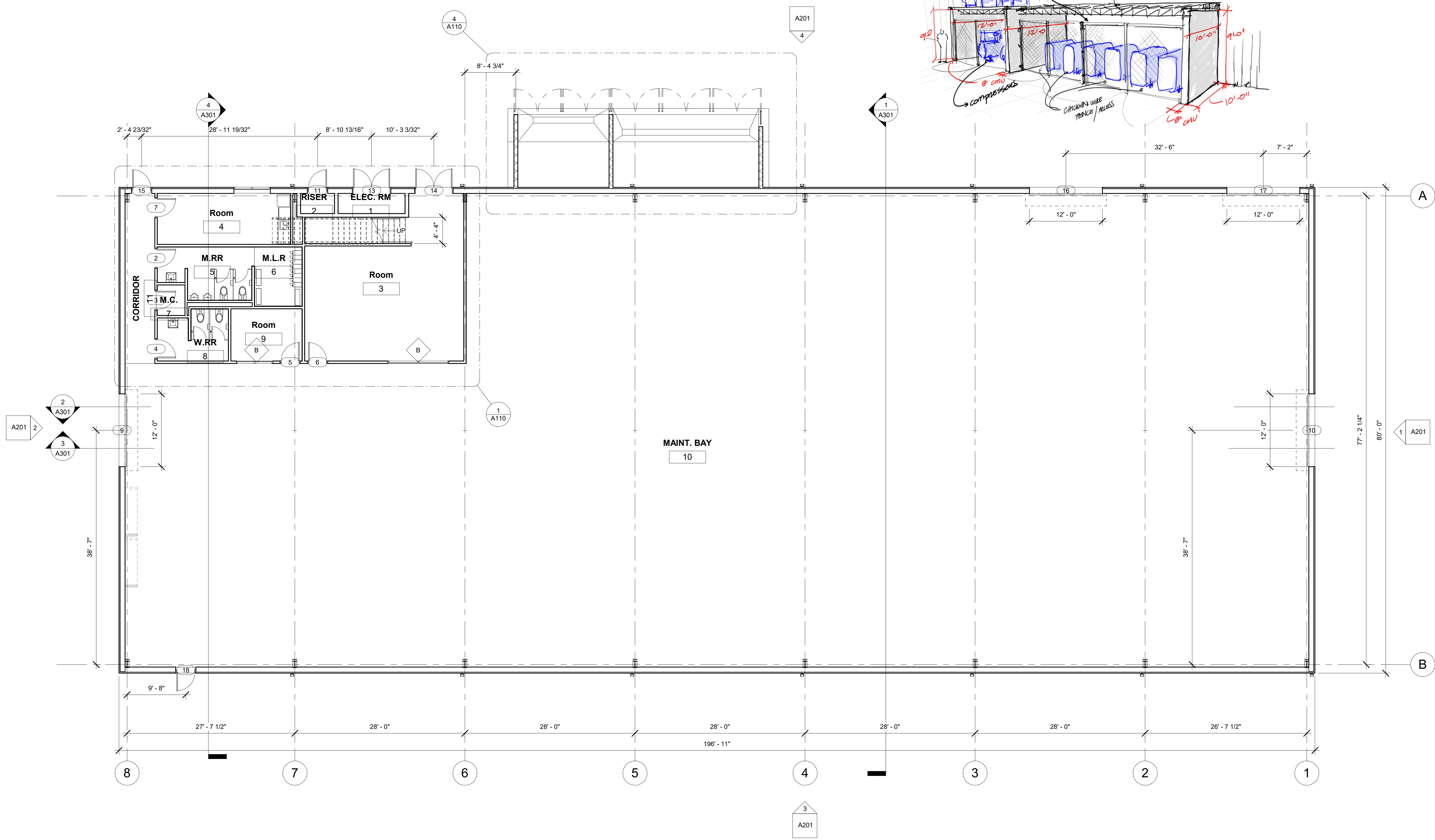
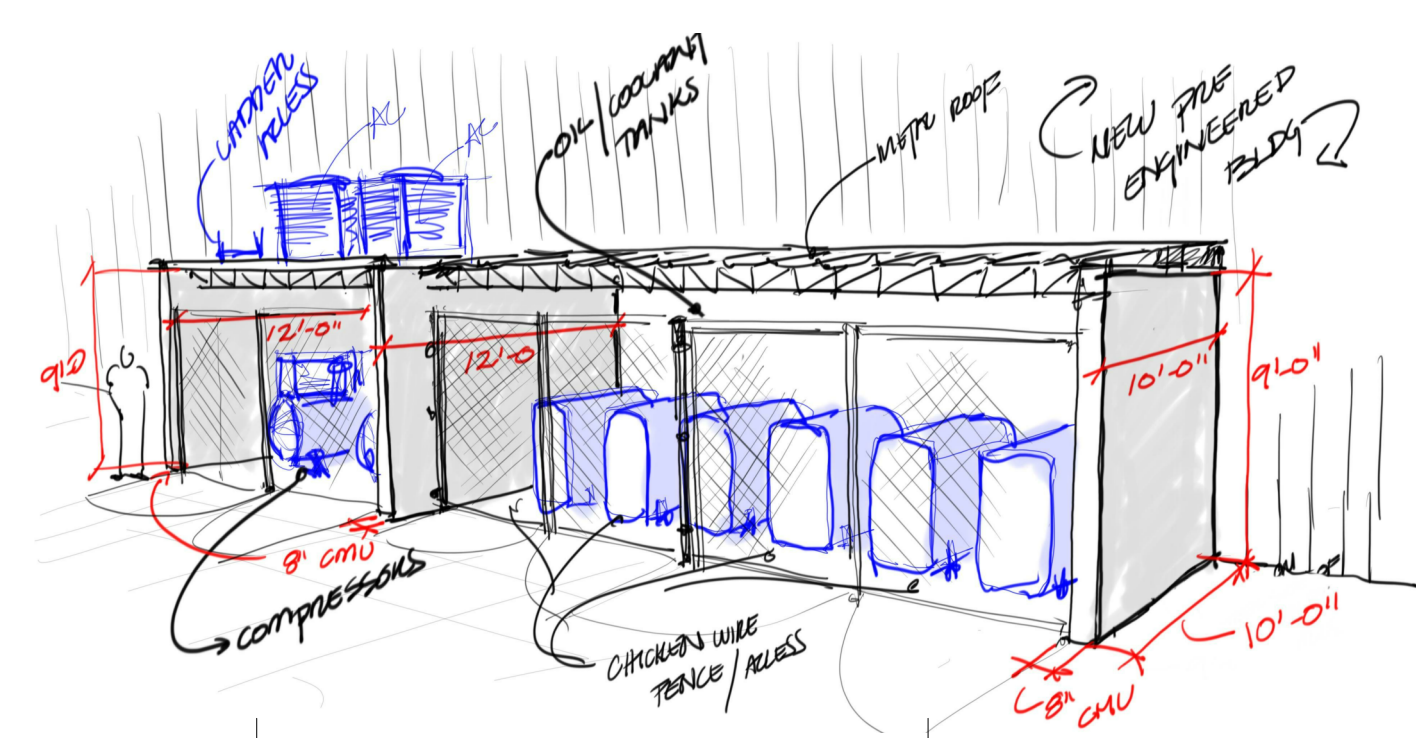
Description	Date

Seal

Project No: Project Number
 Drawn By: Author
 © Studio 407 LLC
 Sheet Title

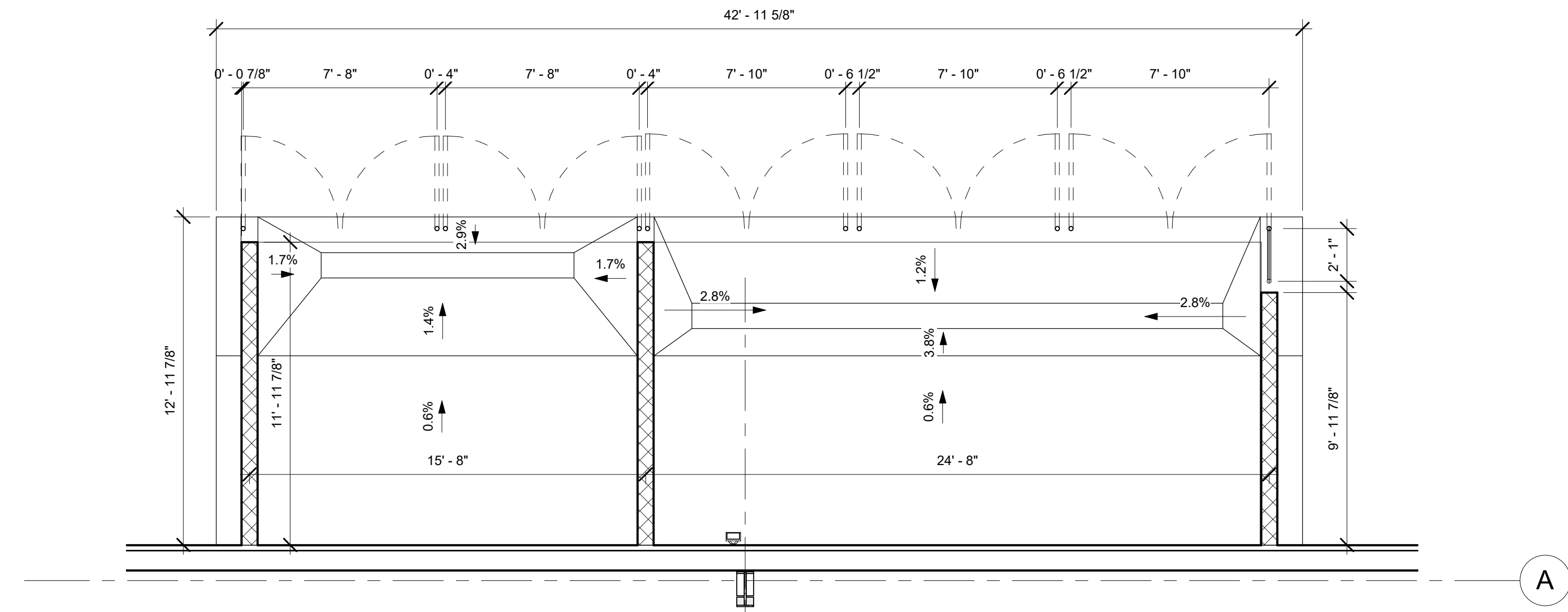
OVERALL BUILDING PLAN

A101

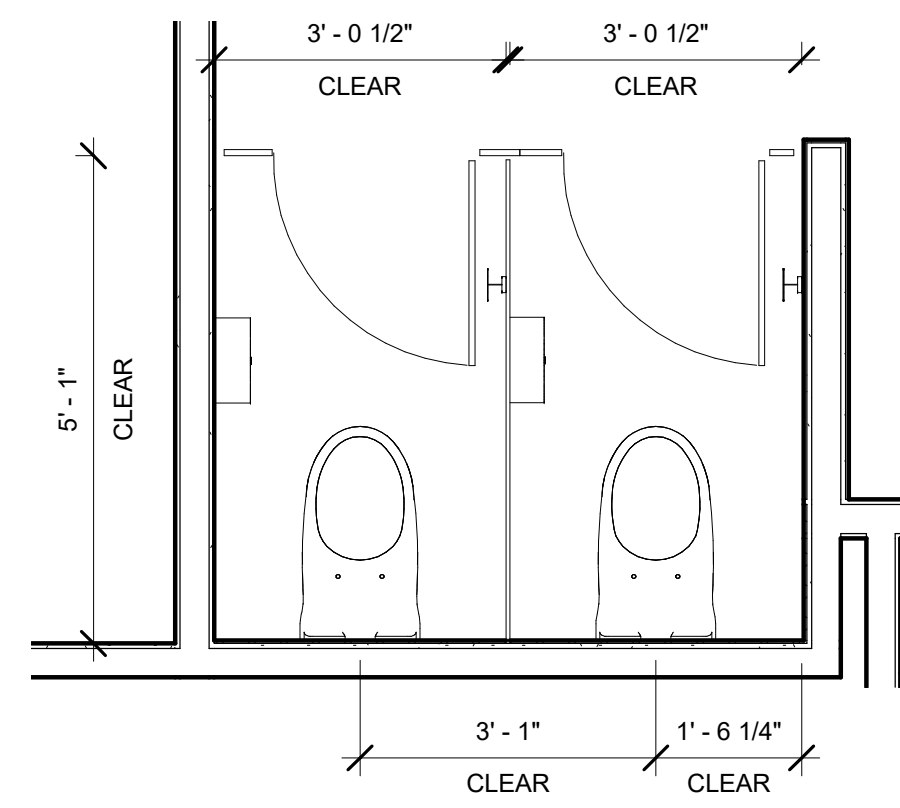


1 Level 1 - OVERALL
 1/8" = 1'-0"

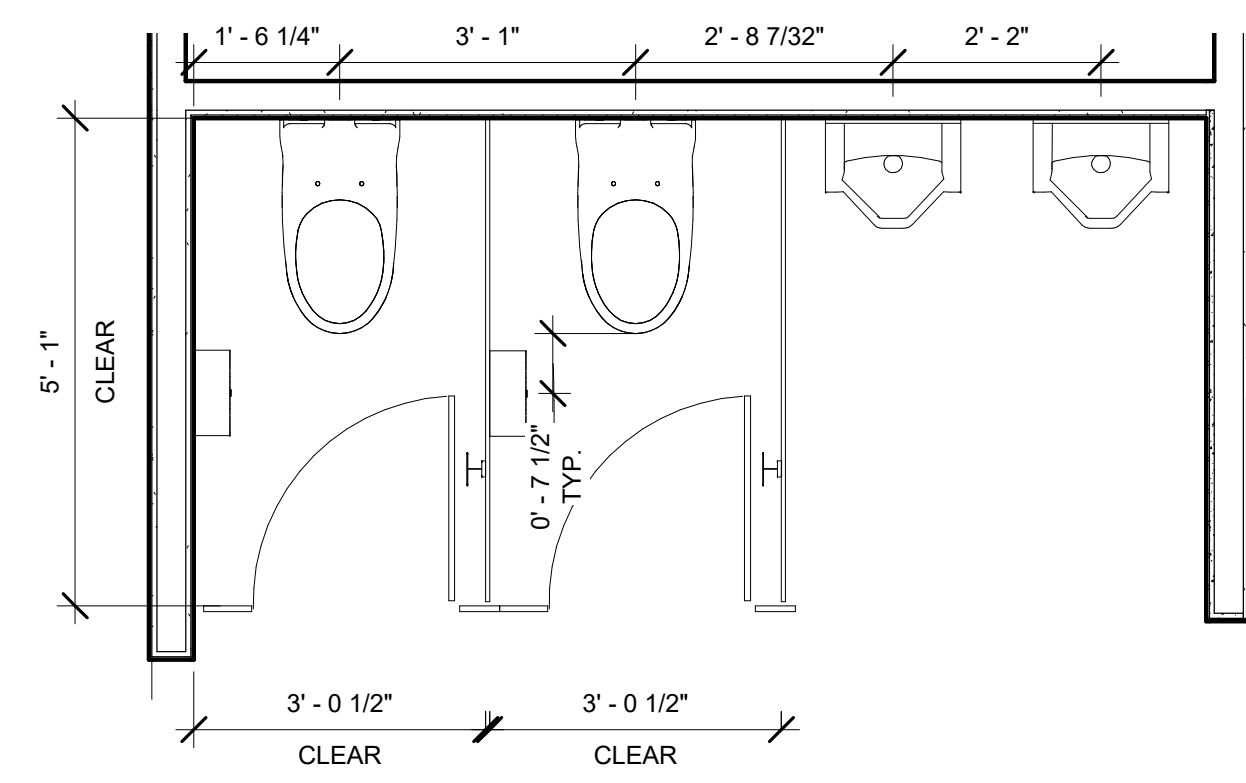
Owner
**Lake City Car Dealership
Maintenance Bldg**
Enter address here



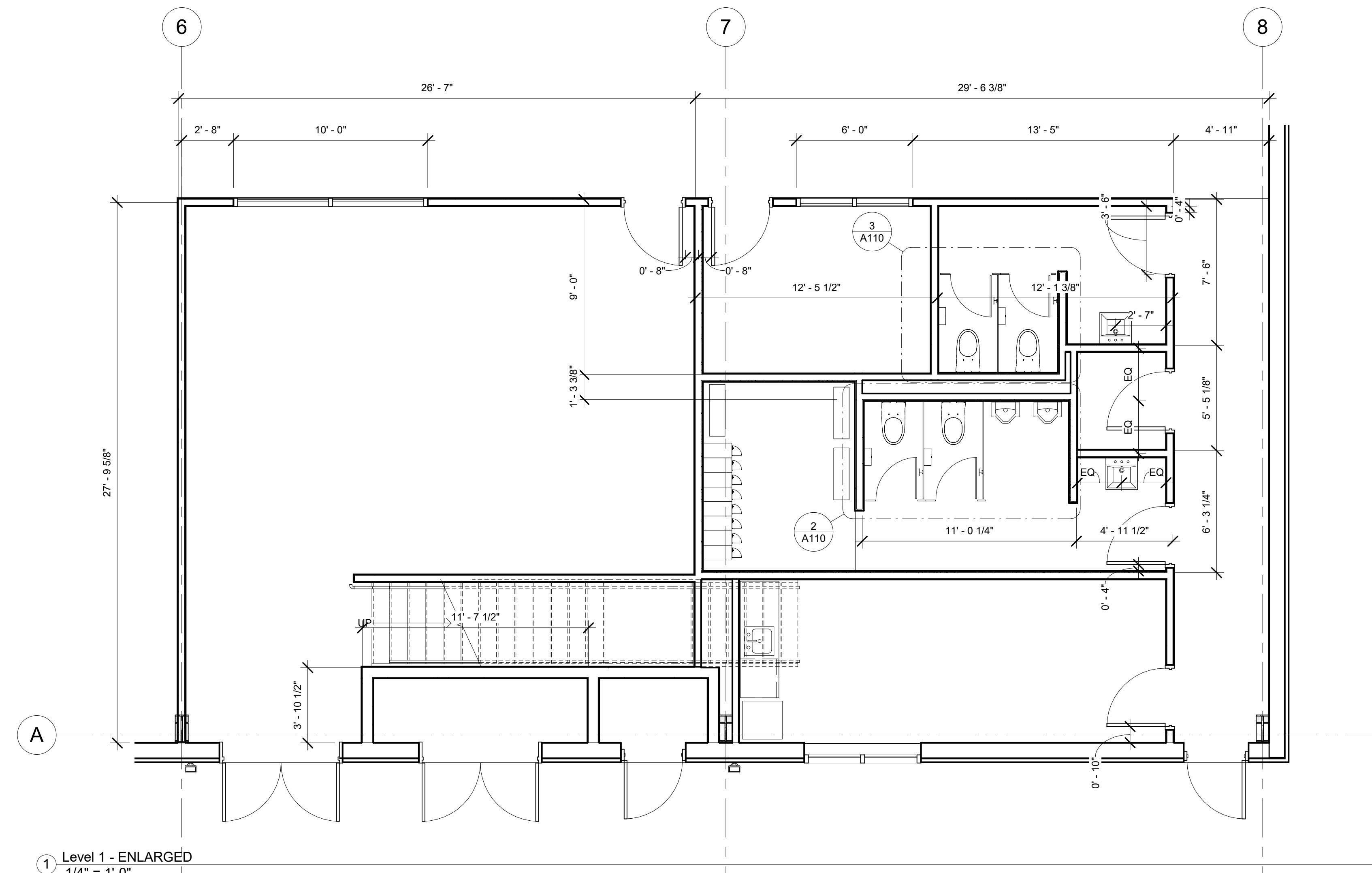
④ Level 1 - COMP/OIL YARD PLAN
1/4" = 1'-0"



③ Level 1 - FIXTURE LAYOUT1 - WOMEN
1/2" = 1'-0"



② Level 1 - FIXTURE LAYOUT - MEN
1/2" = 1'-0"



① Level 1 - ENLARGED
1/4" = 1'-0"

CONSULTANT:

Issued For

Revisions

Description	Date

Seal

Project No: Project Number
Drawn By: Author
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Sheet Title

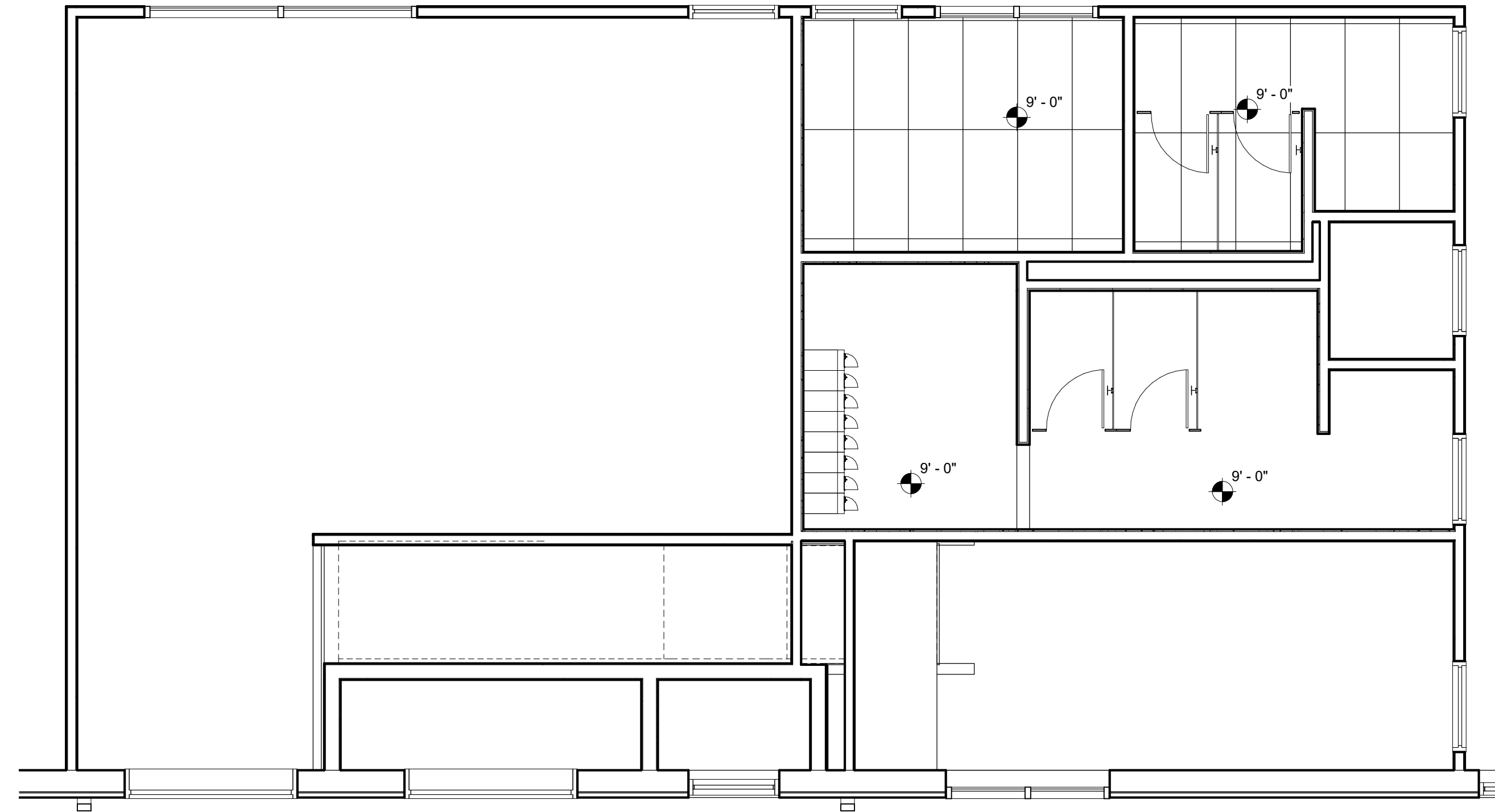
Jeff Gaither, AIA
AR93666

ENLARGED PLANS

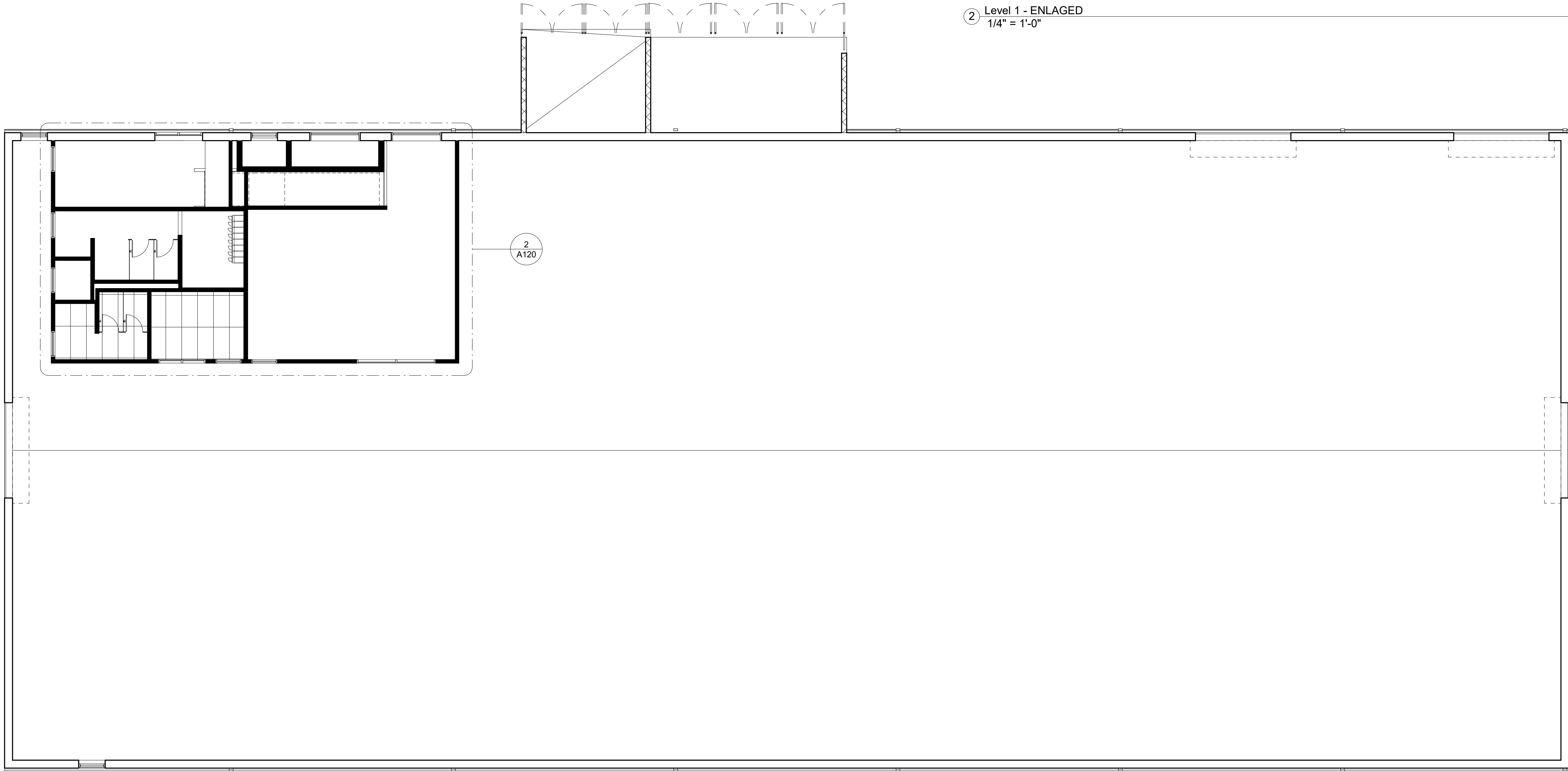
A110

SCHEMATIC DESIGN SET 7/28/21

Owner
**Lake City Car Dealership
Maintenance Bldg**
Enter address here



2 Level 1 - ENLARGED
1/4" = 1'-0"



1 Level 1 - OVERALL
1/8" = 1'-0"

CONSULTANT:

Issued For

Revisions

Description	Date

Seal



Project No: Project Number
Drawn By: Author
© Studio 407 LLC
Sheet Title

Jeff Gaither, AIA
AR93666

CEILING PLAN

A120

SCHEMATIC DESIGN SET 7/28/21

7/28/2021 1:40:52 PM

Owner
**Lake City Car Dealership
 Maintenance Bldg**
Enter address here

CONSULTANT:

Issued For

Revisions

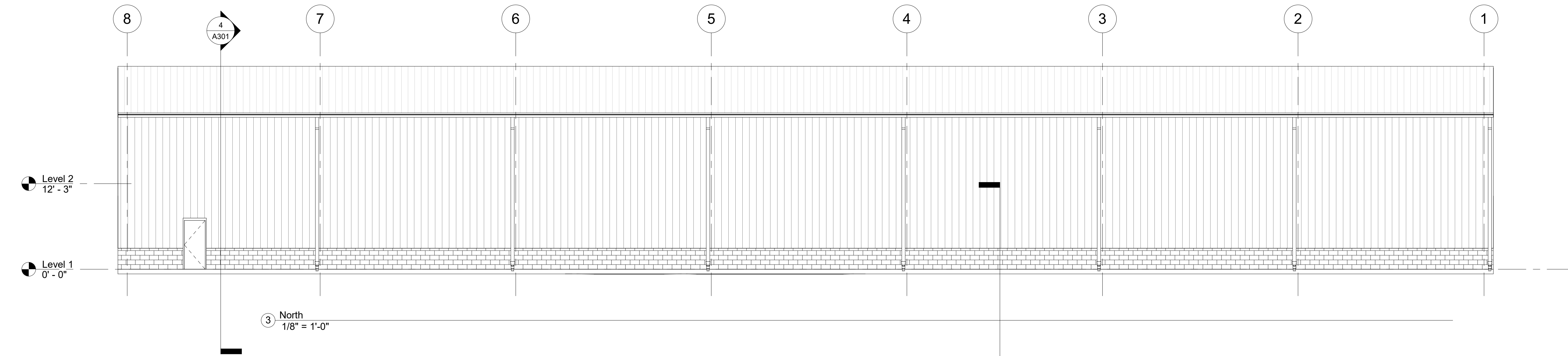
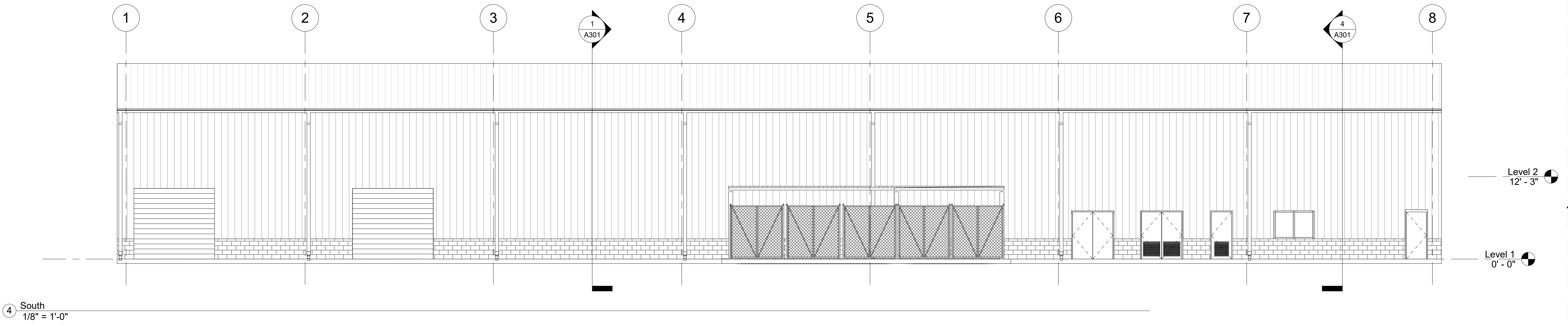
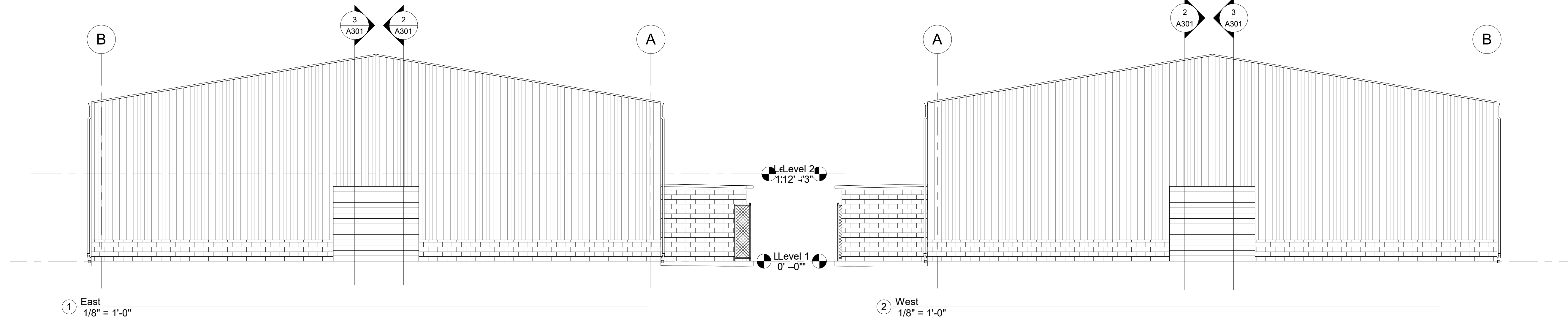
Description	Date

Project No: Project Number
 Drawn By: Author
 © Studio 407 LLC
 Sheet Title

Jeff Gaither, AIA
 AR93666

**BUILDING
 ELEVATIONS**

A201



1 A301
 SCHEMATIC DESIGN SET 7/28/21

Owner
**Lake City Car Dealership
Maintenance Bldg**
Enter address here

CONSULTANT:

Issued For

Revisions

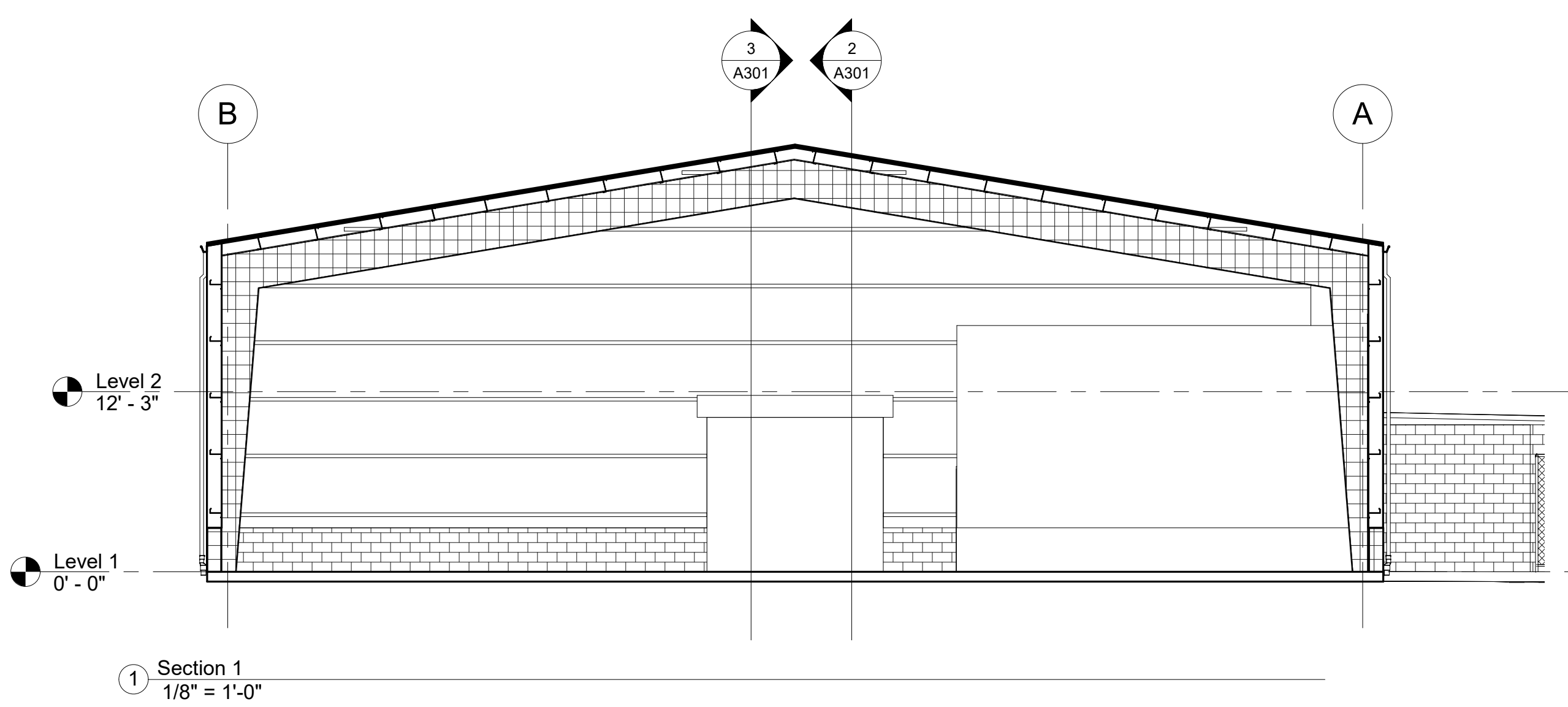
Description	Date

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Drawn By: Author
© Studio 407 LLC
Sheet Title

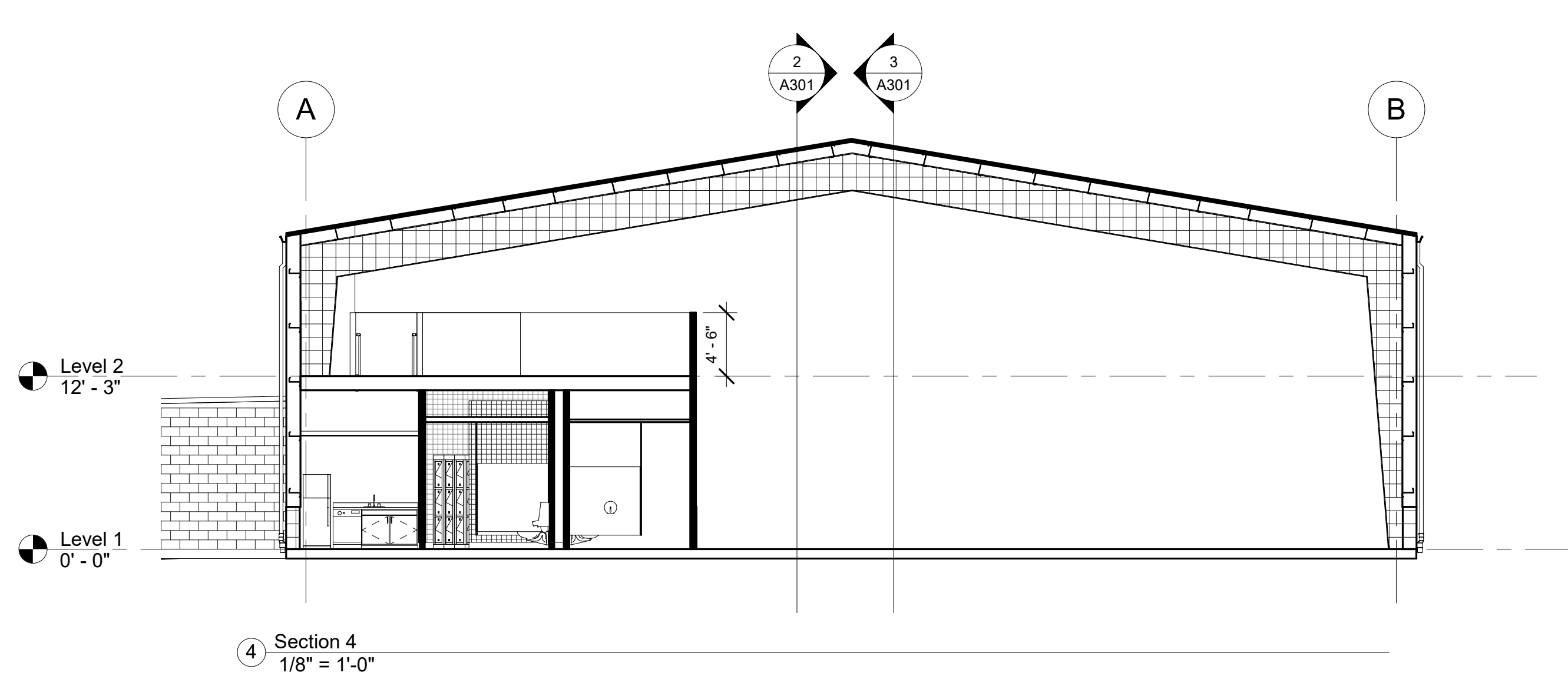
Jeff Gaither, AIA
AR93666

**BUILDING
SECTIONS**

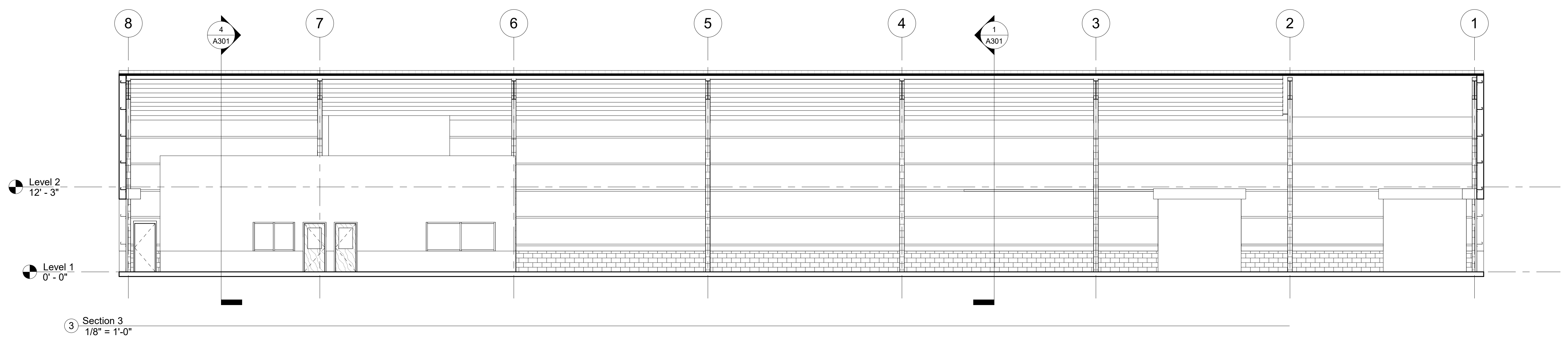
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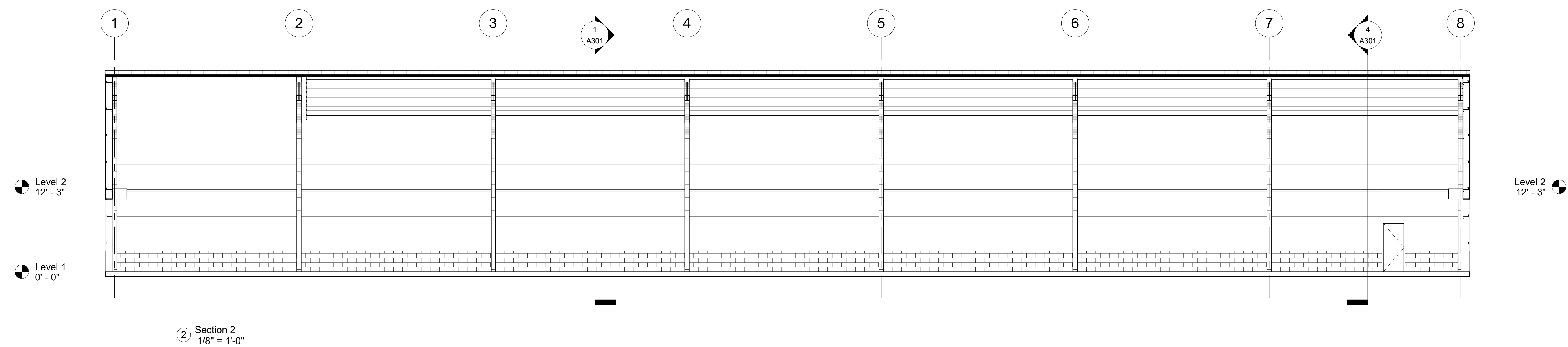
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1/8" = 1'-0"



4 Section 4
1/8" = 1'-0"

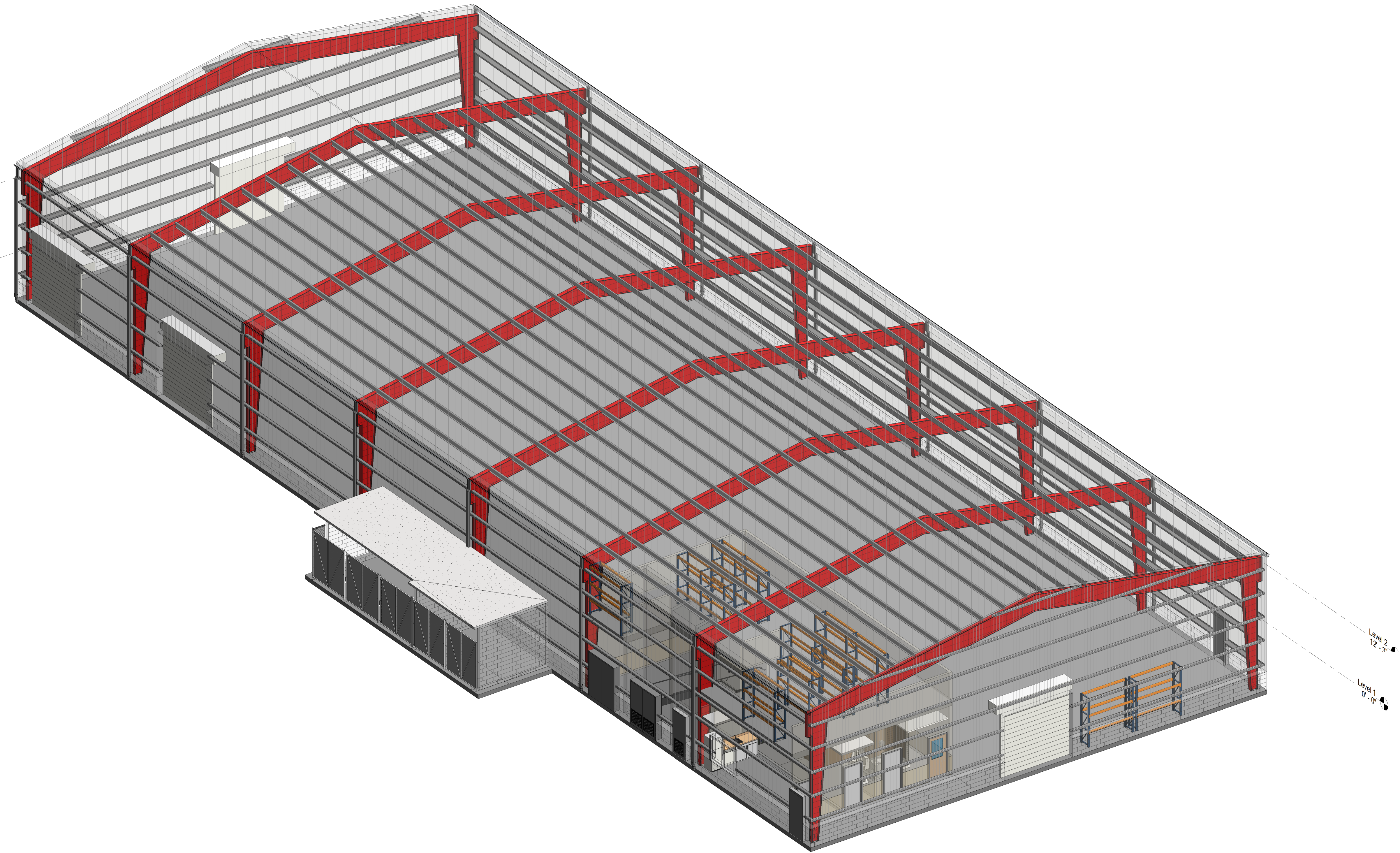


3 Section 3
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"

Owner
**Lake City Car Dealership
Maintenance Bldg**
Enter address here



CONSULTANT:

Issued For

Revisions

Description	Date

Seal



Project No: Project Number
Drawn By: Author
© Studio 407 LLC
Sheet Title

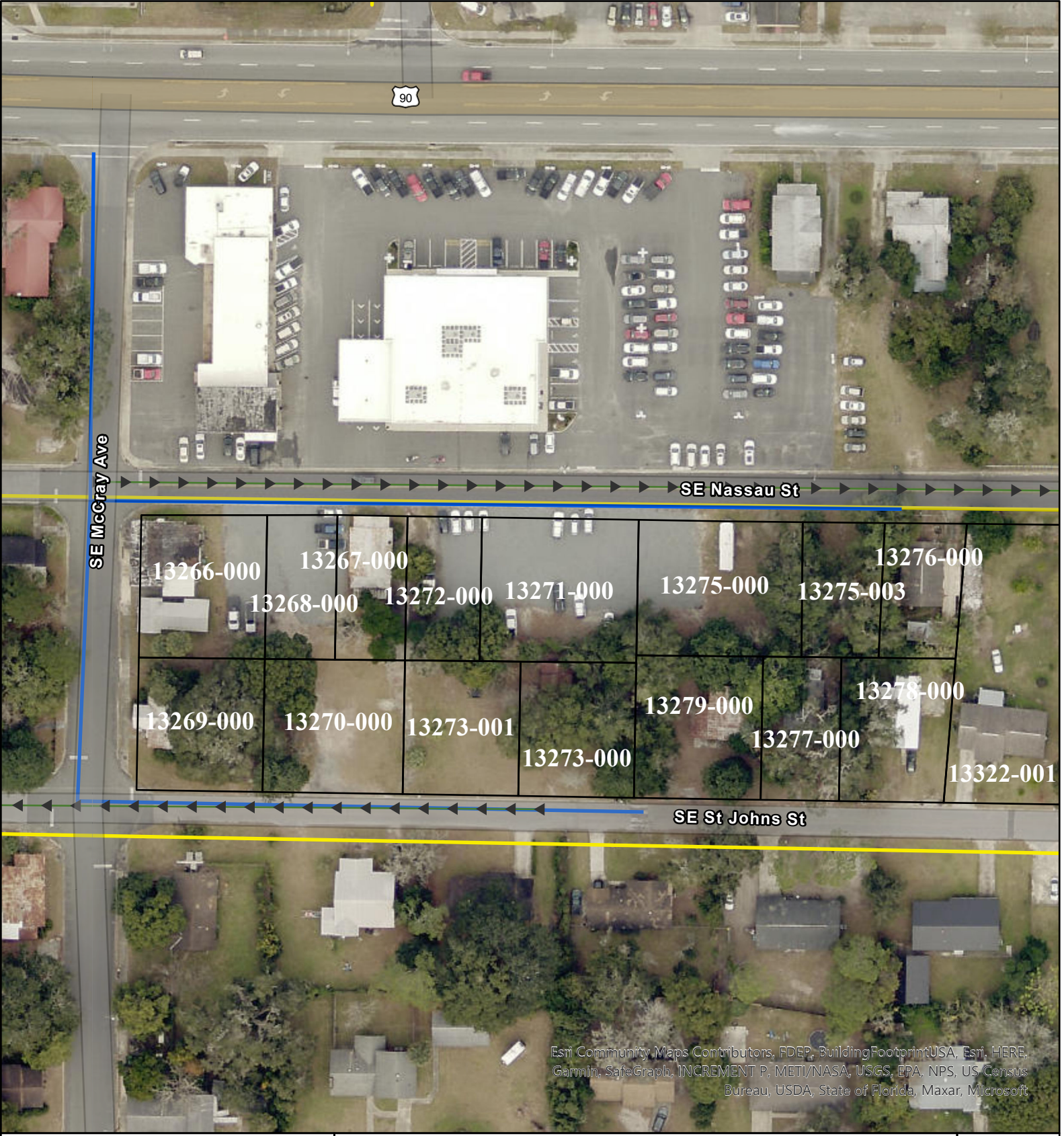
Jeff Gaither, AIA
AR93666

3D VIEWS

A900

1 sheet 3d

SCHEMATIC DESIGN SET 7/28/21



Esri Community Maps Contributors, FDEP, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Florida, Maxar, Microsoft



Utilities South of Ronsonet Buick



Legend

- Gas Mains
- Water Main
- ▶—▶ Sewer Gravity Main
- Parcels

This product is for informational purposes only and may not have been prepared for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of displayed information. It is not to be used in place of locates.

Attachment 1

Vicinity Map



**PROJECT
LOCATION**

HWY 90 E STREET

NASSAN STREET

ST. JOHNS STREET

SE McCRAY AVENUE

Melrose Park
Elementary School

BAYA DRIVE

Lake City VA
Medical Center

Richardson Sixth
Grade Academy

VACINITY MAP EXHIBIT

SERVICE DEPARTMENT EXPANSION
LAKE CITY BUICK GMC
LAKE CITY, FLORIDA

COA# 8794



654 S.E. Baya Drive
Lake City, FL 32055
386.361.2133

Date:	12/09/21
Designed:	JAL
Drawn:	JAL
Checked:	WAM

Project No.:
50140305

Sheet	126
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Attachment 2

Site Plan

Attachment 3

Stormwater Management Plan

STORMWATER MANAGEMENT REPORT



Lake City Buick GMC Service Department Expansion

Columbia County, Florida

Dewberry Project No.: 50140305

PREPARED FOR:

Lake City Buick GMC
508 E. Duval Street
Lake City, Florida 32025

PREPARED BY:

Dewberry
654 Southeast Baya Drive
Lake City, FL 32055
850.571.1254

Professional Engineer's Certification

I hereby certify that I am a Licensed Professional Engineer in the State of Florida practicing with Dewberry Engineers Inc. and that I have supervised the preparation of and approve the evaluations, findings, opinions, conclusions, and technical advice hereby reported for:

Project: Lake City Buick GMC
Service Department Expansion
Stormwater Management Report
Dewberry Project Number: 50140305

Parcel ID: 00-00-00-13266-000
00-00-00-13267-000
00-00-00-13268-000
00-00-00-13269-000
00-00-00-13270-000
00-00-00-13271-000
00-00-00-13272-000
00-00-00-13273-000
00-00-00-13273-001
00-00-00-13275-000
00-00-00-13273-003
00-00-00-13279-000

Location: 508 E. Duval Street
Lake City, FL 32025

William A. Menadier, P.E.
Senior Project Manager
License No. 74581

Table of Contents

Introduction..... 1
G.1 General Project Introduction..... 1
G.2 Design Criteria..... 1
G.3 Wetland Systems and Flood Zones..... 1
Stormwater Management Facilities 2
1.1 Site Soil Conditions 2
1.2 Stormwater Management Facility Characteristics..... 2
1.3 Time of Concentration 3
1.4 Treatment and Attenuation 3
1.5 Staging 3
1.6 Recovery 4
1.7 Conclusion 4

EXHIBITS

- Exhibit 1 Project Location Map
- Exhibit 2 Geotech Report
- Exhibit 3 Wetland Systems and Flood Zones
- Exhibit 4 Pre/Post Basin Maps

APPLICATIONS, CALCULATION & DOCUMENTATION

- Section 1 Stormwater Volume Calculations
- Section 2 ICPR Stormwater Model Results

APPENDICES

- Appendix A Cultec 330XLHD Recharger Chamber Details & Specifications

Introduction

G.1 General Project Introduction

Lake City Buick GMC is proposing to construct a new vehicle service station located in Columbia County, FL. (See **Exhibit 1 – Project Location Map**). The existing site is a vacant lot, which sits just south of the existing Buick GMC dealership. The proposed project will utilize Cultec Stormwater Chambers to treat and attenuate the critical storm event.

The site is identified by multiple parcels, based on Columbia County Property Appraiser data. The composition of the site is a mixture of pervious and impervious surfaces.

G.2 Design Criteria

The total project area for the proposed stormwater management facilities is 1.98 acres. The area consists of hydrologic group A soils (see **Exhibit 2 – Geotech Report**). The project area consists of fair condition open space, gravel parking areas, and building structures. Curve numbers are assumed to be 49, 76, and 98 respectfully.

Stormwater management for the proposed basin will be accomplished by installing underground Cultec Chambers. The facilities will be shown to attenuate the FDOT-24 100-year 1-hour critical storm event. Furthermore, the treatment calculations will be presented which verify sufficient treatment volume to account for 1-inch of rainfall over the site or ½-inch of runoff over the contributing area, whichever is greater.

Interconnected Channel and Pond Routing (ICPR) software was used to perform the Stormwater Volume Calculations required. Drainage networks were also established in ICPR which modeled the collection of onsite runoff to the stormwater management facility.

G.3 Wetland Systems and Flood Zones

Based on the attached National Wetlands Inventory map (**Exhibit 3 – Wetland Systems and Flood Zones**), there are no wetlands located onsite.

The FEMA Flood Insurance Rate Map for the proposed project indicates that this project is located entirely within Zone X. Map Numbers 12023C0284D effective November 2, 2018 is provided for reference. (**Exhibit 3 – Wetland Systems and Flood Zones**)

THE FOLLOWING REPORT DETAILS THE METHODOLOGIES, DECISIONS, AND CALCULATIONS USED TO DEMONSTRATE STORMWATER COMPLIANCE FOR THIS PROJECT.

Stormwater Management Facilities

1.1 Site Soil Conditions

A geotechnical investigation of the site was performed by Cal-Tech Testing, Inc. See Geotech Report (**Exhibit 2 - Geotech Report**). Based on the data, groundwater elevations were taken to be 7.5 ft below the existing grade.

Table 1: Estimated Water Table Elevations

SWMF	Approximate Existing Ground EL	Depth to SHGWT	SHGWT EL	Chamber Bottom EL
Cultec Chambers	190.0	7.50	182.5	184.46

Classification of the onsite soils was determined based on the Geotech Report (see **Exhibit 2**) and was confirmed by the hydrogeologic classification of the in-situ soils. As described in the introductory section, existing soils are classified as hydrologic group A. Curve numbers are assumed to be 49, 76, and 98 to account for existing on-site conditions.

It was determined that final soil conditions will consist of hydrologic group A soils with the following separate categories:

1. Grass/Sodded Cover – Curve Number 39
2. Concrete & Asphalt Impervious Area – Curve Number 98
3. Gravel Impervious Area – Curve Number 76

Using these criteria, a final curve number was determined for the developed area based on the layout of the service station, parking lots, and entrance drives. The curve number used for the ICPR modeling is a composite number based on the impervious areas for the post-basin, which is outlined on the individual basin sheet attached for reference. (**Exhibit 4 – Pre/Post Basin Maps**)

Table 2: Post Development Curve Numbers

Basin	Drainage Areas (SF)				Composite Curve Number	Drainage Area (AC)
	Grass Cover, 39	Impervious, 98	Impervious-Gravel, 76	Total		
1	22778	38355	25291	86423	76.0	1.98

1.2 Stormwater Chamber(s) Characteristics

The design of the retention facilities was determined by examining the runoff generated over the site. The following parameters defined the constraints used to size and layout the Cultec stormwater management chambers:

Cultec 330XLHD Chambers (Basin 1) - 300 Total Chambers

- Chamber Storage – Top Elevation = 188.00-ft
- Chamber Storage – Bottom Elevation = 184.46-ft

Based on these criteria and the hydrogeological information presented above, the following facility characteristics were selected:

Outfall Structure

- Overflow Elevation = Elevation 188.00

Key elements of the design were calculated and are available for review in **Section 1 – Stormwater Volume Calculations**. The stormwater systems were sized to provide sufficient treatment volume.

1.3 Time of Concentration

Individual times of concentration were not computed for the post-development drainage areas and were assumed to be 10-minutes for modeling purposes due to the nature of the existing site.

1.4 Treatment and Attenuation

The information previously discussed was used to compile an operable ICPR model of the drainage and stormwater facility. The system was sized for its respective drainage sub-basin with minimal losses to offsite areas.

The stormwater facilities were designed based on Columbia County and SRWMD criteria; runoff from 1-inch of rainfall over the contributing area. The required treatment volume for the facilities were determined based on the following methodology:

$$C = \frac{[(\text{Impervious Area} \times C_{\text{impervious}}) + (\text{Detention Area} \times C_{\text{pond}}) + (\text{Pervious Area} \times C_{\text{pervious}})]}{\text{Total Project Area}}$$

In comparison to:

$$\text{Treatment vol. from 0.5-inch of run-off} = (0.5\text{-inch}) (\text{Basin Area})$$

Therefore, the larger value is the volume required for treatment. Please see **Section 1 – Stormwater Volume Calculations** for the treatment volume required for the stormwater management facility. All treatment will be accomplished within the chambers.

As previously discussed, the existing facilities were modeled using ICPR software to treat and attenuate the critical storm event (see **Section 2 – ICPR Stormwater Model Results**). The analysis shows that the stormwater management systems successfully attenuate the critical storm event per Columbia County and SRWMD. The model includes existing and proposed improvements. Please see the attached ICPR report for further information on the performance of the stormwater management system.

Table 3: Pre- and Post-Development Discharge

Basin	Development	Discharge (cfs)
1	PRE	4.05
	POST	0.00

1.5 Staging

The proposed stormwater systems allow staging in order to provide attenuation. This staging is limited in the design events to below the top of the chamber storage elevation. The ICPR report describes the maximum stage elevations allowed by the proposed stormwater chambers.

Table 4: Maximum Stage Elevations

SWMF	Top Elevation	Critical Duration Storm
		100YR - 001 HR
Cultec Chambers	188.00	186.03

1.6 Treatment & Volume Recovery

Per Columbia County & SRWMD requirements, stormwater treatment recovery should not exceed 72-hours for retention facilities. With an applied Factor of Safety, the system should recover within 72-hours. As shown in **Table 5** below, the Cultec system successfully recovers within 72-hours.

Table 5: Treatment Volume Recovery

SWMF	Type	Recovery Time (hrs)
Cultec Chambers	Treatment Volume Recovery	12.50

The chambers were also analyzed for quantity recovery. Storage volumes designed into retention or detention systems must be available as follows:

1. One-half of the total volume within seven days following the end of the critical storm event, and
2. The total volume within 30 days following the end of the critical storm event.

Table 6: Storage Volume Recovery

SWMF	Type	Recovery Time (hrs)
Cultec Chambers	Total Volume Recovery	205.00
	Half Volume Recovery	34.00

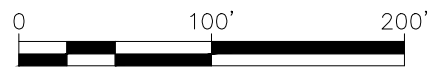
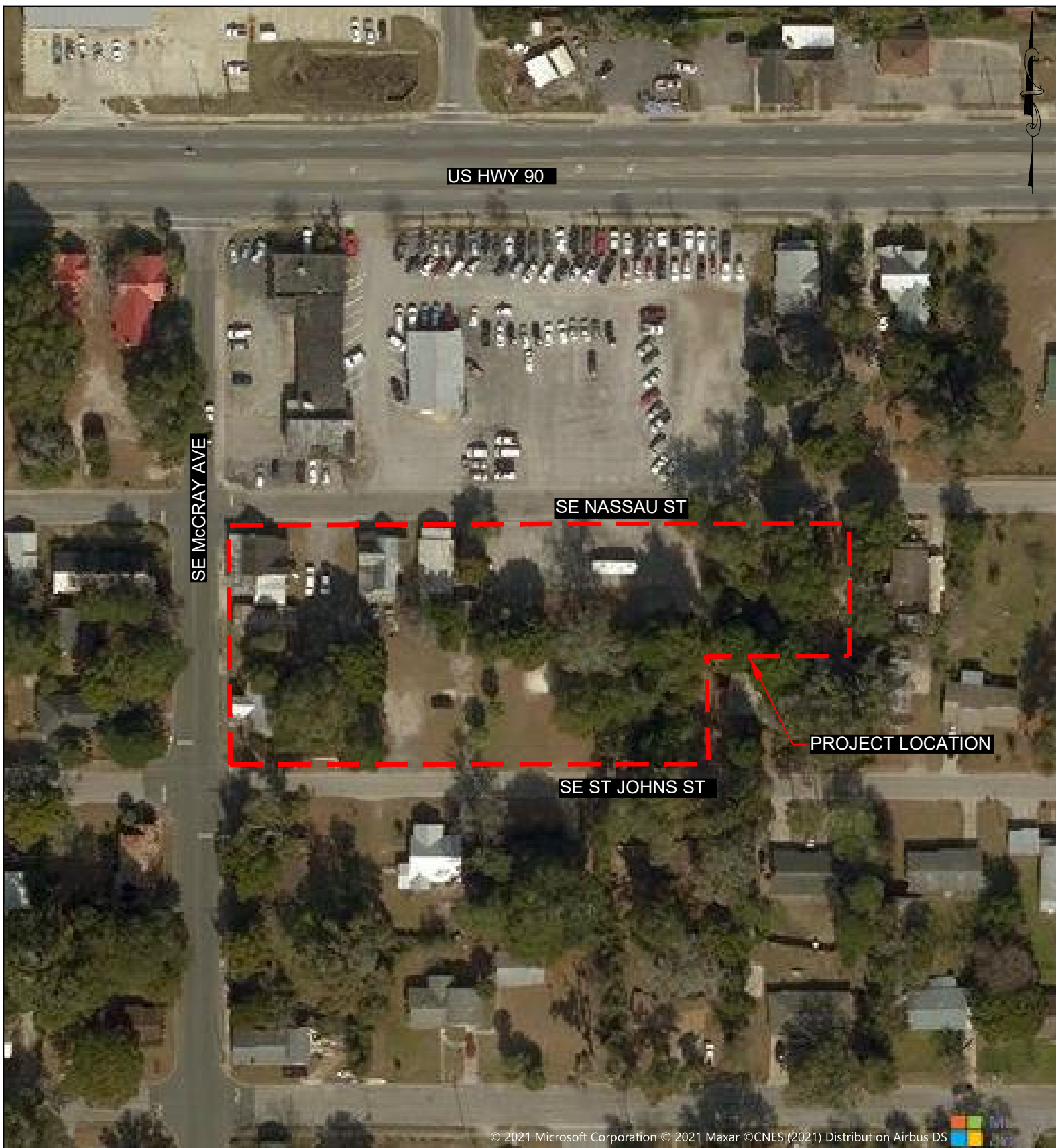
1.7 Conclusion

The stormwater management facilities described in the preceding sections were designed to operate within the requirements and constraints mandated by Columbia County and SRWMD. As described herein, the retention systems successfully meet these criteria and will provide efficient treatment of onsite stormwater runoff.

EXHIBIT 1



LOCATION MAP



LOCATION MAP		STORMWATER REPORT	
LAKE CITY BUICK GMC EXPANSION 508 E. DUVAL STREET LAKE CITY, FL			
		Sheet	137

EXHIBIT 2



GEOTECH REPORT



Cal -Tech Testing, Inc.

- Engineering
- Geotechnical
- Environmental

P.O. Box 1625 • Lake City, FL 32056
Tel. (386) 755-3633 • Fax (386) 752-5456

7540 103rd Street, Suite 215, Jacksonville, FL 32210
Tel. (904) 381-8901 • Fax (904) 381-8902

LABORATORIES

May 18, 2021

Mr. William Menadier, P.E.
Dewberry, Inc.
654 SE Baya Drive
Lake City, Florida 32025

**RE: Geotechnical Engineering Exploration & Soil Field Permeability Testing Report
Ronsonet Buick GMC New Service Facility Stormwater Pond
Lake City, Florida
Cal-Tech Testing Inc. Project No. 21-00209-01**

Dear Mr. William Menadier, P.E.:

This report presents the results of our geotechnical engineering exploration and soil field permeability testing for the proposed stormwater pond at the Ronsonet Buick GMC new service facility in Lake City, Florida.

The purposes of the exploration were to determine the general subsurface soil conditions including the permeability and infiltration rate parameters at the proposed stormwater retention pond.

SITE & PROJECT INFORMATION

Based on information you provided to us, the project site consists of a group of land parcels proposed for the development of a warehouse structure including driveway/parking lots and the subject stormwater retention pond by the northwest corner.

SUBSURFACE SOIL EXPLORATION

Our subsurface soil exploration was performed on May 13, 2021, and consisted of drilling two (2) Standard Penetration Test (SPT) borings (B1 and B2) to a depth of 15 ft. within the proposed retention pond and performing one (1) field soil permeability tests next to the boring B2. The boring locations were laid out by our crew and their Global Positioning System (GPS) coordinates recorded in the boring log. Refer to the enclosed Boring Location Plan and Boring Log.

We contacted Sunshine State One Call of Florida to mark out existing, known underground utilities prior to the beginning of our field exploration.

The SPT borings were advanced using a continuous-flight auger and manual hammer. The split-spoon sampling was performed continuously in the upper 10 ft. and at 5 ft. intervals thereafter to the termination depth of the boring. The penetration test was performed by

driving a 2-inch O.D. split spoon sampler with the hammer falling 30 inches. The number of hammer blows required to drive the sampler a total of 24 inches (upper 10 ft.) and 18 inches in 6-inch increments were recorded in boring log. The penetration resistance, N-values, is the summation of the second and third 6-inch increments and is used to derive soil engineering parameter indexes from empirical correlations. The boreholes were backfilled with soil cuttings at completion.

All soil samples were delivered to our geotechnical laboratory for their review and classification by our geotechnical engineer.

The field soil permeability test was performed using a casing driven 0.5 ft. from the bottom of a 4-ft. deep hand-augered borehole. During the tests and after soil saturation we recorded the volume required to keep water at the top of the casing at 5 minutes intervals for 30 minutes.

SUBSURFACE SOIL CONDITIONS

GENERALIZED SUBSURFACE SOIL PROFILE

The generalized subsurface soil profile inferred from the results of the subsurface soil exploration consists of a 6 ft. thick SAND stratum underlain by slightly SILTY SAND to a depth of 14 ft. and a BOTTOM SAND stratum thereafter to the explored depth of 15 ft.

GROUNDWATER

the groundwater was encountered at a depth of 7-7.5 ft. while drilling the borings. The USDA NRCS indicates groundwater deeper than 80 inches.

Typical soil particles coated with iron-oxide reddish -brown and -gray colors observed beginning at a depth of 5 ft. appear to indicate the Seasonal High Groundwater Table (SHGWT) at the boring locations.

Based on the Federal Emergency Administration (FEMA) Flood No. 12023C0284D, effective November 2, 2018, indicates the property is located within an “Area of Minimal Flood Hazard Zone X”

SOIL PERMEABILITY

Analyses of the data obtained during the field soil permeability test indicate the following results:

Test Location	Depth (ft)	Vertical Unsaturated Soil Hydraulic Conductivity (K_{vu}) (ft/day)	Suggested Horizontal Soil Hydraulic Conductivity (K_h) (ft/day)
B2	4.0	5.5	12.4

An averaged fillable porosity for the sand stratum within the proposed retention pond is estimated at 30%. the confining stratum (SILTY SAND) was encountered at a depth of 6 ft.

Based on the estimated SHGWT and the USDA NRCS Hydrology National Engineering Handbook criteria, the explored soils at B1 could be assigned a Hydrologic Soil Group (HSG) “A”

LIMITATIONS

Information on subsurface strata shown on the boring logs represent conditions encountered only at the location and depths indicated and at the time of the exploration.

CLOSURE

It has been a pleasure working with you and we look forward to continuing our work on this project.

Sincerely,

Cal-Tech Testing, Inc.

Ivan E. Marciano, M.S., P.E.
Sr. Geotechnical Engineer

Enclosures:

Boring Location Plan

Boring Logs



A handwritten signature in blue ink, appearing to read "Mike Stalvey, Jr.", written over a faint grid background.

Mike Stalvey, Jr.
Vice-President



CAL-TECH TESTING, INC.
P.O. BOX 1625
Lake City, Florida 32056-1625
Phone: (386) 755-3633
Fax: (386) 752-5456

BORING LOCATION PLAN

Ronsonet Buick GMC New Service Facility Stormwater Pond
Lake City, Florida



Cal-Tech Testing, Inc.
 3309 SR 247
 Lake City, FL 32024
 Telephone: 386-755-3633
 Fax: 386-755-3633

BORING NUMBER B1
 PAGE 1 OF 1

CLIENT Dewberry, Inc.
 PROJECT NUMBER 21-00209-01
 DATE STARTED 5/13/21 COMPLETED 5/13/21
 DRILLING CONTRACTOR Cal-Tech Testing, Inc.
 DRILLING METHOD Continuous Flight Auger/Split Spoon
 LOGGED BY B.S. CHECKED BY I.M.
 NOTES Elev. referred to ground surface

PROJECT NAME Ronsonet Buick GMC-New Service Facility Stormwater Pond
 PROJECT LOCATION Lake City Florida
 GROUND ELEVATION 0 ft HOLE SIZE 3-in dia. x 15 ft. depth
 GROUND WATER LEVELS:
 ▽ AT TIME OF DRILLING 7.00 ft / Elev -7.00 ft
 AT END OF DRILLING ---
 AFTER DRILLING ---

GEOTECH BH COLUMNS - DATA ENTRY LATEST UPDATE_GDT - 5/17/21 16:32 - C:\PROGRAM FILES (X86)\GINT\PROJECTS\IRONSONET BUICK GMC-NEW SERVICE FACILITY STORMWATER POND.LAKE CITY FLORIDA.GPJ

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA			REMARKS <small>(DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)</small>
				NUMBER	TYPE	RECOVERY (%) (RQD) %	
	(SP) Dark gray SAND		1	SS	71	3-3-3-3 (6)	Boring Location Coordinates: N30°11'19.05" W82°37'50.29" SS=Split Spoon sampler
	(SP) Dark grayish brown SAND		2	SS	79	2-3-3-4 (6)	
-5	(SP) Dark reddish gray SAND		3	SS	71	3-4-3-3 (7)	
	▽ (SM) Dark reddish gray slightly SILTY SAND		4	SS	75	5-8-8-6 (16)	
-10			5	SS	67	4-7-9-8 (16)	
-15	(SP) Light gray SAND		6	SS	83	5-7-6 (13)	

Bottom of borehole at 15.0 feet.



Cal-Tech Testing, Inc.
 3309 SR 247
 Lake City, FL 32024
 Telephone: 386-755-3633
 Fax: 386-755-3633

BORING NUMBER B2

PAGE 1 OF 1

CLIENT Dewberry, Inc. **PROJECT NAME** Ronsonet Buick GMC-New Service Facility Stormwater Pond
PROJECT NUMBER 21-00209-01 **PROJECT LOCATION** Lake City Florida
DATE STARTED 5/13/21 **COMPLETED** 5/13/21 **GROUND ELEVATION** 0 ft **HOLE SIZE** 3-in dia. x 15 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc. **GROUND WATER LEVELS:**
DRILLING METHOD Continuous Flight Auger/Split Spoon **AT TIME OF DRILLING** 7.50 ft / Elev -7.50 ft
LOGGED BY B.S. **CHECKED BY** I.M. **AT END OF DRILLING** ---
NOTES Elev. referred to ground surface **AFTER DRILLING** ---

G:\PROGRAM FILES (X86)\GINT\PROJECTS\RONSONET BUICK GMC-NEW SERVICE FACILITY STORMWATER POND, LAKE CITY FLORIDA.GPJ

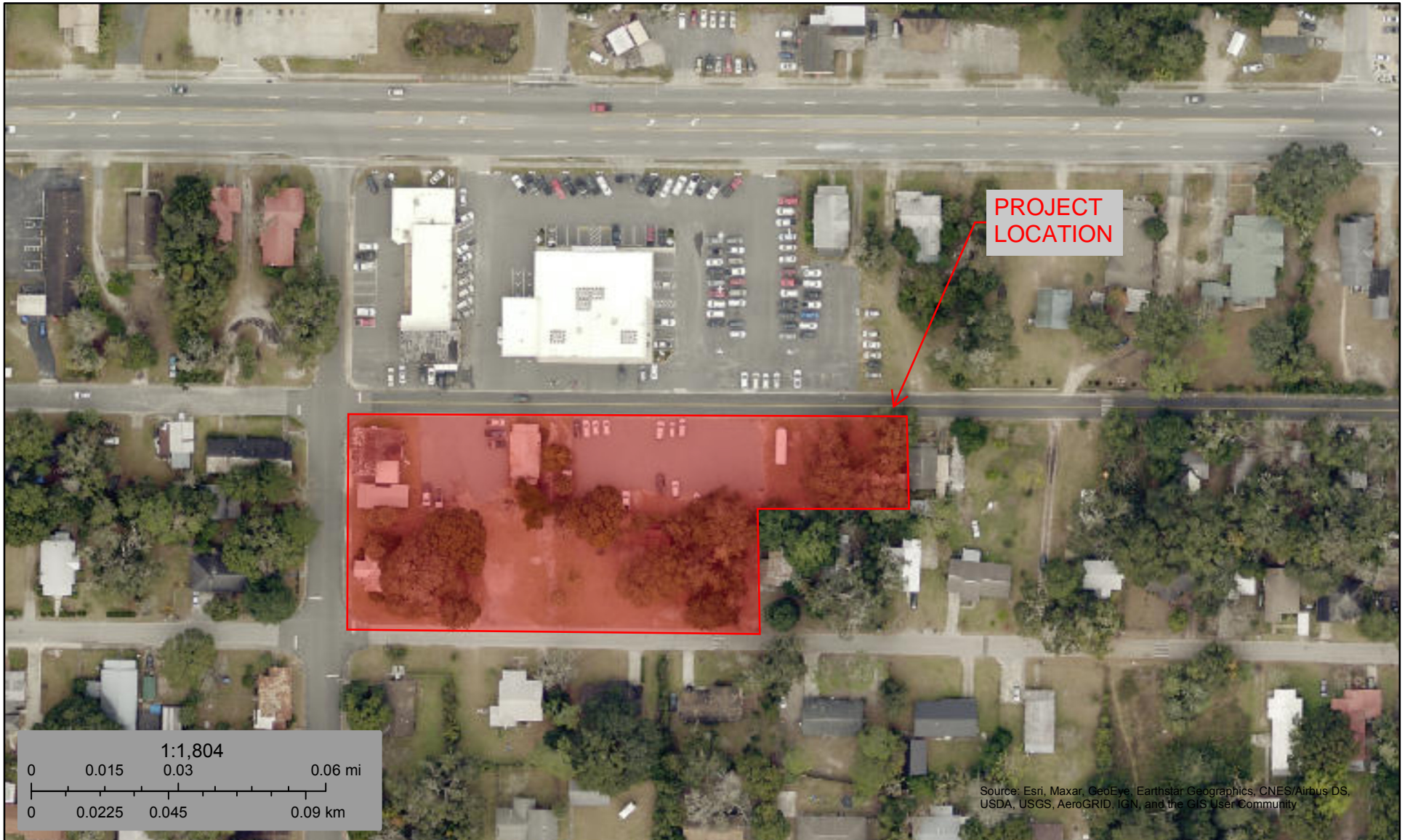
ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA				REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	
	(SP) Dark gray SAND		1	SS	71	3-3-3-3 (6)	Boring Location Coordinates: N30°11'18.04" W82°37'50.45" SS=Split Spoon sampler	
	(SP) Light brownish gray SAND		2	SS	75	3-3-4-3 (7)		
-5	(SP) Reddish gray SAND		3	SS	75	3-3-3-3 (6)		
	(SM) Dark reddish gray slightly SILTY SAND		4	SS	79	3-7-9-10 (16)		
-10			5	SS	83	8-13-14-16 (27)		
-15	(SP) Reddish gray SAND		6	SS	94	7-6-7 (13)		

Bottom of borehole at 15.0 feet.

EXHIBIT 3




WETLAND SYSTEMS & FLOOD ZONES



November 16, 2021

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMMette



82°38'8"W 30°11'33"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

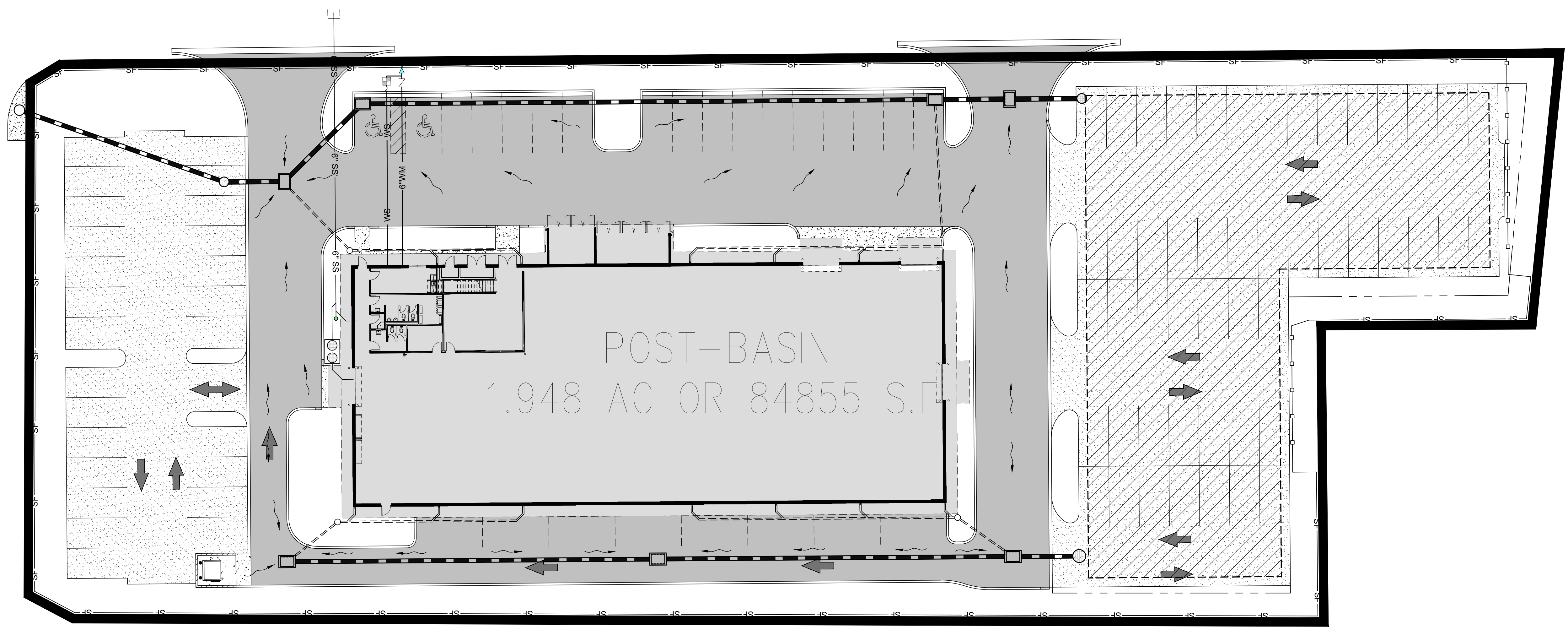
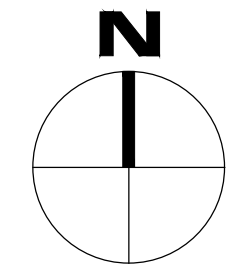
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/16/2021 at 4:32 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community id, FIRM panel number, and FIRM effective date. Map is unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT 4

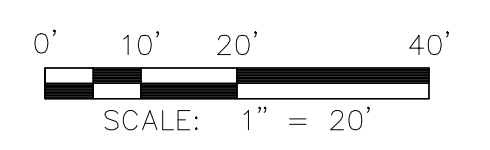


PRE & POST BASIN MAPS



SEAL

SCALE



REVISIONS

NO.	DESCRIPTION	DATE

NO. DESCRIPTION DATE

DRAWN BY _____ TLC

APPROVED BY _____

CHECKED BY _____

DATE 11/29/2021

TITLE

POST-BASIN
MAP

PROJECT NO. POST-BASIN

1

SHEET NO. OF

November 15, 2021 (16:59:48 EST)
S:\2021\LAKE CITY BUICK GMC SERVICE DEPARTMENT\POST-BASIN MAP.dwg

SECTION 1



STORMWATER VOLUME CALCULATIONS

TREATMENT VOLUME CALCULATION

CULTEC Recharger 330XLHD Incremental Storage Volumes						
Height of System	HVLV FC-24			Cumulative Storage Volume	Total Cumulative Storage Volume	Elevation
	Chamber Volume	Feed Connector Volume	Stone Volume			
in	ft ³	ft ³	ft ³	ft ³	ft ³	ft
42.5	0.00	0.00	472.55	472.55	32815.92	188.00
41.5	0.00	0.00	472.55	472.55	32343.37	187.92
40.5	0.00	0.00	472.55	472.55	31870.82	187.84
39.5	0.00	0.00	472.55	472.55	31398.28	187.75
38.5	0.00	0.00	472.55	472.55	30925.73	187.67
37.5	0.00	0.00	472.55	472.55	30453.18	187.59
36.5	0.28	0.00	236.16	236.44	29980.64	187.50
36	54.06	0.00	450.92	504.98	29744.19	187.46
35	145.10	0.00	414.51	559.60	29239.21	187.38
34	238.98	0.00	376.95	615.93	28679.61	187.29
33	352.78	0.00	331.43	684.21	28063.68	187.21
32	426.75	0.00	301.85	728.60	27379.46	187.13
31	492.19	0.00	275.67	767.86	26650.86	187.04
30	543.40	0.00	255.19	798.58	25883.01	186.96
29	588.92	0.00	236.98	825.90	25084.42	186.88
28	628.75	0.00	221.05	849.79	24258.53	186.79
27	662.89	0.00	207.39	870.28	23408.73	186.71
26	694.18	0.00	194.87	889.05	22538.46	186.63
25	722.63	0.00	183.49	906.12	21649.40	186.54
24	751.08	0.00	172.11	923.19	20743.28	186.46
23	771.00	0.00	164.15	935.14	19820.08	186.38
22	805.14	0.00	150.49	955.63	18884.94	186.29
21	836.43	0.00	137.97	974.40	17929.31	186.21
20	842.12	0.00	135.70	977.82	16954.91	186.13
19	850.66	0.00	132.28	982.94	15977.09	186.04
18	856.35	0.00	130.01	986.35	14994.15	185.96
17	862.04	0.00	127.73	989.77	14007.79	185.88
16	864.88	0.00	126.59	991.47	13018.03	185.79
15	870.57	0.00	124.32	994.89	12026.55	185.71
14	890.49	0.00	116.35	1006.84	11031.66	185.63
13	913.25	0.00	107.25	1020.49	10024.82	185.54
12	916.09	0.00	106.11	1022.20	9004.33	185.46
11	918.94	0.00	104.97	1023.91	7982.13	185.38
10	921.78	0.00	103.83	1025.61	6958.22	185.29
9	924.63	0.00	102.70	1027.32	5932.61	185.21
8	930.32	0.00	100.42	1030.74	4905.29	185.13
7	944.54	0.00	94.73	1039.27	3874.55	185.04
6	0.00	0.00	472.55	472.55	2835.28	184.96
5	0.00	0.00	472.55	472.55	2362.73	184.88
4	0.00	0.00	472.55	472.55	1890.19	184.79
3	0.00	0.00	472.55	472.55	1417.64	184.71
2	0.00	0.00	472.55	472.55	945.09	184.63
1	0.00	0.00	472.55	472.55	472.55	184.54
6	0.00	0.00	474.70	474.70	2848.19	184.96
5	0.00	0.00	474.70	474.70	2373.49	184.88
4	0.00	0.00	474.70	474.70	1898.79	184.79
3	0.00	0.00	474.70	474.70	1424.09	184.71
2	0.00	0.00	474.70	474.70	949.40	184.63
1	0.00	0.00	474.70	474.70	474.70	184.54

- 1. Treatment Ele.= 185.11 ft
- 2. Treatment Volume = 4,616 cf

Drainage Area: 1.984 Ac.
This is for treatment of the new area.

Treatment Volume Calculation (1.0" of Treatment)

Treatment Volume= Cx1inchx Contributing Area C= 0.64
 Area Draining to Pond = 86,423 square feet
 Treatment Vol. Rqd. = 4,616 cubic feet
 Treatment Vol provided at El = 185.11 feet

Treatment Volume Calculation (0.5" of Treatment)

Treatment Volume= 0.5 inx Contributing Area
 Area Draining to Pond = 86,423 square feet
 Treatment Vol. Rqd. = 3,601 cubic feet
 Treatment Vol provided at El = 185.02 feet

SECTION 2



ICPR STORMWATER MODEL RESULTS

Curve Number: Curve Nos [Set]

Land Cover Zone	Soil Zone	Curve Number [dec]
Imp-A	Imp-A	98.0
Imp-Gravel	Imp-Gravel	76.0
Perv-A	Perv-A	39.0
Perv-Pre	Perv-Pre	49.0

Manual Basin: Post-Con

Scenario: Scenario1
 Node: Exfiltration Chambers
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 99999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH484
 Peaking Factor: 484.0
 Area: 1.9840 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
0.5806	Imp-Gravel	Imp-Gravel			
0.5229	Perv-A	Perv-A			
0.8805	Imp-A	Imp-A			

Comment:

Manual Basin: Pre-Con

Scenario: Scenario1
 Node: Pre Boundary
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 99999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH323
 Peaking Factor: 323.0
 Area: 1.9840 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
1.2837	Perv-Pre	Perv-Pre			
0.1542	Imp-A	Imp-A			
0.5461	Imp-Gravel	Imp-Gravel			

Comment:

Node: Exfiltration Chambers

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 184.46 ft
 Warning Stage: 189.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
188.00	0.75	32814
187.92	0.74	32343
187.84	0.73	31873
187.75	0.72	31398
187.67	0.71	30928
187.59	0.70	30453
187.50	0.69	29982
187.46	0.68	29743
187.38	0.67	29237
187.29	0.66	28680
187.21	0.64	28066
187.13	0.63	27377
187.04	0.61	26650
186.96	0.59	25883
186.88	0.58	25086
186.79	0.56	24259
186.71	0.54	23409
186.63	0.52	22538
186.54	0.50	21649
186.46	0.48	20743
186.38	0.46	19820
186.29	0.43	18883
186.21	0.41	17929
186.13	0.39	16954
186.04	0.37	15978
185.96	0.34	14993
185.88	0.32	14009
185.79	0.30	13020
185.71	0.28	12027
185.63	0.25	11034
185.54	0.23	10023
185.46	0.21	9004
185.38	0.18	7980
185.29	0.16	6957
185.21	0.14	5933
185.13	0.11	4905
185.04	0.09	3872
184.96	0.07	2836
184.88	0.05	2361
184.79	0.04	1891
184.71	0.03	1416
184.63	0.02	945

Stage [ft]	Volume [ac-ft]	Volume [ft3]
184.54	0.01	470
184.46	0.00	0

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Exfiltration Chambers	100yr 001hr	189.00	186.03	0.0010	9.99	0.33	12819

Node: Ground

Scenario: Scenario1
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 182.50 ft
 Warning Stage: 183.50 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	182.50
0	0	0	999.0000	182.50

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Ground	100yr 001hr	183.50	182.50	0.0000	0.33	0.00	0

Node: Post Boundary

Scenario: Scenario1
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 184.30 ft
 Warning Stage: 185.30 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	184.30
0	0	0	999.0000	184.30

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Post Boundary	100yr 001hr	185.30	184.30	0.0000	0.00	0.00	0

Node: Pre Boundary

Scenario: Scenario1
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 184.30 ft
 Warning Stage: 185.30 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	184.30
0	0	0	999.0000	184.30

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Pre Boundary	100yr 001hr	185.30	184.30	0.0000	4.05	0.00	0

Weir Link: Outfall

Scenario:	Scenario1	Bottom Clip
From Node:	Exfiltration Chambers	Default: 0.00 ft
To Node:	Post Boundary	Op Table:
Link Count:	1	Ref Node:
Flow Direction:	Both	Top Clip

Damping: 0.0000 ft	
Weir Type: Horizontal	Default: 0.00 ft
Geometry Type: Rectangular	Op Table:
Invert: 188.00 ft	Ref Node:
Control Elevation: 188.00 ft	Discharge Coefficients
Max Depth: 2.90 ft	Weir Default: 2.800
Max Width: 2.90 ft	Weir Table:
Fillet: 0.00 ft	Orifice Default: 0.600
	Orifice Table:

Comment:

Percolation Link: Exfil Perc

Scenario: Scenario1	Surface Area Option: Vary Based on Stage/Area Table
From Node: Exfiltration Chambers	Vertical Flow Termination: Horizontal Flow Algorithm
To Node: Ground	Perimeter 1: 588.00 ft
Link Count: 1	Perimeter 2: 988.00 ft
Flow Direction: Both	Perimeter 3: 989.00 ft
Aquifer Base Elevation: 182.50 ft	Distance P1 to P2: 50.00 ft
Water Table Elevation: 182.50 ft	Distance P2 to P3: 1.00 ft
Annual Recharge Rate: 0 ipy	# of Cells P1 to P2: 10
Horizontal Conductivity: 6.200 fpd	# of Cells P2 to P3: 1
Vertical Conductivity: 2.250 fpd	
Fillable Porosity: 0.300	
Layer Thickness: 1.96 ft	

Comment:

Link Min/Max Conditions [Scenario1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
Exfil Perc	100yr 001hr	0.33	0.00	0.01	0.00	0.00	0.00

Simulation: 100yr 001hr

Scenario: Scenario1
 Run Date/Time: 11/29/2021 3:04:13 PM
 Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000

End Time: 0 0 0 2.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Curve Nos

Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Imp Set
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False

Smp/Man Basin Rain Global

Max dZ:	1.0000 ft	Opt:	
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Region Specification
		Rainfall Name:	~FDOT-1
Edge Length Option:	Automatic	Rainfall Amount:	4.20 in
		Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area	100 ft2	Min Node Srf Area	100 ft2
(2D):		(1D):	
Energy Switch (2D):	Energy	Energy Switch (1D):	Diffusive Wave

Comment:

Simulation: Slug Load

Scenario: Scenario1
 Run Date/Time: 11/29/2021 3:12:43 PM
 Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
 Reference ET Folder:
 Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Curve Nos

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Imp Set
 Roughness Set:
 Crop Coef Set:
 Fillable Porosity Set:

Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	OF Region Rain Opt: Global
Link Optimizer Tol: 0.0001 ft	Rainfall Name:
	Rainfall Amount: 0.00 in
Edge Length Option: Automatic	Storm Duration: 72.0000 hr
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2	Min Node Srf Area 100 ft2
(2D):	(1D):
Energy Switch (2D): Energy	Energy Switch (1D): Energy

Comment:

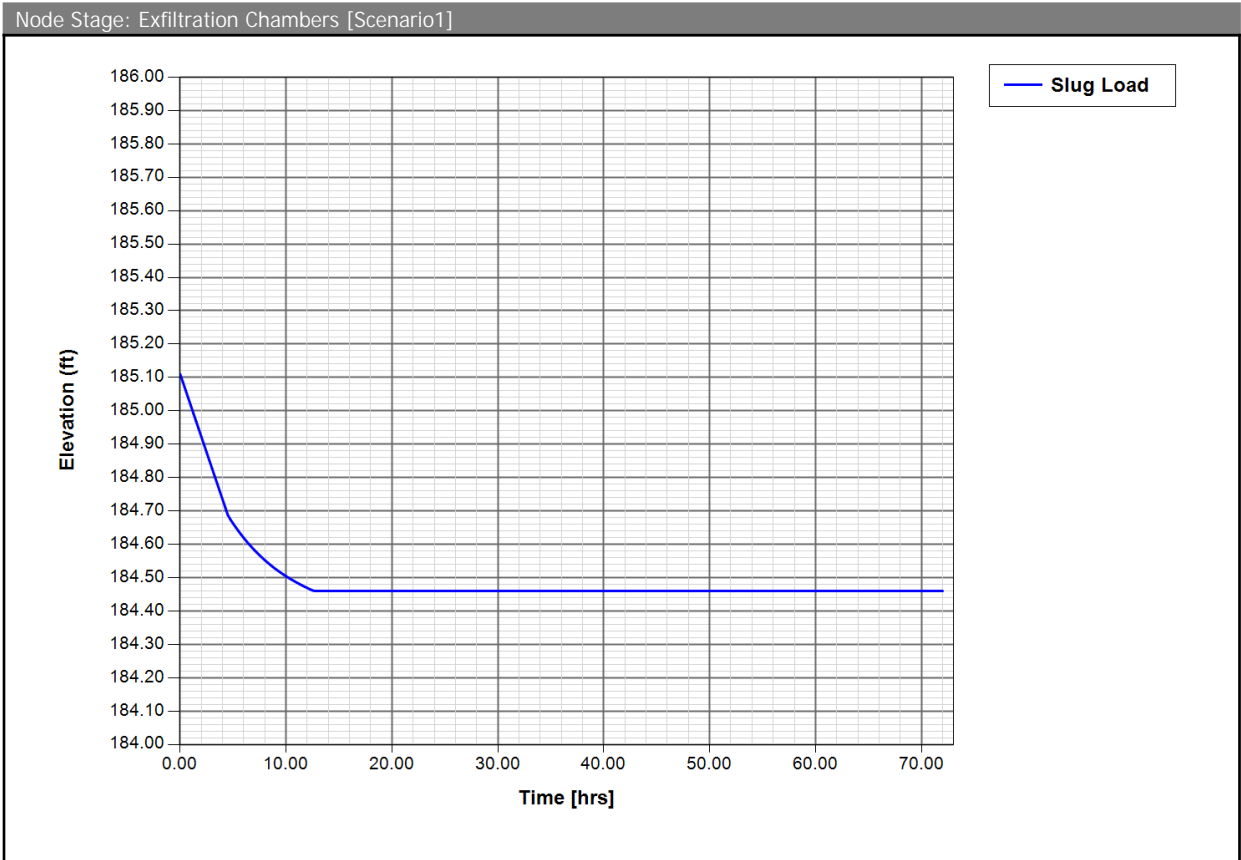
Node: Exfiltration Chambers

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 185.11 ft
 Warning Stage: 189.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
188.00	0.75	32814
187.92	0.74	32343
187.84	0.73	31873
187.75	0.72	31398
187.67	0.71	30928
187.59	0.70	30453
187.50	0.69	29982
187.46	0.68	29743
187.38	0.67	29237
187.29	0.66	28680
187.21	0.64	28066
187.13	0.63	27377
187.04	0.61	26650
186.96	0.59	25883
186.88	0.58	25086
186.79	0.56	24259

Stage [ft]	Volume [ac-ft]	Volume [ft3]
186.71	0.54	23409
186.63	0.52	22538
186.54	0.50	21649
186.46	0.48	20743
186.38	0.46	19820
186.29	0.43	18883
186.21	0.41	17929
186.13	0.39	16954
186.04	0.37	15978
185.96	0.34	14993
185.88	0.32	14009
185.79	0.30	13020
185.71	0.28	12027
185.63	0.25	11034
185.54	0.23	10023
185.46	0.21	9004
185.38	0.18	7980
185.29	0.16	6957
185.21	0.14	5933
185.13	0.11	4905
185.04	0.09	3872
184.96	0.07	2836
184.88	0.05	2361
184.79	0.04	1891
184.71	0.03	1416
184.63	0.02	945
184.54	0.01	470
184.46	0.00	0

Comment:



Simulation: Slug Load - 30 Day

Scenario: Scenario1
 Run Date/Time: 11/29/2021 3:14:27 PM
 Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	720.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
 Reference ET Folder:
 Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Curve Nos

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Imp Set
 Roughness Set:
 Crop Coef Set:
 Fillable Porosity Set:

Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	OF Region Rain Opt: Global
Link Optimizer Tol: 0.0001 ft	Rainfall Name:
	Rainfall Amount: 0.00 in
Edge Length Option: Automatic	Storm Duration: 720.0000 hr
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2	Min Node Srf Area 100 ft2
(2D):	(1D):
Energy Switch (2D): Energy	Energy Switch (1D): Energy

Comment:

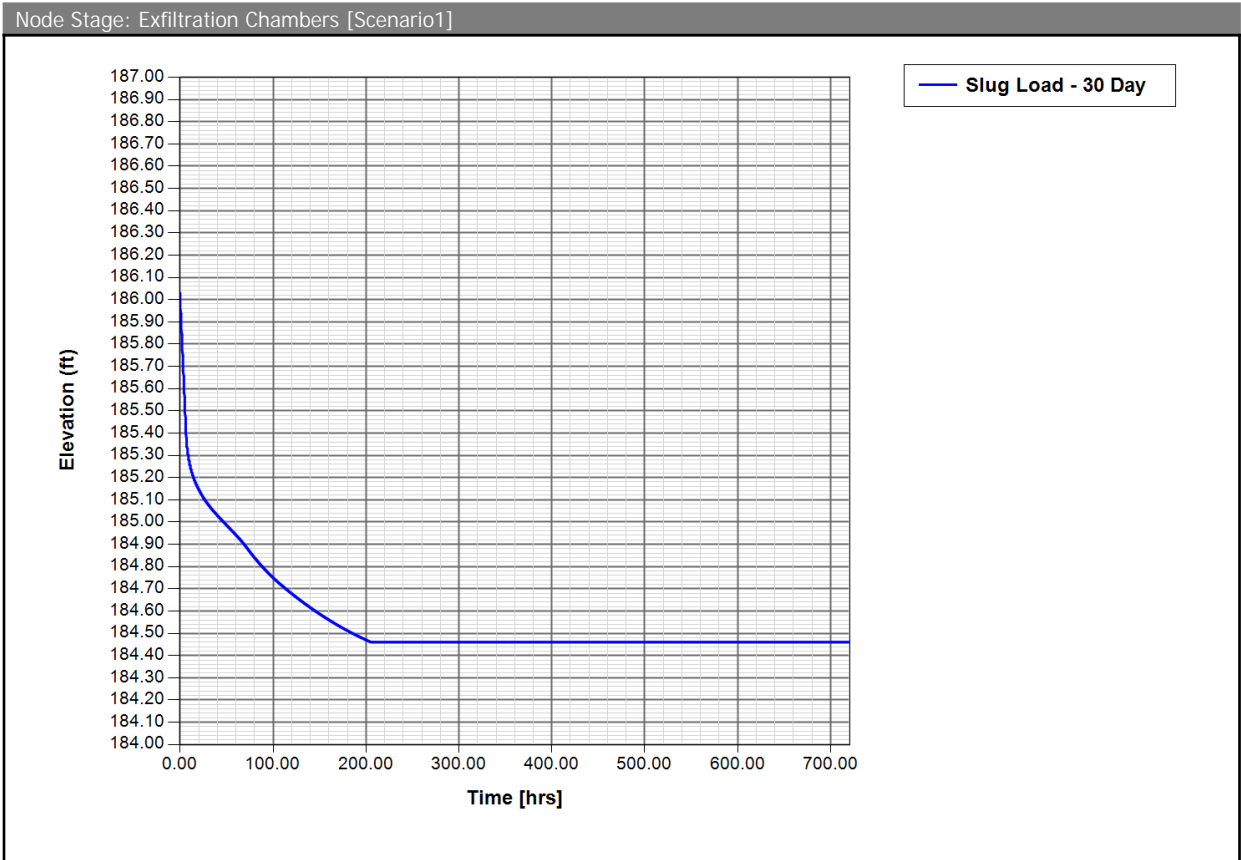
Node: Exfiltration Chambers

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 186.03 ft
 Warning Stage: 189.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
188.00	0.75	32814
187.92	0.74	32343
187.84	0.73	31873
187.75	0.72	31398
187.67	0.71	30928
187.59	0.70	30453
187.50	0.69	29982
187.46	0.68	29743
187.38	0.67	29237
187.29	0.66	28680
187.21	0.64	28066
187.13	0.63	27377
187.04	0.61	26650
186.96	0.59	25883
186.88	0.58	25086
186.79	0.56	24259

Stage [ft]	Volume [ac-ft]	Volume [ft3]
186.71	0.54	23409
186.63	0.52	22538
186.54	0.50	21649
186.46	0.48	20743
186.38	0.46	19820
186.29	0.43	18883
186.21	0.41	17929
186.13	0.39	16954
186.04	0.37	15978
185.96	0.34	14993
185.88	0.32	14009
185.79	0.30	13020
185.71	0.28	12027
185.63	0.25	11034
185.54	0.23	10023
185.46	0.21	9004
185.38	0.18	7980
185.29	0.16	6957
185.21	0.14	5933
185.13	0.11	4905
185.04	0.09	3872
184.96	0.07	2836
184.88	0.05	2361
184.79	0.04	1891
184.71	0.03	1416
184.63	0.02	945
184.54	0.01	470
184.46	0.00	0

Comment:



Simulation: Slug Load - 7 Day

Scenario: Scenario1
 Run Date/Time: 11/29/2021 3:21:51 PM
 Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	168.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
 Reference ET Folder:
 Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Curve Nos

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Imp Set
 Roughness Set:
 Crop Coef Set:
 Fillable Porosity Set:

Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight: 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain: Global
	Opt:
Max dZ: 1.0000 ft	OF Region Rain Opt: Global
Link Optimizer Tol: 0.0001 ft	Rainfall Name:
	Rainfall Amount: 0.00 in
Edge Length Option: Automatic	Storm Duration: 168.0000 hr
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2	Min Node Srf Area (1D): 100 ft2
Energy Switch (2D): Energy	Energy Switch (1D): Energy

Comment:

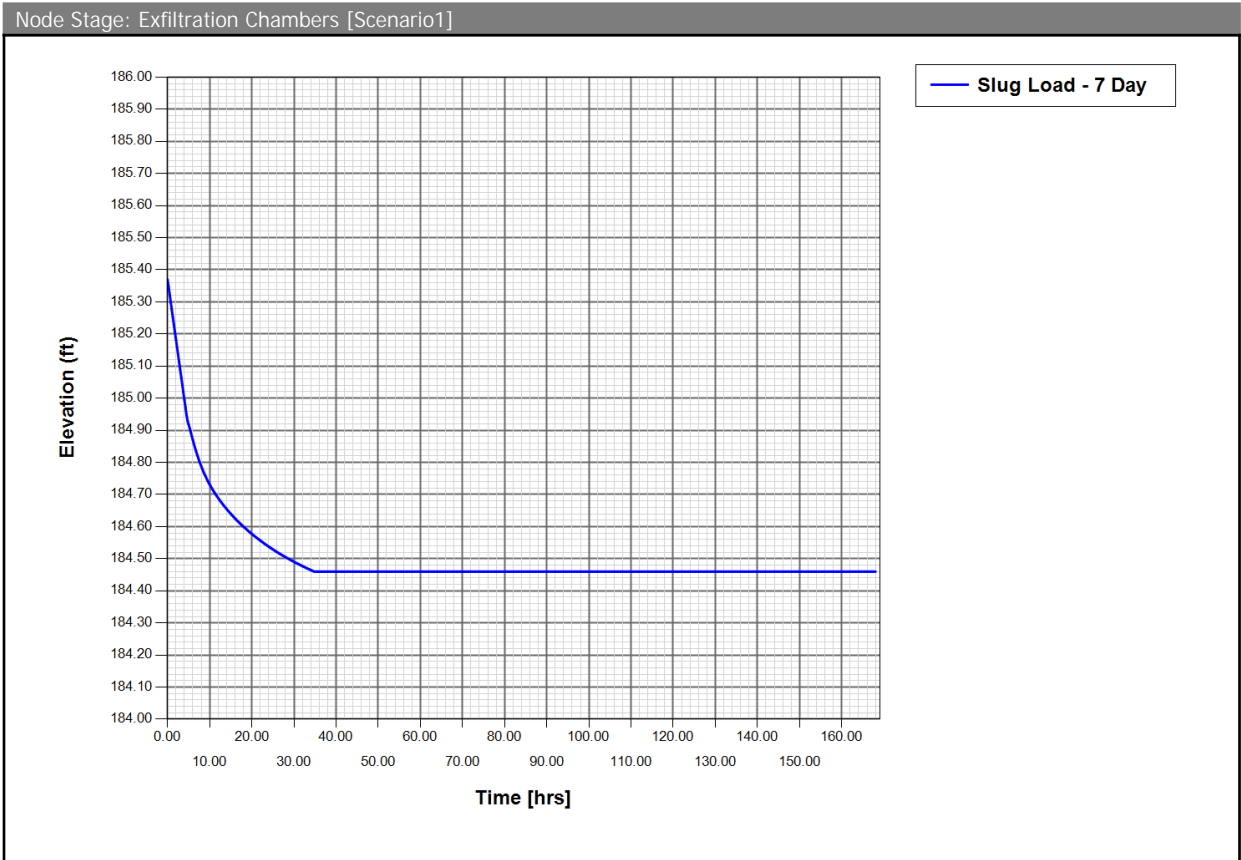
Node: Exfiltration Chambers

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 185.37 ft
 Warning Stage: 189.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
188.00	0.75	32814
187.92	0.74	32343
187.84	0.73	31873
187.75	0.72	31398
187.67	0.71	30928
187.59	0.70	30453
187.50	0.69	29982
187.46	0.68	29743
187.38	0.67	29237
187.29	0.66	28680
187.21	0.64	28066
187.13	0.63	27377
187.04	0.61	26650
186.96	0.59	25883
186.88	0.58	25086
186.79	0.56	24259

Stage [ft]	Volume [ac-ft]	Volume [ft3]
186.71	0.54	23409
186.63	0.52	22538
186.54	0.50	21649
186.46	0.48	20743
186.38	0.46	19820
186.29	0.43	18883
186.21	0.41	17929
186.13	0.39	16954
186.04	0.37	15978
185.96	0.34	14993
185.88	0.32	14009
185.79	0.30	13020
185.71	0.28	12027
185.63	0.25	11034
185.54	0.23	10023
185.46	0.21	9004
185.38	0.18	7980
185.29	0.16	6957
185.21	0.14	5933
185.13	0.11	4905
185.04	0.09	3872
184.96	0.07	2836
184.88	0.05	2361
184.79	0.04	1891
184.71	0.03	1416
184.63	0.02	945
184.54	0.01	470
184.46	0.00	0

Comment:



Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Exfiltration Chambers	100yr 001hr	189.00	186.03	0.0010	9.99	0.33	12819
Exfiltration Chambers	100yr 002hr	189.00	186.34	0.0010	7.57	0.33	12821
Exfiltration Chambers	100yr 004hr	189.00	186.69	0.0010	4.10	0.33	12823
Exfiltration Chambers	100yr 008hr	189.00	187.18	0.0010	4.51	0.33	12822
Exfiltration Chambers	100yr 024hr	189.00	188.04	0.0010	1.47	0.45	12820
Exfiltration Chambers	100yr 072hr	189.00	188.09	0.0010	1.05	1.05	12823
Exfiltration Chambers	100yr 168hr	189.00	188.08	0.0010	0.74	0.74	12821
Exfiltration Chambers	100yr 240hr	189.00	188.09	0.0010	0.99	0.99	12820

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Post Boundary	100yr 001hr	185.30	184.30	0.0000	0.00	0.00	0
Post Boundary	100yr 002hr	185.30	184.30	0.0000	0.00	0.00	0
Post Boundary	100yr 004hr	185.30	184.30	0.0000	0.00	0.00	0
Post Boundary	100yr 008hr	185.30	184.30	0.0000	0.00	0.00	0
Post Boundary	100yr 024hr	185.30	184.30	0.0000	0.30	0.00	0
Post Boundary	100yr 072hr	185.30	184.30	0.0000	0.94	0.00	0
Post Boundary	100yr 168hr	185.30	184.30	0.0000	0.69	0.00	0
Post Boundary	100yr 240hr	185.30	184.30	0.0000	0.92	0.00	0

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
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Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Pre Boundary	100yr 001hr	185.30	184.30	0.0000	4.05	0.00	0
Pre Boundary	100yr 002hr	185.30	184.30	0.0000	3.52	0.00	0
Pre Boundary	100yr 004hr	185.30	184.30	0.0000	2.58	0.00	0
Pre Boundary	100yr 008hr	185.30	184.30	0.0000	3.21	0.00	0
Pre Boundary	100yr 024hr	185.30	184.30	0.0000	1.11	0.00	0
Pre Boundary	100yr 072hr	185.30	184.30	0.0000	0.96	0.00	0
Pre Boundary	100yr 168hr	185.30	184.30	0.0000	0.69	0.00	0
Pre Boundary	100yr 240hr	185.30	184.30	0.0000	0.93	0.00	0

APPENDIX A



CULTEC CHAMBER DETAILS



CULTEC Recharger® 330XLHD Stormwater Chamber

The Recharger® 330XLHD is a 30.5" (775 mm) tall, high capacity chamber. Typically when using this model, fewer chambers are required resulting in less labor and a smaller installation area. The Recharger® 330XLHD has the side portal internal manifold feature. HVLV® FC-24 Feed Connectors are inserted into the side portals to create the internal manifold.



Size (L x W x H)	8.5' x 52" x 30.5" 2.59 m x 1321 mm x 775 mm
Installed Length	7' 2.13 m
Length Adjustment per Run	1.50' 0.46 m
Chamber Storage	7.46 ft ³ /ft 0.69 m ³ /m 52.21 ft ³ /unit 1.48 m ³ /unit
Min. Installed Storage	11.32 ft ³ /ft 1.05 m ³ /m 79.26 ft ³ /unit 2.24 m ³ /unit
Min. Area Required	33.83 ft ² 3.14 m ²
Chamber Weight	73.0 lbs 33.11 kg
Shipping	30 chambers/skid 2,335 lbs/skid 10 skids/48' flatbed
Min. Center-to-Center Spacing	4.83' 1.47 m
Max. Allowable Cover	12' 3.66 m
Max. Inlet Opening in End Wall	24" HDPE, PVC 600 mm HDPE, PVC
Max. Allowable O.D. in Side Portal	10" HDPE, 12" PVC 250 mm HDPE, 300 mm PVC
Compatible Feed Connector	HVLV FC-24 Feed Connector

Calculations are based on installed chamber length.
All above values are nominal.
Min. installed storage includes 6" (152 mm) stone base, 6" (152 mm) stone above crown of chamber and typical stone surround at 58" (1473 mm) center-to-center spacing.

	Stone Foundation Depth		
	6" 152 mm	12" 305 mm	18" 457 mm
Chamber and Stone Storage Per Chamber	79.26 ft ³ 2.24 m ³	86.03 ft ³ 2.44 m ³	92.79 ft ³ 2.63 m ³
Min. Effective Depth	3.54' 1.08 m	4.04' 1.23 m	4.54' 1.38 m
Stone Required Per Chamber	2.50 yd ³ 1.91 m ³	3.13 yd ³ 2.39 m ³	3.76 yd ³ 2.87 m ³

Calculations are based on installed chamber length.
Includes 6" (305 mm) stone above crown of chamber and typical stone surround at 58" (1473 mm) center-to-center spacing and stone foundation as listed in table.
Stone void calculated at 40%.

Recharger® 330XLHD Bare Chamber Storage Volumes

Elevation		Incremental Storage Volume				Cumulative Storage	
in.	mm	ft ³ /ft	m ³ /m	ft ³	m ³	ft ³	m ³
30.5	775	0.000	0.000	0.000	0.000	52.213	1.479
30	762	0.019	0.002	0.133	0.004	52.213	1.479
29	737	0.051	0.005	0.357	0.010	52.080	1.475
28	711	0.084	0.008	0.588	0.017	51.723	1.465
27	686	0.124	0.012	0.868	0.025	51.135	1.448
26	660	0.150	0.014	1.05	0.030	50.267	1.424
25	635	0.173	0.016	1.211	0.034	49.217	1.394
24	609	0.191	0.018	1.337	0.038	48.006	1.360
23	584	0.207	0.019	1.449	0.041	46.669	1.322
22	559	0.221	0.021	1.547	0.044	45.220	1.281
21	533	0.233	0.022	1.631	0.046	43.673	1.237
20	508	0.244	0.023	1.708	0.048	42.042	1.191
19	483	0.254	0.024	1.778	0.050	40.334	1.142
18	457	0.264	0.025	1.848	0.052	38.556	1.092
17	432	0.271	0.025	1.897	0.054	36.708	1.040
16	406	0.283	0.026	1.981	0.056	34.811	0.986
15	381	0.294	0.027	2.058	0.058	32.830	0.930
14	356	0.296	0.027	2.072	0.059	30.772	0.871
13	330	0.299	0.028	2.093	0.059	28.700	0.813
12	305	0.301	0.028	2.107	0.060	26.607	0.754
11	279	0.303	0.028	2.121	0.060	24.500	0.694
10	254	0.304	0.028	2.128	0.060	22.379	0.634
9	229	0.306	0.028	2.142	0.061	20.251	0.574
8	203	0.313	0.029	2.191	0.062	18.109	0.513
7	178	0.321	0.030	2.247	0.064	15.918	0.451
6	152	0.322	0.030	2.254	0.064	13.671	0.387
5	127	0.323	0.030	2.261	0.064	11.417	0.323
4	102	0.324	0.030	2.268	0.064	9.156	0.259
3	76	0.325	0.030	2.275	0.064	6.888	0.195
2	51	0.327	0.030	2.289	0.065	4.613	0.131
1	25	0.332	0.031	2.324	0.066	2.324	0.066
Total		7.459	0.693	52.213	1.479	52.213	1.479

Calculations are based on installed chamber length.

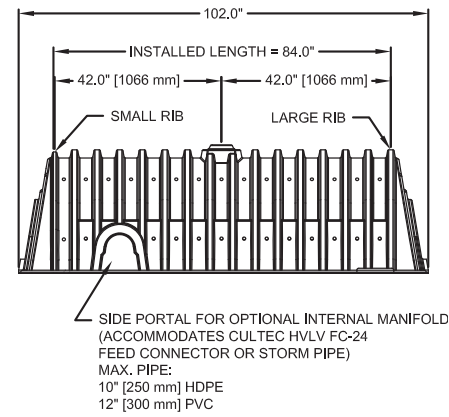
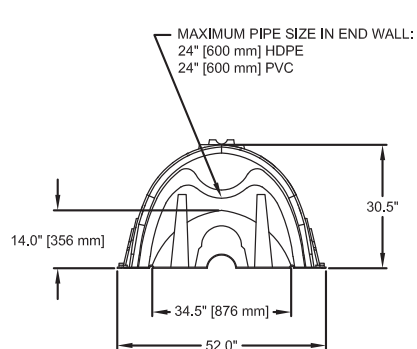
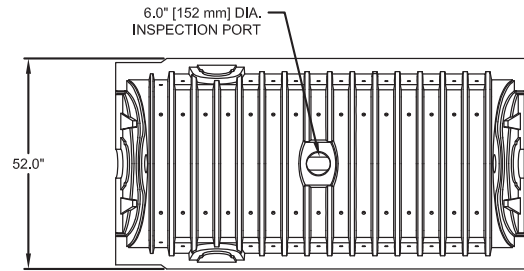
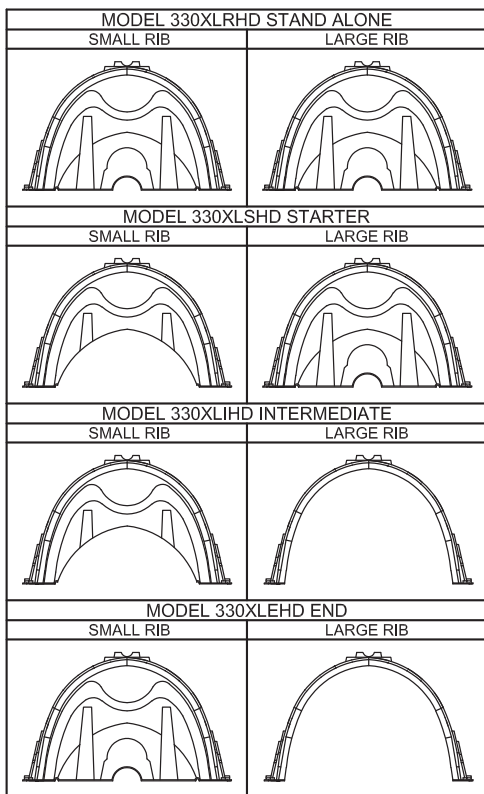
Visit <http://cultec.com/downloads/> for Product Downloads and CAD details.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.



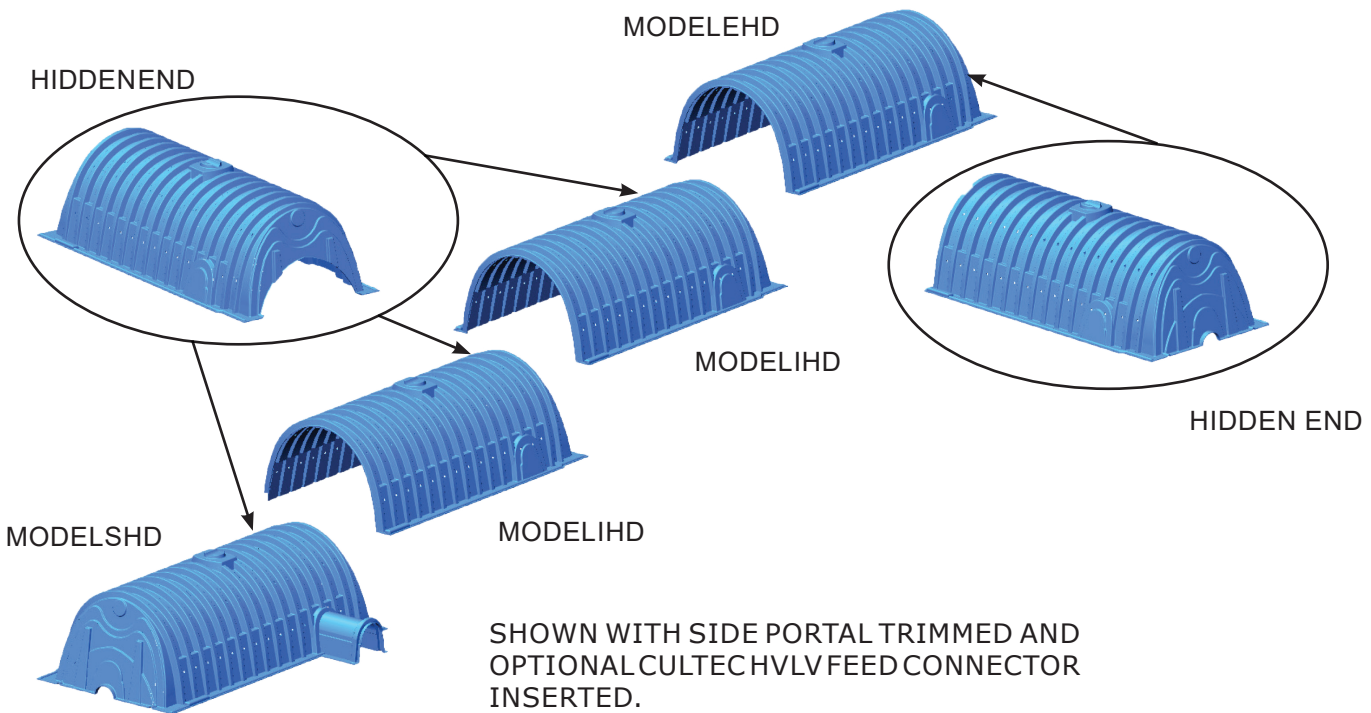
CULTEC Recharger® 330XLHD Stormwater Chamber

Three View Drawing



CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m³/m]
 INSTALLED LENGTH ADJUSTMENT = 1.5" [0.46 m]
 SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR

Typical Interlock Installation

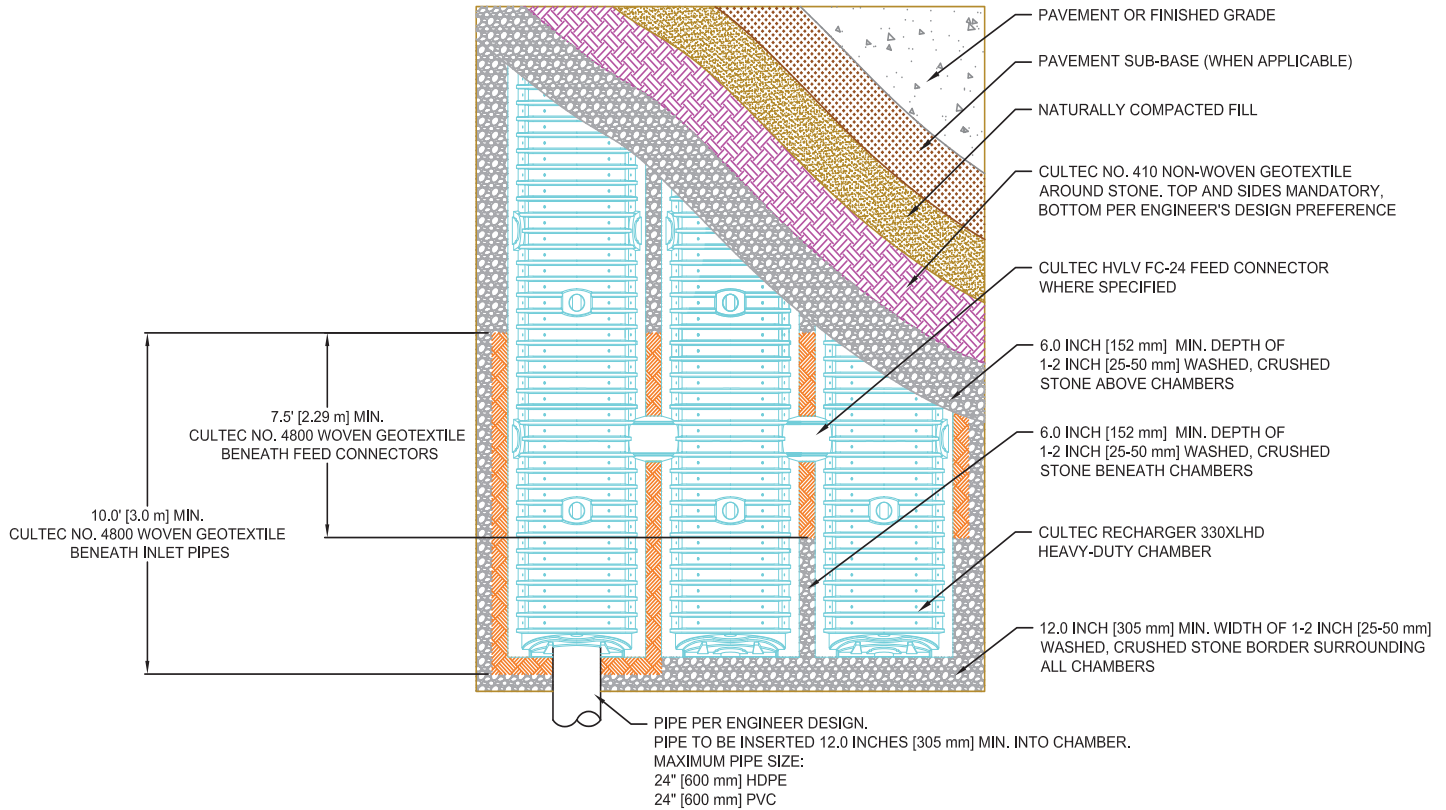


For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

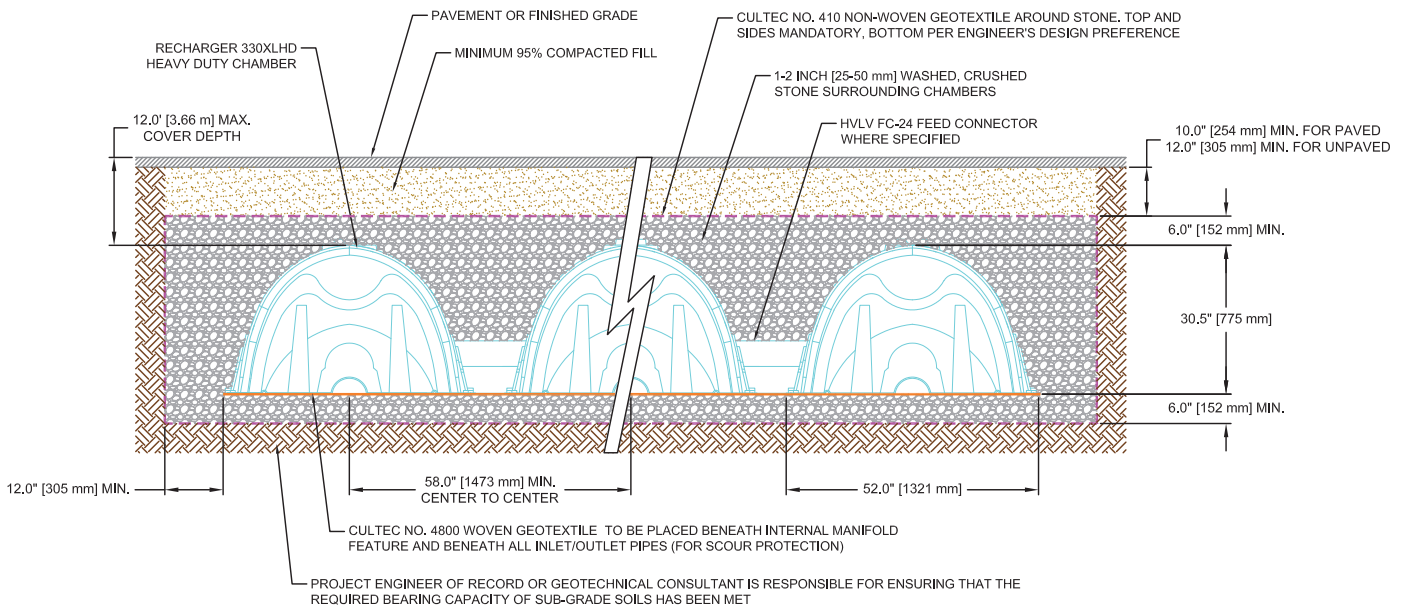


CULTEC Recharger® 330XLHD Stormwater Chamber

Plan View Drawing



Typical Cross Section for Traffic Application



For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.



CULTEC Recharger® 330XLHD Specifications

GENERAL

CULTEC Recharger® 330XLHD chambers are designed for underground stormwater management. The chambers may be used for retention, recharging, detention or controlling the flow of on-site stormwater runoff.

CHAMBER PARAMETERS

1. The chambers shall be manufactured in the U.S.A. by CULTEC, Inc. of Brookfield, CT (cultec.com, 203-775-4416).
2. The chamber shall be vacuum thermoformed of polyethylene with a black interior and blue exterior.
3. The chamber shall be arched in shape.
4. The chamber shall be open-bottomed.
5. The chamber shall be joined using an interlocking overlapping rib method. Connections must be fully shouldered overlapping ribs, having no separate couplings or separate end walls.
6. The nominal chamber dimensions of the CULTEC Recharger® 330XLHD shall be 30.5 inches (775 mm) tall, 52 inches (1321 mm) wide and 8.5 feet (2.59 m) long. The installed length of a joined Recharger® 330XLHD shall be 7 feet (2.13 m).
7. Maximum inlet opening on the chamber end wall is 24 inches (600 mm) HDPE, PVC.
8. The chamber shall have two side portals to accept CULTEC HVLV® FC-24 Feed Connectors to create an internal manifold. Maximum allowable O.D. in the side portal is 10 inches (250 mm) HDPE and 12 inches (300 mm) PVC.
9. The nominal chamber dimensions of the CULTEC HVLV® FC-24 Feed Connector shall be 12 inches (305 mm) tall, 16 inches (406 mm) wide and 24.2 inches (614 mm) long.
10. The nominal storage volume of the Recharger® 330XLHD chamber shall be 7.459 ft³ / ft (0.693 m³ / m) - without stone. The nominal storage volume of a single Recharger® 330XLHD Stand Alone unit shall be 63.40 ft³ (1.80 m³) - without stone. The nominal storage volume of a joined Recharger® 330XLHD Intermediate unit shall be 52.213 ft³ (1.478 m³) - without stone. The nominal storage volume of the length adjustment amount per run shall be 11.19 ft³ (1.04 m³) - without stone.
11. The nominal storage volume of the HVLV® FC-24 Feed Connector shall be 0.913 ft³ / ft (0.026 m³ / m) - without stone.
12. The Recharger® 330XLHD chamber shall have fifty-six discharge holes bored into the sidewalls of the unit's core to promote lateral conveyance of water.
13. The Recharger® 330XLHD chamber shall have 16 corrugations.
14. The end wall of the chamber, when present, shall be an integral part of the continuously formed unit. Separate end plates cannot be used with this unit.
15. The Recharger® 330XLHD Stand Alone unit must be formed as a whole chamber having two fully formed integral end walls and having no separate end plates or separate end walls.
16. The Recharger® 330XLHD Starter unit must be formed as a whole chamber having one fully formed integral end wall and one partially formed integral end wall with a lower transfer opening of 14 inches (356 mm) high x 34.5 inches (876 mm) wide.
17. The Recharger® 330XLHD Intermediate unit must be formed as a whole chamber having one fully open end wall and one partially formed integral end wall with a lower transfer opening of 14 inches (356 mm) high x 34.5 inches (876 mm) wide.
18. The Recharger® 330XLHD End unit must be formed as a whole chamber having one fully formed integral end wall and one fully open end wall and having no separate end plates or end walls.
19. The HVLV® FC-24 Feed Connector must be formed as a whole chamber having two open end walls and having no separate end plates or separate end walls. The unit shall fit into the side portals of the Recharger® 330XLHD and act as cross feed connections.
20. Chambers must have horizontal stiffening flex reduction steps between the ribs.
21. The chamber shall have a raised integral cap at the top of the arch in the center of each unit to be used as an optional inspection port or clean-out.
22. The units may be trimmed to custom lengths by cutting back to any corrugation on the large rib end.
23. The chamber shall be manufactured in an ISO 9001:2015 certified facility.
24. The chamber shall be designed and manufactured to meet the material and structural requirements of IAPMO PS 63-2019, including resistance to AASHTO H-10 and H-20 highway live loads, when installed in accordance with CULTEC's installation instructions.
25. The chamber shall be designed and manufactured in accordance with the specifications of NSAI Irish Agreement Board Certificate for Cultec Attenuation and Infiltration.
26. Maximum allowable cover over the top of the chamber shall be 12' (3.66 m).
27. The chamber shall be designed to withstand traffic loads when installed according to CULTEC's recommended installation instructions.

INLET S-4

CONTRIBUTING AREA – 4,815 SF (0.11 ACRES)
Q = CIA = (0.90)(7.2)(0.11) = 0.72 CFS
FROM S-3 4.29 CFS
TOTAL 5.01 CFS

PIPE PROVIDED
18" HDPE @ 0.40% → Q = 6.50 CFS TO S-5
V = 3.65 FPS

INLET S-5

CONTRIBUTING AREA – 0 SF (0.00 ACRES)
Q = CIA = (0.90)(7.2)(0.00) = 0.00 CFS
FROM S-4 5.01 CFS
TOTAL 5.01 CFS

PIPE PROVIDED
18" HDPE @ 0.40% → Q = 6.50 CFS TO EXFILTRATION SYSTEM
V = 3.65 FPS

INLET S-6

CONTRIBUTING AREA – 10,756 SF (0.25 ACRES)
Q = CIA = (0.90)(7.2)(0.25) = 1.60 CFS

PIPE PROVIDED
15" HDPE @ 0.50% → Q = 4.60 CFS TO S-7
V = 3.60 FPS

INLET S-7

CONTRIBUTING AREA – 2,963 SF (0.07 ACRES)
Q = CIA = (0.90)(7.2)(0.07) = 0.44 CFS
FROM S-6 1.60 CFS
TOTAL 2.04 CFS

PIPE PROVIDED
15" HDPE @ 0.50% → Q = 4.60 CFS TO S-8
V = 3.60 FPS

INLET S-8

CONTRIBUTING AREA – 7,004 SF (0.16 ACRES)
Q = CIA = (0.90)(7.2)(0.16) = 1.04 CFS
FROM S-7 2.04 CFS
TOTAL 3.08 CFS

PIPE PROVIDED
15" HDPE @ 0.50% → Q = 4.60 CFS TO S-9
V = 3.60 FPS

INLET S-9

CONTRIBUTING AREA – 0 SF (0.00 ACRES)
Q = CIA = (0.90)(7.2)(0.00) = 0.00 CFS
FROM S-8 3.08 CFS
TOTAL 3.08 CFS

PIPE PROVIDED
15" HDPE @ 0.50% → Q = 4.60 CFS TO EXFILTRATION SYSTEM
V = 3.60 FPS

INLET S-10

CONTRIBUTING AREA – 0 SF (0.00 ACRES)
Q = 0.92 CFS FROM ICPR MODEL

PIPE PROVIDED
8" HDPE @ 2.00% → Q = 1.70 CFS TO CITY STORM SYSTEM
V = 4.75 FPS

Attachment 4

Fire Department Access and Water Supply Plan

Determination of Needed Fire Flow

In accordance with Chapter 1 of the ISO Guide for Determination of Needed Fire Flow, Note (1): “The NFF for commercial occupancies protected by an automatic fire sprinkler system installed in accordance with the general criteria of NFPA 13, *Standard for Installation of Sprinkler Systems*, is the demand at the base of the automatic sprinkler riser and inside/outside hose stream demand.”

Therefore, the NFF will be determined by the MEP Engineering during building permit review.

Attachment 5

Concurrency Impact Analysis

**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Unit*	Total ADT	Total PM Peak
943	Automobile Parts and Service Center	16.28	2.26	15.68	255.27	35.44

*Per 1000 SF of GFA

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Service Stations (per water closet)	250.00	7.00	1750.00

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

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Service Stations (per water closet)	250.00	7.00	1750.00

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

Solid Waste Analysis

Use	Pounds Per Thousand Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Gasoline/Service Station	5.50	15.68	86.24

*Per thousand square feet (i.e. 15,680 sq ft / 1,000 = 15.68)

Attachment 6

Comprehensive Plan Consistency Analysis

Comprehensive Plan Consistency Analysis

Lake City Buick GMC Service Department Expansion

The subject parcel lies within the FLUM (Future Land Use Map) designation of Commercial and zoning classification of Commercial - Intensive (CI). The applicant is proposing to construct a 15,680 SF service building to support the existing Lake City Buick GMC Dealership. The following analysis outlines the proposed expansions consistency with the Columbia County & City of Lake City Comprehensive Plan:

Future Land Use Element

GOAL I, OBJECTIVE I.1, POLICY I.1.6: *The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.*

- Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services, as well as public, charter and private elementary, middle and high schools.

Project's Consistency with Goal I, Objective I.1, Policy I.1.6:

The proposed Service Department Expansion is in the Commercial Land Use and serves an existing car dealership. The proposed use is compatible with the surrounding uses as a development which supports an existing business. The floor area ratio does not exceed 1.0. The proposed development is adjacent to Commercial and Residential – Medium Density uses and is consistent with the Future Land Use Element of the Columbia County & City of Lake City Comprehensive Plan.

Transportation Element

GOAL II, OBJECTIVE II.1, POLICY II.1.1: *Establish the service standards as noted below at peak hour for the following roadway segments within the County as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.*

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Segment Length (mi)	LOS
32	US 90 (SR 247 to Baya Avenue)	6D	Principal Arterial	Arterial II Transition	1.13	D
33	US 90 (from Colburn Ave to SR 100)	4U	Minor Arterial	Arterial I Transition	1	D

*Source: Columbia County Comprehensive Plan

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Unit*	Total ADT	Total PM Peak
943	Automobile Parts and Service Center	16.28	2.26	15.68	255.27	35.44

*Per 1000 SF of GFA

Project's Consistency with Goal II, Objective II.1, Policy II.1.1:

Per the FDOT Quality/Level of Service Handbook, the maximum generally acceptable per lane approach volumes are 850 vehicles per hour per lane (vphpl). The existing Average Annual Daily Trips (AADT) on US Highway 90 is 13,700 AADT (FDOT Traffic Online Data). The new service department building is expected to generate 255 AADT. Therefore, the total AADT, when added to the existing traffic is assumed to be 13,977 AADT. The trip distribution is assumed to be 50% in each direction and there are four (4) lanes. The resulting vphpl in a 24-hour period is approximately:

$$(13,977 \text{ AADT}/24\text{-hours})/2\text{-lanes} = 291 \text{ vphpl}$$

The volume anticipated in this segment of US Highway 90 will be less than the acceptable approach volume of 850 vphpl. Therefore, based on the ITE Trip Generation Manual (10th Ed.), FDOT Traffic Online, and FDOT Quality/Level of Service Handbook, this project is consistent with the Transportation Element of the Columbia County & City of Lake City Comprehensive Plan.

Housing Element – Not Applicable

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

SANITARY SEWER FACILITY SUB ELEMENT

GOAL IV-2, OBJECTIVE IV.2, POLICY IV.2.1: *The county's land development regulations shall allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as centralized sanitary sewer service is available.*

Project's Consistency with Goal IV-2, Objective IV.2, Policy IV.2.3:

The proposed building will be connected to centralized sanitary sewer.

SOLID WASTE SUB ELEMENT

GOAL IV-3, OBJECTIVE IV.3, POLICY IV.3.2: *The county shall schedule, design, operate and maintain solid waste disposal facilities in a manner which minimizes the effects of such facilities on water and air resources.*

Project's Consistency with Goal IV-3, Objective IV.3, Policy IV.3.2:

An increase in the amount of solid waste produced by the expansion proposed will not cause an adverse impact in the capacity of the County's solid waste disposal facilities.

DRAINAGE FACILITY SUB ELEMENT

GOAL IV-4, OBJECTIVE IV.4, POLICY IV.4.1: *The county hereby establishes the following level of service standards for drainage facilities.*

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

- 1. A design storm with a ten-year, 24-hour rainfall depth with soil conservation service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or*
- 2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.*

All other stormwater management projects shall be required to adhere to the standards for treatment in accordance with Chapter 40-B4, Florida Administrative Code (Rules of the Suwannee River Water Management District) and the Suwannee River Water Management District Environmental Resource Permitting Applicant's Handbook, as effective on the date of adoption of this comprehensive plan. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, Florida Administrative Code.

Any development exempt from Chapter 62-25 or 40B-4, as cited above, and which is adjacent to or drains into a surface water, canal, or stream, or which enters a ditch which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

Project's Consistency with Goal IV-4, Objective IV.4, Policy IV.4.1:

The stormwater management facilities were designed and permitted by the Suwannee River Water Management District, Columbia County, City of Lake City and Florida Department of Transportation. The system will consist of exfiltration chambers designed to discharge to FDOT at a rate less than the pre-construction condition. Therefore, this item remains consistent with the Columbia County & City of Lake City Comprehensive Plan.

POTABLE WATER FACILITY SUB ELEMENT

GOAL IV-5, OBJECTIVE IV.5, POLICY IV.5.2: *The county shall coordinate the extension of, or increase in the capacity of, facilities by scheduling the completion of public facility improvements and require that they are concurrent with projected demand.*

Project's Consistency with Goal IV-3, Objective IV.3, Policy IV.3.2:

This project will be connected to centralized public water supply.

NATURAL GROUNDWATER AQUIFER RECHARGE SUB ELEMENT

GOAL IV-6: *ENSURE THE PROTECTION OF SURFACE AND GROUNDWATER QUALITY AND QUANTITY BY ESTABLISHING PLANS AND PROGRAMS TO PROMOTE ORDERLY USE AND DEVELOPING LAND IN A MANNER WHICH WILL PROMOTE SUCH PROTECTION AND AVAILABILITY.*

Project's Consistency with Goal IV-6:

This project was designed in strict accordance with the Suwannee River Water Management District regulations. All environmentally sensitive issues were closely vetted to assure no adverse impacts to the Floridian Aquifer. The stormwater management facilities were designed to attenuate the required water quality treatment volume prior to discharge.

Conservation Element – Not Applicable

Recreation and Open Space – Not Applicable

Intergovernmental Coordination Element – Not Applicable

Capital Improvements Element – Not applicable

Public School Facilities Element – Not Applicable

Attachment 7

Legal Description

LEGAL DESCRIPTION

PARCEL ID No.'s:

00-00-00-13266-000
00-00-00-13267-000
00-00-00-13268-000
00-00-00-13271-000
00-00-00-13272-000
00-00-00-13275-000
00-00-00-13275-003
00-00-00-13269-000
00-00-00-13270-000
00-00-00-13273-001
00-00-00-13273-000
00-00-00-13279-000

BLOCKS 265 AND 266 OF THE EASTERN DIVISION OF THE CITY OF LAKE CITY.

AND ALSO: LOT(S) 1, 2, 3 AND 6 OF R.G. CORNWALL SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK A, PAGE 14, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID SUBDIVISION BEING IN THE EASTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA.

LESS THE EAST 10.50 FEET OF SAID LOT 6, RG CORNWALL, A SUBDIVISION RECORDED IN PLAT BOOK A, PAGE 14, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SUBDIVISION.

Attachment 8

Deed

Katrina

TAX DEED

State of Florida

County of Columbia

Cert. No. 2312 of 2000

Parcel No. 13275-003

The following Tax Certificate numbered 2312 issued on May 31, 2000 was filed in the office of the Tax Collector of this County and application made for the issuance of a Tax Deed, the applicant having paid or redeemed all other taxes or tax certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 22nd day of October, 2007, offered for sale as required by law for cash to the highest bidder and was sold to **Norbie J. Ronsonet**, a married man whose address is P.O. Box 1446, Lake City, FL 32056, being the highest bidder and having paid the sum of his/her bid as required by the Laws of Florida.

NOW, on this 23rd day of October, 2007, in the County of Columbia, State of Florida, in consideration of the sum of (\$7,300.00) **seven thousand three hundred dollars and zero cents**, being the amount paid pursuant to the Laws of Florida, does hereby sell the following lands situated in the County and State aforesaid and described as follows:

**SEC 00 TWN 00 RNG 00 PARCEL NUMBER 13275-003
E DIV: LOT 3 R G CORNWALL S/D. ORB 471-588, 623-377**

P. DeWitt Cason
Clerk of the Circuit Court
Columbia County, Florida

Witness:
Katrina Veitch

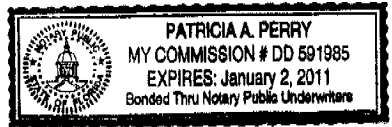
Sharon Seagle

State of Florida
County of Columbia

Inst: 200712023766 Date: 10/23/2007 Time: 4:44 PM
Doc Stamp-Deed: 51.10
P. DeWitt Cason, Columbia County Page 1 of 3

On this 23rd day of October, 2007, before me personally appeared P. DeWitt Cason, Clerk of Circuit Court in and for Columbia County Florida, known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned. Witness my hand and official seal date aforesaid.

Patricia A. Perry
NOTARY PUBLIC



THE LAKE CITY REPORTER

Lake City, Columbia County, Florida

STATE OF FLORIDA,
COUNTY OF COLUMBIA,

Before the undersigned authority personally appeared Michael Leonard who on oath says that he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; that the attached copy of advertisement, being a

.....
in the matter of *Legal Notice of Application for Tax Deed*

.....
in the Court, was published
in said news paper in the issues of *September 19, 26, 2007*

RECEIVED

OCT. 2 2 2007

**P DeWitt Cason
Clerk of Courts**

Affiant further says that The Lake City Reporter is a newspaper published at Lake City in said Columbia County, Florida, and that the said newspaper has heretofore been continuously published in said Columbia County, Florida, and has been entered as second class mail matter at the post office in Lake City, in said Columbia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this day of October
A.D., 20
 KATHLEEN A. RIOTTO
MY COMMISSION # DD 577782
EXPIRES: August 20, 2010
Bonded Thru Budget Notary Services

Michael Leonard
Kathleen Riotta

Notary Public

NOTICE OF APPLICATION FOR TAX DEED

Sec. 197.241 F.S.

Notice is hereby given that the Brian or Camen Hogan of the following certificate has filed said certificate for a Tax Deed to be issued thereon. The certificate number and year of issuance, the description of the property, and name in which it was assessed is as follows:

Certificate Number: 2312

Year of issuance: 2000

Description of Property: SEC 00 TWN 00 RING 00, PARCEL NUMBER 13275-003, E DIV: LOT 3 R G CORN-WALL S/D. ORB 471-588, 623-377

Name in which assessed: EMMET & ADDIE MAE THORPE, M.T. & DONNA SWIFT

All of said property being in the County of Columbia, State of Florida. Unless said certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at the Courthouse on Monday the 22nd day of October, 2007, at 11:00 A.M.

**P. DEWITT CASON
CLERK OF COURTS**

NOTICE TO PERSONS WITH DISABILITIES: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED TO, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT Katrina Vercher AT ROOM 214, COLUMBIA COUNTY COURTHOUSE, PO BOX 2069, LAKE CITY, FL 32056; (386) 719-7580. SUNCOM 839-7580, WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, PLEASE CALL (386) 758-2139.

04518820
September 19, 26, 2007
October 3, 10, 2007

07-32 TD

CERTIFICATE OF CLERK

I HEREBY CERTIFY that copies of the Notice of Application for Tax Deed filed by **Brian or Carmen Hogan** regarding Tax Certificate number 2360, issued May 31, 2000, said sale scheduled for October 22, 2007, have been mailed via U.S. Mail on September 21, 2007 to the following persons:

Brian or Carmen Hogan
1069 Koko Uka Place
Honolulu, HI 96825

M.T. Swift
396 SW Douberly Ct.
Lake City, FL 32024

Donna Swift
396 SW Douberly Ct.
Lake City, FL 32024

Internal Revenue Service
P.O. Box 145595
Stop 8420G
Cincinnati, OH 45250-5595

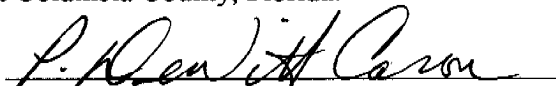
Alvin Poynter
580 SE Nassau St.
Lake City, FL 32055

Jimmy & Audrea Salazar
164 SW Gulliver Crt.
High Springs, FL 32643

Norbie Ronsonet
P.O. Box 1446
Lake City, FL 32056

Dated this 21st day of September, 2007, at Columbia County, Florida.

(Seal)


P. DEWITT CASON
CLERK OF COURT

This Instrument Prepared by & return to:
Name: **KIM WATSON, an employee of
TITLE OFFICES, LLC**
Address: **1089 SW MAIN BLVD.
LAKE CITY, FLORIDA 32025
06Y-11056BBS**

Parcel I.D. #: **13269-000**
Property Appraiser's
Parcel Identification Number(s): **13269-000**

Inst:2006028834 Date:12/06/2006 Time:16:02
Doc Stamp-Deed : 420.00
J. P. DC, P. Dewitt Cason, Columbia County B:1104 P:515

SPACE ABOVE THIS LINE FOR PROCESSING DATA

WARRANTY DEED

THIS WARRANTY DEED Made the 30th day of November, A.D. 2006, by

**NORMA JEAN DICKS, individually and as Trustee(s) of the NORMA JEAN DICKS LIVING TRUST,
DATED JUNE 9, 1993, hereinafter called the grantor, to NORBIE RONSONET, SR., A MARRIED
PERSON, whose post office address is P.O. BOX 1446, LAKE CITY, FL 32056, hereinafter called the
grantee:**

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument,
singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and
assigns of corporations, wherever the context so admits or requires.)*

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable
consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise,
release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of
Florida**, viz:

SW ¼ OF LOT OR BLOCK 265 IN THE EASTERN DIVISION OF THE CITY OF LAKE
CITY AND BOUNDED ON THE NORTH AND EAST BY PORTIONS OF SAID BLOCK
AND ON THE SOUTH BY ST. JOHNS STREET AND ON THE WEST BY CHURCH
STREET (NOW EAST STREET). LESS AND EXCEPT THAT PART DEEDED TO THE
STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 151, PAGE 28, OF THE PUBLIC
RECORDS OF COLUMBIA COUNTY, FLORIDA.

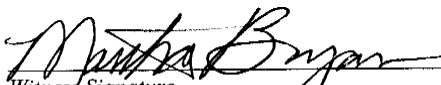
**Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.**

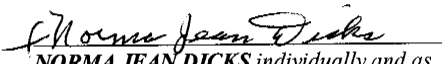
To Have and to Hold the same in fee simple forever.

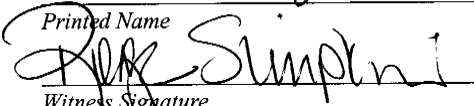
And the grantor hereby covenants with said grantee that she is lawfully seized of said land in fee
simple; that she has good right and lawful authority to sell and convey said land, and hereby fully warrants
the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that
said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first
above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Martha Bryan

 L.S.
NORMA JEAN DICKS individually and as
Trustee
Address:
**651 SE ROY DICKS GLEN, LAKE CITY, FL
32025**


Printed Name

Witness Signature
Regina Simpkins

Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this **30th** day of **November, 2006**, by **NORMA JEAN DICKS** individually and as Trustee(s), who is known to me or who has produced Dr. Lucene as identification.

Martha Bryan
Notary Public
My commission expires _____

 Martha Bryan
MY COMMISSION # DD232534 EXPIRES
August 10, 2007
STATE OF FLORIDA - FARM INSURANCE, INC.

Inst:2006028834 Date:12/06/2006 Time:16:02
Doc Stamp-Deed : 420.00
_____DC,P.DeWitt Cason,Columbia County B:1104 P:516

Return to (enclose self-addressed stamped envelope)

Documentary Stamp \$ 8400
Intangible Tax 8400
P. DeWitt Cason
Clerk of Court
By MR D.C.

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL

NOV 22 PM 2:29

RECORD VERIFIED

MR

Name
Address
This Instrument Prepared by

Name
Address EX 0892 PG0340

Property Appraiser's Parcel Identification Number
Official Records

Grantee(s) S.S. #

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 22nd day of November, 1999, by
Alva Dean Pritchard and H.L. Christie, Sr. as Heirs of the Estate
of Marvin C. Christie, Deceased
herein after called the Grantor, to Norbie J. Rensonet
whose post office address is P.O. Box 1446, 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 corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 12,000.00 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, State of Florida, viz:

PARCEL 1:

Southeast one-quarter (SE 1/4) of Block266, Eastern Division
City of Lake City, Columbia County, Florida.

PARCEL 2:

Southwest one-quarter (SW 1/4) of Block266, Eastern Division,
City of Lake City, Columbia County, Florida.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee
simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants
the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said
land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 98

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above
written.

Signed, sealed and delivered in the presence of:

Mary Jane Harrell
Witness Signature (as to first Grantor)

Mary Janice Harrell
Printed Name

Eileen B. Callaway
Witness Signature (as to first Grantor)

Eileen B. Callaway
Printed Name

Mary Jane Harrell
Witness Signature (as to Co-Grantor, if any)

Mary Janice Harrell
Printed Name

Eileen B. Callaway
Witness Signature (as to Co-Grantor, if any)

Eileen B. Callaway
Printed Name

STATE OF Florida

COUNTY OF Columbia

Alva Dean Pritchard H.L. Christie, Sr.
I hereby Certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appeared

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that
executed the same, and an oath was not taken. (Check one) Said person(s) is/are personally known to me. Said person(s) provided the
following type of identification:

Alva Dean Pritchard I.S.
Grantor Signature

Alva Dean Pritchard
Printed Name

5671 Graywood Rd.,
Post Office Address Jacksonville, Florida 32207

H.L. Christie, Sr. I.S.
Co-Grantor Signature, (if any)

H.L. Christie, Sr.
Printed Name

1112 E. Dade St.
Post Office Address Lake City, Florida 32056



NOTARY PUBLIC
CATHERINE M. NORRIS
Notary Public, State of Florida
My Comm. expires Jan. 21, 2000
Comm. No. CC 525887

Witness my hand and official seal in the County and State last aforesaid

this 22nd day of November, A.D. 1999

Catherine M. Norris
Notary Signature
Catherine M. Norris
Printed Name

Return to (enclose self-addressed stamped envelope)

Name
Address
This Instrument Prepared by
Name
Address

Documentary Stamp \$ 8400
Intangible Tax 8400
P. DeWitt Cason
Clerk of Court
By MR D.C.

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL

NOV 22 PM 2:29

EX 0892 PG 0340

Property Appraiser's Parcel Identification Number
Folio Number(s)
Grant(s) S S & A

OFFICIAL RECORDS

RECORD VERIFIED

MR

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 22nd day of November, 1999, by
Alva Dean Pritchard and H.L. Christie, Sr. as Heirs of the Estate
of Marvin C. Christie, Deceased
herein after called the Grantor, to Norbie J. Rensonet
whose post office address is P.O. Box 1446, 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 corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 12,000.00 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, State of Florida, viz:

PARCEL 1:

Southeast one-quarter (SE 1/4) of Block266, Eastern Division
City of Lake City, Columbia County, Florida.

PARCEL 2:

Southwest one-quarter (SW 1/4) of Block266, Eastern Division,
City of Lake City, Columbia County, Florida.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee
simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants
the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said
land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 98

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above
written.

Signed, sealed and delivered in the presence of:

Mary Janice Harrell
Witness Signature (as to first Grantor)

Mary Janice Harrell
Printed Name

Edwin B. Callaway
Witness Signature (as to first Grantor)

Edwin B. Callaway
Printed Name

Mary Janice Harrell
Witness Signature (as to Co-Grantor, if any)

Mary Janice Harrell
Printed Name

Edwin B. Callaway
Witness Signature (as to Co-Grantor, if any)

Edwin B. Callaway
Printed Name

Alva Dean Pritchard I.S.
Grantor Signature

Alva Dean Pritchard
Printed Name

5671 Graywood Rd.,
Post Office Address

Jacksonville, Florida 32207

H.L. Christie, Sr. I.S.
Co-Grantor Signature, (if any)

H.L. Christie, Sr.
Printed Name

1112 E. Dade St.
Post Office Address

Lake City, Florida 32056

STATE OF Florida)

COUNTY OF Columbia)

Alva Dean Pritchard H.L. Christie, Sr.

I hereby Certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appeared

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that
executed the same, and an oath was not taken. (Check one:) Said person(s) is/are personally known to me. Said person(s) provided the
following type of identification:

NOTARY PUBLIC
CATHERINE M. NORRIS
Notary Public, State of Florida
My Comm. expires Jan. 21, 2000
Comm. No. CC 525887

Witness my hand and official seal in the County and State last aforesaid
this 22nd day of November, A.D. 1999
Catherine M. Norris
Notary Signature
Catherine M. Norris
Printed Name

executive line

This Indenture,

(The words "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

92-03181

FILED AND RECORDED IN PUBLIC RECORDS OF COLUMBIA COUNTY, FL

1992 MAR 10 PM 3 04

Made this 9th day of MARCH

RENE ORLANDO RAMOS, whose address is 103 EAST STREET LAKE CITY, FL 32055

of the County of COLUMBIA, State of FLORIDA, grantor, and

NORBIE J. RONSONET AND HIS WIFE, MARTHA ANN RONSONET (SS#: 428-60-6123)

P. O. BOX 1446

whose post-office address is LAKE CITY, FLORIDA 32056

of the County of COLUMBIA, State of FLORIDA, grantee.

Witnesseth: That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in COLUMBIA County, Florida, to-wit:

Begin at the Northwest Corner of the NW 1/4 of Block 265 in the EASTERN DIVISION of the City of Lake City, Florida, for a POINT OF BEGINNING and run East along the South side of East Nassau Street 105 feet; thence South 90 feet; thence West 105 feet; thence North 90 feet to the said POINT OF BEGINNING. Said lot herein described being a strip of land 105 feet East and West by 90 feet North and South. LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY PREVIOUSLY DEEDED TO THE STATE ROAD DEPARTMENT FOR ROAD RIGHT-OF-WAY, by Deed dated May 23, 1963, and recorded July 5, 1963 in OR BOOK 148, Pages 525-526, public records, Columbia County, Florida.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. Subject to 1992 taxes and assessments.

This Instrument Prepared by: Harlan E. Markham, An Officer of ASSOCIATED LAND TITLE GROUP, INC., 300 N. MARION STREET, LAKE CITY, FLORIDA 32055, For Purposes of Title Ins. File # 170-30429 Parcel ID #00-00-00-13266-000

DOCUMENTARY STAMP 90.00

INTANGIBLE TAX 0

P. DEWITT CASON, CLERK OF COURTS, COLUMBIA COUNTY

BY Harlan E. Markham, D.C.

BK 0757 PG 1278

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

OFFICIAL RECORDS

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

Signed, sealed and delivered in our presence:

Carol H. Wright
Harlan E. Markham

[Signature] (Seal)
RENE ORLANDO RAMOS

(Seal)

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

RENE ORLANDO RAMOS

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of MARCH, 1992.

Driver's License shown as identification; no oath taken.

Carol H. Wright
Notary Public
My commission expires APR. 9, 1996
NOTARY PUBLIC STATE OF FLORIDA
BONDED THRU GENERAL INS. CO.

RETURN TO:
Associated Land
Title Group, Inc.
300 N. Marion Street, P.O. Box 477
Lake City, Florida 32055

Attachment 9

Agent Authorization Form

APPLICANT INFORMATION

An Agent Affidavit is not required.

Owner, Norbie Ronsonet, is the applicant for this proposed development.

Attachment 10

Proof of Payment of Taxes

3/31/2022

\$835.69

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

[Click Here To Pay Now](#)

Columbia County Tax Collector

generated on 11/15/2021 4:02:31 PM EST

Tax Record

Last Update: 11/15/2021 3:59:17 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R13267-000	REAL ESTATE	2021			
Mailing Address RONSONET NORBIE J P O BX 1446 LAKE CITY FL 32056		Property Address 508 NASSAU LAKE CITY GEO Number 000000-13267-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description)					
00-00-00 0000/0000.11 Acres E DIV: E1/2 OF NE 1/4. (BLOCK 265) DC 777-1339, PB 926-1536, 928-546, 1004-226 THRU 245,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	3,562	0	\$3,562	\$27.84
CITY OF LAKE CITY	4.9000	3,562	0	\$3,562	\$17.45
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	3,562	0	\$3,562	\$2.67
LOCAL	3.6430	3,562	0	\$3,562	\$12.98
CAPITAL OUTLAY	1.5000	3,562	0	\$3,562	\$5.34
SUWANNEE RIVER WATER MGT DIST	0.3615	3,562	0	\$3,562	\$1.29
LAKE SHORE HOSPITAL AUTHORITY	0.0000	3,562	0	\$3,562	\$0.00
Total Millage		18.9675	Total Taxes		\$67.57
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$50.40
Total Assessments					\$50.40
Taxes & Assessments					\$117.97
If Paid By				Amount Due	
11/30/2021				\$113.25	
12/31/2021				\$114.43	
1/31/2022				\$115.61	
2/28/2022				\$116.79	

3/31/2022

\$117.97

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

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Columbia County Tax Collector

generated on 11/15/2021 4:01:51 PM EST

Tax Record

Last Update: 11/15/2021 3:58:38 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
R13268-000	REAL ESTATE	2021
Mailing Address RONSONET NORBIE P O BOX 1446 LAKE CITY FL 32056		Property Address 500 NASSAU LAKE CITY GEO Number 000000-13268-000
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
<u>Legal Description (click for full description)</u>		
00-00-00 0000/0000.11 Acres E DIV: W1/2 OF NE1/4 BLOCK 265. 357-507, WD 884-93,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	7.8150	3,562
CITY OF LAKE CITY	4.9000	3,562
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	3,562
LOCAL	3.6430	3,562
CAPITAL OUTLAY	1.5000	3,562
SUWANNEE RIVER WATER MGT DIST	0.3615	3,562
LAKE SHORE HOSPITAL AUTHORITY	0.0000	3,562
		Exemption Amount
		0
		Taxable Value
		\$3,562
		Taxes Levied
		\$27.84
		\$17.45
		\$2.67
		\$12.98
		\$5.34
		\$1.29
		\$0.00
Total Millage		Total Taxes
18.9675		\$67.57
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40
Total Assessments		\$50.40
Taxes & Assessments		\$117.97
If Paid By		Amount Due
11/30/2021		\$113.25
12/31/2021		\$114.43
1/31/2022		\$115.61
2/28/2022		\$116.79

3/31/2022

\$117.97

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

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3/31/2022

\$1,049.77

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

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Columbia County Tax Collector

generated on 11/15/2021 4:06:39 PM EST

Tax Record

Last Update: 11/15/2021 4:03:26 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R13270-000	REAL ESTATE	2021			
Mailing Address RONSONET NORBIE J RONSONET MARTHA ANN PO BOX 1446 LAKE CITY FL 32056		Property Address GEO Number 000000-13270-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
<u>Legal Description (click for full description)</u>					
00-00-00 0000/0000.20 Acres E DIV: SE1/4 BLOCK 265. 472-253,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	4,489	0	\$4,489	\$35.08
CITY OF LAKE CITY	4.9000	4,489	0	\$4,489	\$22.00
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	4,489	0	\$4,489	\$3.36
LOCAL	3.6430	4,489	0	\$4,489	\$16.35
CAPITAL OUTLAY	1.5000	4,489	0	\$4,489	\$6.73
SUWANNEE RIVER WATER MGT DIST	0.3615	4,489	0	\$4,489	\$1.62
LAKE SHORE HOSPITAL AUTHORITY	0.0000	4,489	0	\$4,489	\$0.00
Total Millage		18.9675	Total Taxes		\$85.14
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$50.40
Total Assessments					\$50.40
Taxes & Assessments					\$135.54
If Paid By				Amount Due	
11/30/2021				\$130.12	
12/31/2021				\$131.47	
1/31/2022				\$132.83	
2/28/2022				\$134.18	
3/31/2022				\$135.54	

Prior Year Taxes Due

NO DELINQUENT TAXES

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Columbia County Tax Collector

generated on 11/15/2021 4:04:25 PM EST

Tax Record

Last Update: 11/15/2021 4:01:11 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
R13271-000	REAL ESTATE	2021
Mailing Address RONSONET NORBIE J P O BOX 1446 LAKE CITY FL 32056		Property Address GEO Number 000000-13271-000
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
<u>Legal Description (click for full description)</u>		
00-00-00 0000/0000.21 Acres E DIV: 95 FT N & S BY 105 FT E & W IN NE COR. (BLOCK 266) 360-198, 524-536, 906-512,514,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Exemption Value Amount Taxable Value Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	6,769 0 \$6,769 \$52.90
CITY OF LAKE CITY	4.9000	6,769 0 \$6,769 \$33.17
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	6,769 0 \$6,769 \$5.07
LOCAL	3.6430	6,769 0 \$6,769 \$24.66
CAPITAL OUTLAY	1.5000	6,769 0 \$6,769 \$10.15
SUWANNEE RIVER WATER MGT DIST	0.3615	6,769 0 \$6,769 \$2.45
LAKE SHORE HOSPITAL AUTHORITY	0.0000	6,769 0 \$6,769 \$0.00
Total Millage		18.9675
Total Taxes		\$128.40
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40
Total Assessments		\$50.40
Taxes & Assessments		\$178.80
If Paid By		Amount Due
11/30/2021		\$171.65
12/31/2021		\$173.44
1/31/2022		\$175.22
2/28/2022		\$177.01

3/31/2022

\$178.80

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

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3/31/2022

\$117.97

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

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Columbia County Tax Collector

generated on 11/15/2021 4:08:03 PM EST

Tax Record

Last Update: 11/15/2021 4:04:50 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R13273-000	REAL ESTATE	2021			
Mailing Address RONSONET NORBIE J P O BOX 1446 LAKE CITY FL 32056		Property Address 535 SAINT JOHNS LAKE CITY GEO Number 000000-13273-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
<u>Legal Description (click for full description)</u>					
00-00-00 0700/0700.17 Acres E DIV: SE1/4 BLOCK 266. 892-340,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	7,520	0	\$7,520	\$58.77
CITY OF LAKE CITY	4.9000	7,520	0	\$7,520	\$36.85
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	7,520	0	\$7,520	\$5.62
LOCAL	3.6430	7,520	0	\$7,520	\$27.40
CAPITAL OUTLAY	1.5000	7,520	0	\$7,520	\$11.28
SUWANNEE RIVER WATER MGT DIST	0.3615	7,520	0	\$7,520	\$2.72
LAKE SHORE HOSPITAL AUTHORITY	0.0000	7,520	0	\$7,520	\$0.00
Total Millage		18.9675	Total Taxes		\$142.64
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$50.40
Total Assessments					\$50.40
Taxes & Assessments					\$193.04

If Paid By	Amount Due
11/30/2021	\$185.32
12/31/2021	\$187.25
1/31/2022	\$189.18
2/28/2022	\$191.11
3/31/2022	\$193.04

Prior Year Taxes Due

NO DELINQUENT TAXES

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Columbia County Tax Collector

generated on 11/15/2021 4:07:25 PM EST

Tax Record

Last Update: 11/15/2021 4:04:12 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
R13273-001	REAL ESTATE	2021
Mailing Address RONSONET NORBIE J P O BOX 1446 LAKE CITY FL 32056		Property Address GEO Number 000000-13273-001
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
<u>Legal Description (click for full description)</u>		
00-00-00 0000/0000.17 Acres E DIV: SW1/4 OF BLOCK 266. 373-472, 892-340,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	7.8150	5,700
CITY OF LAKE CITY	4.9000	5,700
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	5,700
LOCAL	3.6430	5,700
CAPITAL OUTLAY	1.5000	5,700
SUWANNEE RIVER WATER MGT DIST	0.3615	5,700
LAKE SHORE HOSPITAL AUTHORITY	0.0000	5,700
		Exemption Amount
		0
		Taxable Value
		\$5,700
		Taxes Levied
		\$44.55
		\$27.93
		\$4.26
		\$20.77
		\$8.55
		\$2.06
		\$0.00
Total Millage		Total Taxes
18.9675		\$108.12
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40
Total Assessments		\$50.40
Taxes & Assessments		\$158.52
If Paid By		Amount Due
11/30/2021		\$152.18
12/31/2021		\$153.76
1/31/2022		\$155.35
2/28/2022		\$156.93
3/31/2022		\$158.52

Prior Year Taxes Due

NO DELINQUENT TAXES

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Columbia County Tax Collector

generated on 11/15/2021 4:04:56 PM EST

Tax Record

Last Update: 11/15/2021 4:01:43 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
R13275-000	REAL ESTATE	2021
Mailing Address RONSONET NORBIE J RONSONET MARTHA ANN P O BOX 1446 LAKE CITY FL 32056		Property Address 554 NASSAU LAKE CITY GEO Number 000000-13275-000
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
<u>Legal Description (click for full description)</u>		
00-00-00 0000/0000.24 Acres E DIV: LOTS 1 & 2 R G CORNWALL S/D. 629-682,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	7.8150	7,755
CITY OF LAKE CITY	4.9000	7,755
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	7,755
LOCAL	3.6430	7,755
CAPITAL OUTLAY	1.5000	7,755
SUWANNEE RIVER WATER MGT DIST	0.3615	7,755
LAKE SHORE HOSPITAL AUTHORITY	0.0000	7,755
		Exemption Amount
		0
		Taxable Value
		\$7,755
		Taxes Levied
		\$60.61
		\$38.00
		\$5.80
		\$28.25
		\$11.63
		\$2.80
		\$0.00
Total Millage		18.9675
Total Taxes		\$147.09
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40
Total Assessments		\$50.40
Taxes & Assessments		\$197.49
If Paid By		Amount Due
11/30/2021		\$189.59
12/31/2021		\$191.57
1/31/2022		\$193.54
2/28/2022		\$195.52
3/31/2022		\$197.49

Prior Year Taxes Due

NO DELINQUENT TAXES

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3/31/2022

\$123.96

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

[Click Here To Pay Now](#)

3/31/2022

\$190.97

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

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File Attachments for Item:

vi. Zoning Change - Z-21-08 Florida Gateway Drive RV Park



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

FOR PLANNING USE ONLY
 Application # Z 21-21-08 CPA 21-02
 Application Fee \$ _____
 Receipt No. _____
 Filing Date 9/2/21
 Completeness Date est 10/5/21

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

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

A. PROJECT INFORMATION

1. Project Name: FLORIDA GATEWAY DRIVE RV PARK
2. Address of Subject Property: LAKE CITY, FL
3. Parcel ID Number(s): 02-4S-16-02714-000
4. Future Land Use Map Designation: COMMERCIAL
5. Existing Zoning Designation: CI
6. Proposed Zoning Designation: CHI
7. Acreage: 8.5
8. Existing Use of Property: VACANT
9. Proposed use of Property: RV PARK

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): DALTON KURTZ Title: PROJECT MANAGER
 Company name (if applicable): NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 Mailing Address: 1450 SW SR-47
 City: LAKE CITY State: FL Zip: 32025
 Telephone: (386) 752-4675 Fax: (386) 752-4674 Email: DKURTZ@NFPS.NET

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

3. If the applicant is agent for the property owner*,
 Property Owner Name (title holder): KARL SHARRAH
 Mailing Address: 7717 SW COUNTY ROAD 796
 City: LAKE BUTLER State: FL Zip: 32054
 Telephone: (352) 752-4675 Fax: () Email: KTSHARRAH@GMAIL.COM

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: DANIEL CRAPPS, RICHARD COLE, & FOUR BROTHERS 2020
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:
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. Z _____
Variance: Yes _____ No _____
Variance Application No. V _____
Special Exception: Yes _____ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Section 16.2 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the county.

 - p. Whether it is impossible to find other adequate sites in the county 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 county'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 county's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is \$1,250.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

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

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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.

~~DALTON KURTZ~~ _____

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

~~08/25/21~~ _____

Date

Jeff Hampton

Parcel: 02-4S-16-02714-000 (11108)

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	CRAPPS DANIEL COLE RICHARD C 2806 W US HWY 90 STE 101 LAKE CITY, FL 32055		
Site			
Description	E1/2 OF NW1/4 & NE1/4 OF SW1/4 ALL LYING WEST OF I-75 & ALL LYING SOUTH OF FLORIDA GATEWAY SOUTH UNIT 1 & ALL LYING SOUTH OF 8.70 ACRES DESC IN ORB 1012-1537. EX 0.07 AC FOR SIGN LOCATION IN ORB 1088-1040. DB U-606		
Area	73.52 AC	S/T/R	02-4S-16
Use Code	TIMBERLAND 80-89 (5500)	Tax District	1
<p>*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.</p> <p>**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.</p>			



Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$29,260	Ag Land	\$31,025
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,136,760	Just	\$1,136,760
Class	\$29,260	Class	\$31,025
Appraised	\$29,260	Appraised	\$31,025
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$29,260	Assessed	\$31,025
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$29,260 city:\$29,260 other:\$29,260 school:\$29,260	Total Taxable	county:\$31,025 city:\$31,025 other:\$0 school:\$31,025

▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/5/1986	\$60,000	0601/0621	WD	V	U	01

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
		NONE			

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	73.520 AC	1.0000/1.0000 1.0000//	\$422 /AC	\$31,025
9910	MKT.VAL.AG (MKT)	73.520 AC	1.0000/1.0000 1.0000//	\$15,462 /AC	\$1,136,760



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

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

Date: September 3, 2021

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

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

Project Number: z21-21 and CPA 21-02

Project Name: Florida Gateway Drive RV Park

Project Address: vacant lot-Florida Gateway Dr

Project Parcel Number: 02-4s-16-02714-000

Owner Name: Karl Sharrah /Daniel Crapps/Richard Cole

Owner Address: 7717 sw Country Road 796

Owner Contact Information: telephone number 386-752-4674 e-mail DKURTZ@NFPSNET

Owner Agent Name: North Florida Professional Services INC

Owner Agent Address: 1450 SW SR47, Lake City, FL 32025

Owner Agent Contact Information: telephone 386-752-4675 e-mail dkurtz@NFPS.NET

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

Owner wants to build an RV PARK and change the zoning from Commercial Intensive to Commercial Highway Intensive

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

Building Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Planning and Zoning: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Business License: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Code Enforcement: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Permitting: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

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

Water Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Sewer Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Gas Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Water Distribution/Collection: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Customer Service: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Fire Department: approve ____ disapprove ____ Reviewed by: _____

Comments: _____

Police Department: approve ____ disapprove ____ Reviewed by: _____

Comments: _____

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

Doc. 300-

Return To:
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys At Law
327 North Hernando Street
Post Office Drawer 1707
Lake City, Florida 32055

This instrument was prepared by:

TERRY McDAVID
200 North Marion Street
LAKE CITY, FLORIDA 32055

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 10th day of September 1986, Between

DONALD G. PADGETT

of the County of _____, State of _____, grantor*, and

DANIEL CRAPPS and RICHARD C. COLE, as Trustees Under That Certain Land Trust Agreement dated September 11, 1986,

whose post office address is Route 13, Box 1166, Lake City, FL 32055

of the County of Columbia, State of Florida, grantee*.

Witnesseth. That said grantor, for and in consideration of the sum of

Ten and no/100----- Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

All of my undivided interest in and to:
TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 35: All of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying South of the right-of-way of U. S. Highway No. 90 (also designated Florida State Highway No. 10) and lying West of the right-of-way of Interstate Highway 75.

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 2: The E $\frac{1}{2}$ of the NW $\frac{1}{4}$; and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying West of the right-of-way of Interstate Highway 75.

SUBJECT TO: Outstanding mineral rights of record, if any, and easements of record.

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

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

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

[Signature] Donald G. Padgett (Seal)
[Signature] (Seal)

DOCUMENTARY STAMP 300.00
INTANGIBLE TAX 0
MARY B. CHILDS, CLERK OF COURTS, COLUMBIA COUNTY

BY [Signature] D.G.

UNITED STATES OF AMERICA
TERRITORY OF THE VIRGIN ISLANDS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

OFFICIAL RECORDS
K 0601 PG 625
8608885

FILED AND RECORDED IN THE OFFICE OF THE CLERK OF COURTS, COLUMBIA COUNTY, FLORIDA
1986 SEP 15 PM 4:08

Return To:
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys At Law
327 North Hernando Street
Post Office Drawer 1707
Lake City, Florida 32055

This instrument was prepared by:

TERRY McDAVID
200 North Marion Street
LAKE CITY, FLORIDA 32055

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 5th day of September 1986, Between

MONA KEENE STALLMAN

of the County of Morris, State of New Jersey, grantor*, and

DANIEL CRAPPS and RICHARD C. COLE, as Trustees Under That Certain Land Trust Agreement dated September 11, 1986, whose post office address is Route 13, Box 1166, Lake City, FL 32055

of the County of Columbia, State of Florida, grantee*,

Witnesseth. That said grantor, for and in consideration of the sum of

Ten and no/100----- Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

All of my undivided interest in and to:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 35: All of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying South of the right-of-way of U. S. Highway No. 90 (also designated Florida State Highway No. 10) and lying West of the right-of-way of Interstate Highway 75.

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 2: The E $\frac{1}{2}$ of the NW $\frac{1}{4}$; and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying West of the right-of-way of Interstate Highway 75.

SUBJECT TO: Outstanding mineral rights of record, if any, and easements of record.

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

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

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

Signed, sealed and delivered in our presence:

[Signature]
Anna Bogart

[Signature]
Mona Keene Stallman (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

DOCUMENTARY STAMP 300.00
INTANGIBLE TAX 0
MARY B. CHILDS, CLERK OF COURTS, COLUMBIA COUNTY

BY [Signature] D.C.

STATE OF NEW JERSEY
COUNTY OF MORRIS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

OFFICIAL RECORDS
BK 0601 PG 0624

860884

FILED AND RECORDED IN PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA
1986 SEP 15 PM 4:08

Return To:
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys At Law
327 North Hernando Street
Post Office Drawer 1707
Lake City, Florida 32055

This instrument was prepared by:

TERRY McDAVID
200 North Marion Street
LAKE CITY, FLORIDA 32055

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 6th day of September 1986, Between

ROBERT W. KEENE
of the County of Dutchess, State of New York, grantor*, and

DANIEL CRAPPS and RICHARD C. COLE, as Trustees Under That Certain Land Trust Agreement dated September 11, 1986, whose post office address is Route 13, Box 1166, Lake City, FL 32055
of the County of Columbia, State of Florida, grantee*.

OFFICIAL RECORDS
0601 PG 0622

Witnesseth, That said grantor, for and in consideration of the sum of
Ten and no/100----- Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

All of my undivided interest in and to:
TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 35: All of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying South of the right-of-way of U. S. Highway No. 90 (also designated Florida State Highway No. 10) and lying West of the right-of-way of Interstate Highway 75.

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 2: The E $\frac{1}{2}$ of the NW $\frac{1}{4}$; and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying West of the right-of-way of Interstate Highway 75.

SUBJECT TO: Outstanding mineral rights of record, if any, and easements of record.

06-18-86
32

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

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

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Richard W. Keene
Barbara M. Keene

Robert W. Keene (Seal)

DOCUMENTARY STAMP 500.00
INTANGIBLE TAX 2
MARY B. CHILDS, CLERK OF COURTS, COLUMBIA COUNTY

BY [Signature] D.C.

FILED IN RECORDS SECTION OF COLUMBIA COUNTY, FLA.
SEP 15 PM 4:08

STATE OF NEW YORK
COUNTY OF DUTCHESS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

Return To:
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys At Law
327 North Hernando Street
Post Office Drawer 1707
Lake City, Florida 32055

This instrument was prepared by:

TERRY McDAVID
300 North Marion Street
LAKE CITY, FLORIDA 32055

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 5th day of September 1986, Between

IRMA V. KEENE

of the County of Westchester, State of New York, grantor*, and

DANIEL CRAPPS and RICHARD C. COLE, as Trustees Under That Certain Land Trust Agreement dated September 11, 1986, whose post office address is Route 13, Box 1166, Lake City, FL 32055

of the County of Columbia, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of

Ten and no/100----- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

All of my undivided interest in and to:
TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 35: All of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying South of the right-of-way of U. S. Highway No. 90 (also designated Florida State Highway No. 10) and lying West of the right-of-way of Interstate Highway 75.

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 2: The E $\frac{1}{2}$ of the NW $\frac{1}{4}$; and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying West of the right-of-way of Interstate Highway 75.

SUBJECT TO: Outstanding mineral rights of record, if any, and easements of record.

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

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

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

Signed, sealed and delivered in our presence:

Richard W. Keene

Irma V. Keene
Irma V. Keene

Barbara M. Keene

_____ (Seal)

FILED & RECORDED IN PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA
SEP 15 PM 4:07
OFFICIAL RECORDS
06-0083

STATE OF NEW YORK
COUNTY OF WESTCHESTER

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

Return To:
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys At Law
327 North Hernando Street
Post Office Drawer 1707
Lake City, Florida 32055

This instrument was prepared by:

TERRY McDAVID
200 North Marion Street
LAKE CITY, FLORIDA 32055

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 5th day of September,

MARIE REVE

of the County of Dade, State of Florida

DANIEL CRAPPS and RICHARD C. COLE, as Trustees Under That Certain Trust Agreement dated September 11, 1986, whose post office address is Route 13, Box 1166, Lake City, FL 32055

of the County of Columbia, State of Florida

Witnesseth. That said grantor, for and in consideration of the sum of

Ten and no/100 Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

All of my undivided interest in and to:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 35: All of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying South of the right-of-way of U. S. Highway No. 90 (also designated Florida State Highway No. 10) and lying West of the right-of-way of Interstate Highway 75.

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 2: The E $\frac{1}{2}$ of the NW $\frac{1}{4}$; and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying West of the right-of-way of Interstate Highway 75.

SUBJECT TO: Outstanding mineral rights of record, if any, and easements of record.

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

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

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

Signed, sealed and delivered in our presence:

Doris Louwers
Sharon W. Foster

Marie Reve
Marie Reve

DOCUMENTARY STAMP 300.00
INTANGIBLE TAX 2
MARY B. CHILDS, CLERK OF
COURTS, COLUMBIA COUNTY

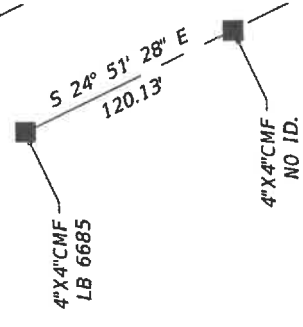
BY [Signature] D.C.

FILED AND RECORDED IN PUBLIC OFFICE OF COLUMBIA COUNTY, FLORIDA
86-98383
SEP 15 PM 4:08

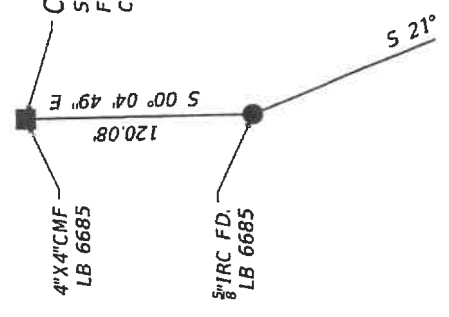
STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

WEST R/W LINE



COMMENCE
SW COR. OF LOT 11,
FLORIDA GATEWAY
CENTER SOUTH, UNIT 1



Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2020 6413

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R02714-000		See Below	See Below	001

CRAPPS DANIEL & RICHARD C COLE
 2806 W US HWY 90 STE 101
 LAKE CITY FL 32055

02-4S-16 5500/550073.52 Acres E1/2
 OF NW1/4 & NE1/4 OF SW1/4 ALL LYING
 WEST OF I-75 & ALL LYING SOUTH OF
 FLORIDA GATEWAY SOUTH UNIT 1 & ALL
 LYING SOUTH OF 8.70 ACRES DESC IN
 ORB 1012 -1537. EX 0.07 AC FOR SIGN
 LOCATION IN ORB 1088-1040.

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	29,260		\$29,260	\$143.37
BOARD OF COUNTY COMMISSIONERS	8.0150	29,260		\$29,260	\$234.52
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	29,260		\$29,260	\$21.89
LOCAL	3.7810	29,260		\$29,260	\$110.63
CAPITAL OUTLAY	1.5000	29,260		\$29,260	\$43.89
SUWANNEE RIVER WATER MGT DIST	0.3696	29,260		\$29,260	\$10.81
LAKE SHORE HOSPITAL AUTHORITY	0.0001	29,260		\$29,260	\$0.00
Total Millage		19.3137	Total Taxes		\$565.11

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$0.00
Total Assessments		\$0.00
Taxes & Assessments		\$565.11

September 9, 2021

To: Columbia County Growth Management Department

Subject: Authorized Agent

Dear Sir or Madam:

This letter authorizes the firm of **North Florida Professional Services, Inc.** to sign on behalf of myself,

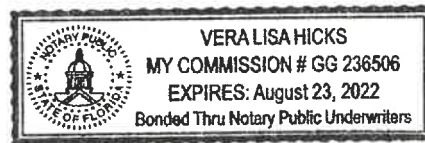
Daniel Crapps of Daniel Crapps Agency, INC. as "Authorized Agent" in any and all Planning and Zoning matters, with regards to parcel No. 02-4S-16-02714-000.

Respectfully,

Notary Public

X Daniel Crapps X Vera Lisa Hicks

Daniel Crapps
2806 W US Hwy 90 STE 101
Lake City, Florida 32025



Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 12/16/2021

Parcel: << **02-4S-16-02714-000 (11108)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info		Result: 1 of 25	
Owner	CRAPPS DANIEL COLE RICHARD C 2806 W US HWY 90 STE 101 LAKE CITY, FL 32055		
Site			
Description*	E1/2 OF NW1/4 & NE1/4 OF SW1/4 ALL LYING WEST OF I-75 & ALL LYING SOUTH OF FLORIDA GATEWAY SOUTH UNIT 1 & ALL LYING SOUTH OF 8.70 ACRES DESC IN ORB 1012-1537. EX 0.07 AC FOR SIGN LOCATION IN ORB 1088-1040. DB U-606		
Area	73.52 AC	S/T/R	02-4S-16
Use Code**	TIMBERLAND 80-89 (5500)	Tax District	1
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			



Property & Assessment Values			
2021 Certified Values		2022 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$31,025	Ag Land	\$31,025
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,136,760	Just	\$1,136,760
Class	\$31,025	Class	\$31,025
Appraised	\$31,025	Appraised	\$31,025
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$31,025	Assessed	\$31,025
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$31,025 city:\$31,025 other:\$0 school:\$31,025	Total Taxable	county:\$31,025 city:\$31,025 other:\$0 school:\$31,025

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/5/1986	\$60,000	0601/0621	WD	V	U	01

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

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

Land Breakdown						
Code	Desc	Units	Adjustments	Eff Rate	Land Value	
5500	TIMBER 2 (AG)	73.520 AC	1.0000/1.0000 1.0000/ /	\$422 /AC	\$31,025	
9910	MKT.VAL.AG (MKT)	73.520 AC	1.0000/1.0000 1.0000/ /	\$15,462 /AC	\$1,136,760	

**CITY OF LAKE CITY
NOTICE
LAND USE ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

Z 21-08, an application by Richard C. Cole and Daniel Crapps, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL, INTENSIVE (CI) to COMMERCIAL, HIGHWAY INTERCHANGE (CHI) on property described, as follows:

A parcel of land lying within Section 2, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southwest corner of Lot 11, Florida Gateway Center South, Unit 1, a subdivision recorded in the Public Records of Columbia County, Florida; thence South 00°04'49" East 120.08 feet; thence South 21°07'01" East 267.04 feet; thence South 26°36'28" East 233.93 feet to the Point of Beginning; thence North 66°05'30" East 749.69 feet to the Westerly right-of-way line of Southwest Florida Gateway Drive; thence South 24°52'40" East 136.78 feet, along the Westerly right-of-way line of said Southwest Florida Gateway Drive; thence North 79°16'53" West 12.67 feet; thence South 24°52'40" East 55.15 feet; thence South 02°05'43" East 105.42 feet; thence South 11°40'32" East 50.60 feet; thence South 54°51'25" West 315.50 feet; thence South 57°25'54" West 159.43 feet; thence South 44°10'37" West 30.71 feet; thence South 29°13'34" West 117.44 feet; thence South 24°03'04" West 76.67 feet; thence South 31°59'12" West 69.69 feet; thence South 82°06'53" West 230.24 feet; thence North 00°02'31" West 575.50 feet to the Point of Beginning.

Containing 8.50 acres, more or less.

WHEN: January 4, 2022
5:30 p.m.

WHERE: City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting live on our YouTube channel at: <https://www.youtube.com/c/CityofLakeCity>

Copies of the amendment are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

At the aforementioned public hearing, all interested parties may be heard with respect to the amendment.

**FOR MORE INFORMATION CONTACT
MARSHALL SOVA
CODE ENFORCEMENT
AT 386.719.5746**



**North
Central
Florida
Regional
Planning
Council**

Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

December 17, 2021

Mr. Marshall Sovo
Code Enforcement
City of Lake City
205 North Marion Avenue
Lake City, FL 32055-3918

TRANSMITTED VIA ELECTRONIC MAIL ONLY

RE: Application No. Z 21-08 (Cole/Crapps)
Sign
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Dear Marshall:

Please find enclosed the above referenced sign.

The sign must be posted on the subject property at least ten days prior to the public hearing.

If you have any questions concerning this matter, please do not hesitate to contact Sandra Joseph, Senior Planner, at 352.955.2200, ext. 111.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

SRK/cf

xc: Joyce Bruner, Executive Assistant
Michelle Cannon, Deputy Clerk
Audrey Sikes, City Clerk
Michael Williams, Interim City Manager

I:\2021\lakecity\z_21-08_cole_crapps\z_21-08_sign_docx

PUBLIC NOTICE

CITY OF LAKESIDE CITY
ADMINISTRATIVE
LAND USE OF 2008

Public Notice

Notice is hereby given that the City of Lakeside is currently in the process of reviewing the proposed amendments to the City of Lakeside Administrative Land Use Ordinance. The proposed amendments are available for public review and comment at the City of Lakeside City Clerk's Office, 1000 Lakeside Blvd., Lakeside, CA 92040, from 8:00 a.m. to 5:00 p.m., Monday through Friday, starting on the date of this notice. The public is invited to provide comments on the proposed amendments to the City Clerk's Office during this period. Comments should be submitted in writing and clearly identify the specific amendments being commented on. Comments should be submitted to the City Clerk's Office at the address listed above. The City Clerk's Office will accept comments until the date of the public hearing on the proposed amendments, which is scheduled for [Date].

LAKE CITY REPORTER
PO BOX 1709
180E DUVAL ST
LAKE CITY FL 32056-1709
(386)752-1293
Fax (386)752-9400

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 12/20/21 16:09 by kharr-cn

Acct #: 45150

Ad #: 680123

Status: New WHOLD

CITY OF LAKE CITY
ATTN: FINANCE
205 N MARION AVE
LAKE CITY FL 32055

Start: 12/24/2021 Stop: 12/24/2021
Times Ord: 1 Times Run: ***
STD 1.00 X 17.73 Words: 649
Total STD 17.73
Class: 8000 LEGAL COLUMBIA CO
Rate: LG Cost: 265.95
Affidavits: 1

Contact: AP CHERYL 719-5794
Phone: (386)719-5804
Fax#:
Email:
Agency:

Ad Descrpt: NOTICE OF PUBLIC HEARING
Given by: *
P.O. #:
Created: kharr 12/20/21 16:07
Last Changed: kharr 12/20/21 16:09

PUB ZONE EDT TP RUN DATES
LCR A 96 S 12/24

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

This ad has been reformatted for proofing purposes. Column breaks are not necessarily as they will appear in publication.

NOTICE OF PUBLIC HEARING
CONCERNING AN AMENDMENT TO THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY 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, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendment, as described below, will be heard by 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, at a public hearing on January 4, 2022 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the second floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

Z 21-08, an application by Richard C. Cole and Daniel Crapps, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL, INTENSIVE (CI) to COMMERCIAL, HIGHWAY INTERCHANGE (CHI) on property described, as follows:

A parcel of land lying within Section 2, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southwest corner of Lot 11, Florida Gateway Center South Subdivision, Unit 1, as recorded in the Public Records of Columbia County, Florida; thence South 00°04'49" East 120.08 feet; thence South 21°07'01" East 267.04 feet; thence South 26°36'28" East 233.93 feet to the Point of Beginning; thence North 66°05'30" East 749.69 feet to the Westerly right-of-way line of Southwest Florida Gateway Drive; thence South 24°52'40" East 136.78 feet, along the Westerly right-of-way line of said Southwest Florida Gateway Drive; thence North 79°16'53" West 12.67 feet; thence South 24°52'40" East 55.15 feet; thence South 02°05'43" East 105.42 feet; thence South 11°40'32" East 50.60 feet; thence South 54°51'25" West 315.50 feet; thence South 57°25'54" West 159.43 feet; thence South 44°10'37" West 30.71 feet; thence South 29°13'34" West 117.44 feet; thence South 24°03'04" West 76.67 feet; thence South 31°59'12" West 69.69 feet; thence South 82°06'53" West 230.24

feet; thence North 00°02'31" West 575.50 feet to the Point of Beginning.

Containing 8.50 acres, more or less.

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

Those attendees wishing to share a document must email the item to submissions@lcfla.com no later than noon on the day of the meeting.

Copies of the amendment are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear and be heard with respect to the amendment.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they 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.

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager, 386.719.5768 at least 48 hours prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY). Publish in the legal section of the Lake City Reporter on December 24, 2021.

680123
December 24, 2021

SECTION 4.13 "CI" COMMERCIAL, INTENSIVE

4.13.1 DISTRICTS AND INTENT

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

4.13.2 PERMITTED PRINCIPAL USES AND STRUCTURES

As for CG, and in addition:

1. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, dairy supplies, feed, fertilizer, lumber and building supplies, monuments, and outdoor retail commercial display areas associated with sale of said items.
2. Service establishments such as repair and service garage, motor vehicle body shop, car wash, auction house (but not including livestock auction arena), laundry or dry cleaning establishment, animal boarding kennels in soundproof buildings, plant nursery or landscape contractor, carpenter or cabinet shop, home equipment rental, ice delivery station, upholstery shop, marina and boat sales, commercial water softening establishment, rental of automotive vehicles, trailers, and trucks.
3. Commercial recreation facilities such as drive-in theater (see Section 4.2), golf driving range, miniature golf course, skating rink, skateboard arena, go-cart track, and similar uses.
4. Palmist, astrologist, psychics, clairvoyants, and phrenologists.
5. Miscellaneous uses such as express or parcel delivery office, motor bus or other transportation terminal.
6. Wholesaling from sample stocks only, providing no manufacturing or storage for distribution is permitted on the premises.

Site and development plan approval (see Article 13) is required for all commercial developments.

4.13.3 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 use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures not in keeping with the character of the district.
2. On-site signs (see also Section 4.2).

3. Outdoor storage yard in connection with permitted use only; provided, this provision shall not permit wrecking yards (including automobile wrecking yard), junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, junk automotive vehicles, or second-hand automotive parts.
4. On the same premises and in connection with permitted principal uses and structures, dwelling units only for the occupation of owners or employees of the principal use.

4.13.4 PROHIBITED USES AND STRUCTURES

1. Manufacturing activities, except as specifically permitted.
2. Off-site signs.
3. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation or likely for other reasons to be incompatible with the character of the district. Performance standards apply (see Section 4.2)

4.13.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Wholesale, warehouse or storage use in completely enclosed buildings. However, bulk storage of flammable liquids is not permitted.
2. Package store for sale of alcoholic beverages, bar, tavern or cocktail lounge.
3. Truck stops and automotive service stations (see Section 4.2 for special design standards for automotive service stations).
4. Service establishments such as crematory.
5. Agricultural fairs and fairground activities, livestock auction arenas.
6. Commercial tourist attractions.
7. Building trades contractor with on premises storage yard for materials and equipment.
8. Public buildings and facilities.
9. Residential dwelling units, which lawfully existed within this district on the date of adoption or amendment of the Comprehensive Plan.
10. Churches and other houses of worship.
11. Private clubs and lodges.
12. Bed and breakfast inns (see Section 4.2).
13. Light manufacturing, assembling, processing (including food processing, but not slaughterhouses), packaging or fabricating in completely enclosed building.
14. Public and private schools offering curricula comparable to that of public schools.
15. Convention centers and auditoriums.

4.13.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted uses and structures (unless otherwise specified):
None, except as needed to meet the other requirements as set out herein.

4.13.7 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 20 feet

Side None, except where a side yard is provided, then a side yard of at least ten (10) feet must be provided.

Rear 15 feet

Special Provisions:

Parking lots shall be subject to a minimum front setback along all road rights-of-way of ten (10) feet which shall be designated as a landscape buffer area.

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.

4.13.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.13.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

In addition to meeting the required yard, building height, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.13.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS
(See also Section 4.2)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than ten (10) feet in width along the affected rear and/or side yards as the case may be.

4.13.11 MINIMUM OFFSTREET PARKING REQUIREMENTS
(See also Section 4.2)

1. For uses specifically listed under CG: As for CG OFFSTREET PARKING REQUIREMENTS.
2. Commercial or service establishments (unless otherwise specified); agricultural fairs and fairgrounds; livestock auction arena: one (1) space for each three hundred fifty (350) square feet of floor area, plus, where applicable, one (1) space for each one thousand (1,000) square feet of lot or ground area outside buildings used for any type of sales, display, or activity.

3. Express or parcel delivery office, motor bus or other transportation terminal: one (1) space for each three hundred fifty (350) square feet of floor area.
4. Palmist, astrologist, psychics, clairvoyants, and phrenologist: one (1) space for each two hundred (200) square feet of floor area.
5. Wholesale establishments: one (1) space for each five hundred (500) square feet of floor area.
6. Warehouse or storage use only: one (1) space for each one thousand five hundred (1,500) square feet of floor area.
7. Each existing residential dwelling unit: two (2) spaces for each dwelling unit.
8. Public buildings and facilities.
9. Churches and houses of worship.
10. Private clubs and lodges.
11. Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.
12. For other special exceptions as specified herein: to be determined by findings in the particular case.

Note: Offstreet loading required (see Section 4.2).

SECTION 4.14 "C-CBD" COMMERCIAL, CENTRAL BUSINESS DISTRICT

4.14.1 DISTRICTS AND INTENT

The "C-CBD" Commercial, Central Business District category includes one zone district: C-CBD. It is the intent that this district be applied only to that area which forms the City's center for financial, commercial, governmental, professional, cultural, and associated activities. The intent of this district is to encourage the development of the central business district as a focal point for the community which provides the services for people to live, work, and shop. The regulations in this section are designed to:

1. Protect and enhance the district's suitability for activities which need a central location;
2. Discourage uses which do not require a central location; and
3. Discourage uses which may create friction with pedestrian traffic and the primary activities for which the district is intended.

Heavily automotive oriented uses are, as a rule, prohibited.

4.14.2 PERMITTED PRINCIPAL USES AND STRUCTURES

As for CG, and in addition:

1. Retail commercial outlets for sale of new and used automobiles, trucks and tractors; and agricultural machinery and equipment.
2. Convention centers and auditoriums.
3. Wholesaling from sample stocks only, providing no manufacturing or storage for distribution is permitted on the premises.
4. Motor bus or other transportation terminal.
5. Single family, duplex, and multiple family dwellings.
6. Compound uses (defined as any use of land or building for either single family, duplex, or multiple family residential use and nonresidential use, either of which may be the principal use).

For all permitted uses and structures, site and development plan approval is required (see Article 13).

4.14.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
 - b. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures not in keeping with the character of the district.
2. On-site signs (see also Section 4.2)

3. Restaurants may have seating outside which shall be included as seating for regulatory purposes; outside seating shall be included in State license from the Florida Department of Business and Professional Regulations; outside seating shall in no way impede ingress/egress for the business; access along sidewalk right-of-way shall not be less than four (4) feet at any time; seating shall in no way interfere with visibility at curb breaks. Outside seating requires application approval. Application requires a one (1) time fee; however, if revoked, it is revoked for the remainder of the calendar year. An applicant may reapply after January 1 and shall be subject to another fee.
 - (a) Tables and chairs shall be brought inside when the sidewalk cafe is not in operation.
 - (b) Tables, and chairs, provided with sidewalk cafe shall be of quality, design, materials, size, elevation, and workmanship both to ensure the safety and convenience of users and to enhance the visual quality of the urban environment. Design, materials and colors shall be approved by the City Council based upon a recommendation by the Downtown Action Corporation Board of Directors prior to the issuance of the sidewalk cafe permit.
 - (c) Alcohol shall not be permitted on public property.
 - (d) On-site, outside seating shall have distinguishable barriers from other uses and provide required egress functions.
4. Other businesses may have a maximum of two (2) one (1) seat chairs displayed outside for seating purposes based on the width of the storefront. One (1) chair is allowed per fifteen (15) feet of storefront. Chairs shall in no way impede ingress/egress for the business; access along sidewalk right-of-way shall not be less than four (4) feet at any time; seating shall in no way interfere with visibility at curb breaks. If two (2) chairs are allowed, one (1), two (2) seat bench may be substituted. Outside seating requires application approval. Application requires a one (1) time fee; however if revoked, it is revoked for the remainder of the calendar year. An applicant may reapply after January 1 and shall be subject to another fee.
 - (a) Chairs shall be brought inside when business is not in operation.
 - (b) Chairs shall be of quality, design, materials, size, elevation and workmanship both to ensure the safety of users and to enhance the visual quality of the urban environment. Design, materials and colors shall be approved by the City Council based upon a recommendation by the Downtown Action Corporation Board of Directors prior to the issuance of the permit.
5. On-site, outside sales and displays may be allowed in accordance with the following: On Marion Avenue one (1) display not to exceed twelve (12) square feet (ie: two (2) foot x six (6) foot table, display shelf or mannequin), not to exceed six (6) feet tall. On all other streets within the Commercial, Central Business District (C-CBD), on-site outside sales and display areas shall be limited to twenty-five percent (25%) of the lineal footage of the building front, from the building to the street right-of-way. For buildings on a corner lot, both street frontages may be considered if there is privately owned property between the building frontage and the street right-of-way. If the building abuts the street right-of-way, it cannot be considered for allowable display area.

- (a) On-site display areas shall not detract from required off-street parking nor shall they impede access along a sidewalk.
 - (b) Any and all outdoor displays shall not contain offensive language or gestures, shall not expose breasts, buttocks or genitals of mannequins.
 - (c) All displays of merchandise shall not be located in a manner that prevents free ingress or egress from any door, window or fire escape.
 - (d) All display racks shall be maintained in good condition, shall be capable of supporting merchandise placed upon such display rack, and shall be stable and not easily tipped over. Display racks shall not include sharp edges, protrusions or other features which may be hazardous to the public.
 - (e) All merchandise and the fixtures or devices on which the merchandise is displayed shall be moved inside the building or structure wherein the business is located during hours the business is not operated and during inclement weather, including, but not limited to, heavy rain or wind.
 - (f) At no time shall displays of merchandise, for sale or not for sale, be placed on the street right-of-way unless in conjunction with a City Council approved event in which streets are closed.
 - (g) On-site shall mean on the business premises as established by deed or lease agreement.
6. Flower planters by doorways are acceptable. Additional hanging plants or additional pots shall not be placed so as to cause the width of the sidewalk to be reduced below four (4) feet in width, nor shall they be erected or maintained in a manner that prevents free ingress or egress from any door, window, or fire escape, nor shall they interfere with visibility at intersections. The bottom of any hanging plant shall be at least eight (8) feet above the sidewalk and the top of container shall not extend above the level of the sills of the second-floor windows. Exceptions may be approved by the Land Development Regulation Administrator if the planters are not in the normal path of foot traffic. All flower planters shall be maintained in good repair and dead plants or flowers shall be removed promptly by the owner of the planter.

4.14.4 PROHIBITED USES AND STRUCTURES

- 1. Manufacturing, except goods for sale at retail on the premises.
- 2. Warehousing and storage except as accessory to be permitted principal use.
- 3. Sales, service, display, or storage of goods except in completely enclosed buildings. Retail commercial outlets for sale of new and used automobiles are exempted from provision for prohibition of outside display.
- 4. Heavily automotive uses such as sale of mobile homes, boats, dairy supplies, feed, fertilizer, lumber and building supplies, and monuments.
- 5. Off-site signs.
- 6. Any other uses or structures not specifically, provisionally, or by reasonable implication permitted herein.

4.14.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Automotive service stations (see Section 4.2 for special design standards for automotive service sections).
2. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
3. Public buildings and facilities (see Section 4.2).
4. Churches and other houses of worship.
5. Private clubs and lodges.
6. Bed and breakfast inns (see Section 4.2).
7. Residences for destitute people (see section 4.2.35).
8. Public and private schools offering curricula comparable to that of public schools.
9. Auction house (but not including livestock auction arena) when operating in compliance with the following standards:
 - a. Auction must be conducted entirely within an enclosed structure.
 - b. Must be licensed as required by the City Code of Ordinances.
 - c. Hours of operation of the auction house shall be conducted only between the hours of 5:00 p.m. until 12:00 p.m. Monday through Friday and 12:00 p.m. until 12:00 a.m. Saturday and Sunday; however, provided that additional hours of operations may be granted if adequate offstreet parking facilities are provided to accommodate all vehicles associated with the operation of the auction house in a Commercial Business District (C-CBD) zoning district.
 - d. Structure must provide minimum requirements for assembly buildings as provided by Life Safety Codes and Building Codes.

4.14.6 MINIMUM LOT REQUIREMENTS (area, width)

None, except as needed to meet all other requirements as set out herein.

4.14.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard).

None, except as needed to meet all other requirements herein set out.

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.

4.14.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and

3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.14.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

In addition to meeting the required yard, building height, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.14.10 MINIMUM LANDSCAPING BUFFERING REQUIREMENTS (See also Section 4.2)

1. All permitted or permissible uses (unless otherwise specified):
Where a use listed under (1) above is erected or expanded on land abutting either (a) a residential district or (b) property used for residential purposes in a residential/office district, then the proposed use shall provide a landscaped buffer which shall not be less than ten (10) feet in width along the affected rear and side yards or both as the case may be.
2. Existing one and two family dwellings:
None, except as necessary to meet other requirements set out herein.

4.14.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (See also Section 4.2)

1. Churches and other houses of worship: one (1) space for each six (6) permanent seats in main auditorium.
2. Private clubs and lodges: one (1) space for each three hundred (300) square feet of floor area.
3. Each residential dwelling unit: two (2) spaces for each dwelling unit.
4. Other permitted or permissible uses: None.
5. Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.

Note: Offstreet loading required (see Section 4.2).

SECTION 4.15 "CHI" COMMERCIAL, HIGHWAY INTERCHANGE

4.15.1 DISTRICTS AND INTENT

The "CHI" Commercial, Highway Interchange category includes one zone district: CHI. This specialized district is intended for areas where adequate lot depth is available to provide development for vehicular related uses primarily serving the traveling public. Uses in such district are subject to criteria and standards intended to preserve the character of the district and to minimize adverse impacts with abutting and nearby uses. This district shall only be applied to interstate highway interchange areas.

4.15.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Automotive service and self-service stations (see Section 4.2 for special design standards for automotive service and self-service stations).
2. Rental of automotive vehicles, trailers and trucks.
3. Restaurants.
4. Hotels and Motels.
5. Retail commercial outlets for sale of fruit, gifts, novelties and similar uses catering to tourists.
6. Light manufacturing, assembling, processing, packaging or fabricating in a completely enclosed building.
7. Facilities for storage and distribution of products including wholesale activity.
8. Retail factory outlets for sale of goods.

Unless otherwise specified, the above uses are subject to the following limitations: (1) products to be sold only at retail; and (2) for all developments, site and development plan approval is required (see Article 13).

4.15.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. On the same premises and in connection with permitted principal uses and structures, dwelling units only for occupancy by owners or employees of the principal use.
2. 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 use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures not in keeping with the character of the district.
3. On-site signs (see Section 4.2).

4.15.4 PROHIBITED USES AND STRUCTURES

1. Dwelling units, except as provided under accessory uses.

2. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation or likely for other reasons to be incompatible with the character of the district.

4.15.5 SPECIAL EXCEPTIONS
(See also Articles 12 and 13)

1. Truck stops.
2. Travel trailer parks or campgrounds (see Section 20.24).
3. Commercial tourist attractions.
4. Package store for sale of alcoholic beverages; bar tavern, or cocktail lounge.
5. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
6. Public buildings and facilities.
7. Bed and breakfast Inns (see Section 4.2).
8. Off-site signs (see Section 4.2).

4.15.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted uses (unless otherwise specified):
 - Minimum site area 1 acre
 - Minimum lot width 200 feet

4.15.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards)

1. All permitted uses (unless otherwise specified):
 - Front 30 feet
 - Side 30 feet
 - Rear 30 feet

Special Provisions:

No less than 15 feet of the depth of the required front yard shall be maintained as a landscaped area. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways. The remainder of the required yard may be used for offstreet parking, but not for buildings.

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.

4.15.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.15.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

35%

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.15.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.18)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting either (a) residential district or (b) property used for residential purposes in a residential/office district, then the proposed use shall provide a landscaped buffer which shall be not less than twenty (20) feet in width along the affected rear and/or side yards as the case may be.

4.15.13 MINIMUM OFFSTREET PARKING REQUIREMENTS

(See also Section 4.2)

1. Commercial (and service establishments (unless otherwise specified): one (1) space for each one hundred fifty (150) square feet of non-storage floor area, plus, where applicable, one (1) space for each one thousand (1,000) square feet of lot or ground area outside buildings used for any type of sales, display, or activity.
2. Restaurants, cocktail lounges, bars, and taverns: one (1) space for each three (3) seats in public rooms.
3. Hotels and motels: one (1) space for each sleeping room, plus two (2) spaces for the owner or manager, plus required number of spaces for each accessory use such as restaurant, bar, etc. as specified.
4. Warehousing and storage only: one (1) space for each one thousand five hundred (1,500) square feet of floor area.
5. Public buildings and facilities.
6. Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.
7. For other special exceptions as specified herein: to be determined by findings in the particular case.

Note: Offstreet loading required (see Section 4.2)

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