



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

FOR PLANNING USE ONLY

Application # _____
Application Fee \$200.00
Receipt No. _____
Filing Date _____
Completeness Date _____

SPECIAL EXCEPTION

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. Zoning Designation: CHI
6. Acreage: 8.5
7. Existing Use of Property: VACANT
8. Proposed use of Property: RV PARK
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): 4.15.5 PART 2 "Travel trailer parks or campgrounds"

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): DANIEL CRAPPS
Mailing Address: 2806 W US HWY 90 STE 101
City: LAKE CITY State: FL Zip: 32055
Telephone: (386) 397-3002 Fax: () Email: DCRAPPS@DCRAPPS.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? ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes _____ ☒ No _____
Future Land Use Map Amendment Application No. CPA
Rezoning Amendment: ☐ Yes _____ ☒ No _____
Rezoning 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. Z21-08
Variance: ☐ Yes _____ ☐ No _____
Variance Application No. _____
Special Exception: ☐ Yes _____ ☐ No _____
Special Exception Application No. SE

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):
 - a. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
3. 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.
4. 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.
5. 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.
6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
9. Proof of Ownership (i.e. deed).
10. Agent Authorization Form (signed and notarized).
11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) 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 Board of Adjustment.

A total of ten (10) copies of proposed Special Exception Application and support material, and a PDF copy on a CD, are required at the time of submittal. See Columbia County submittal requirements for more detail.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 3 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Dalton Kurtz

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

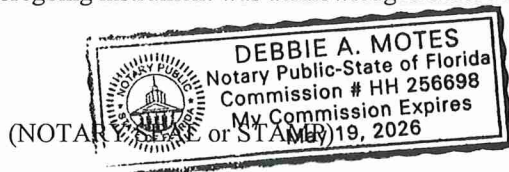
1-3-2022

Date

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 3rd day of Jan, 2023 by (name of person acknowledging).



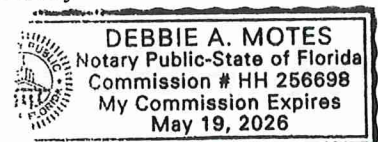
Debbie A. Motes

Signature of Notary

Debbie A. Motes

Printed Name of Notary

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced





NFPS



PO BOX 3823
LAKE CITY, FL 32056



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ANALYSIS OF SECTION 12.2.1(3)(h) OF THE LAND DEVELOPMENT REGULATIONS

Florida Gateway Drive RV Park – Lake City

- a. Whether the proposed use would be in conformance with the city's comprehensive plan and would not have an adverse effect on the comprehensive plan.

The proposed use is in conformance with the City's Comprehensive Plan and the surrounding area has similar uses. The parcel was rezoned from CI to CHI via Ordinance No. 2022-2215.

- b. Whether the proposed use is compatible with the established land use pattern.

The proposed use is compatible with the established land use pattern.

- c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.

Being a transient RV park, the proposed use would not alter the population density patterns or overtax the public facilities.

- d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.

The proposed use is compatible with the current use conditions, and it would be advantageous to the community. It should also be noted the site next to it is an existing RV dealer & service center.

- e. Whether the proposed use will adversely influence living conditions in the neighborhood.

The proposed use will not adversely influence living conditions in the neighborhood as the surrounding area has similar uses.

- f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.

The proposed use traffic pattern allows for movement within the proposed site and will be located off of an underutilized roadway.

- g. Whether the proposed use will create a drainage problem.

The proposed use will not create a drainage problem.

- h. Whether the proposed use will seriously reduce light and air to adjacent areas.

There will be no reduction in light or air for the adjacent areas.

- i. Whether the proposed use will adversely affect property values in the adjacent area.

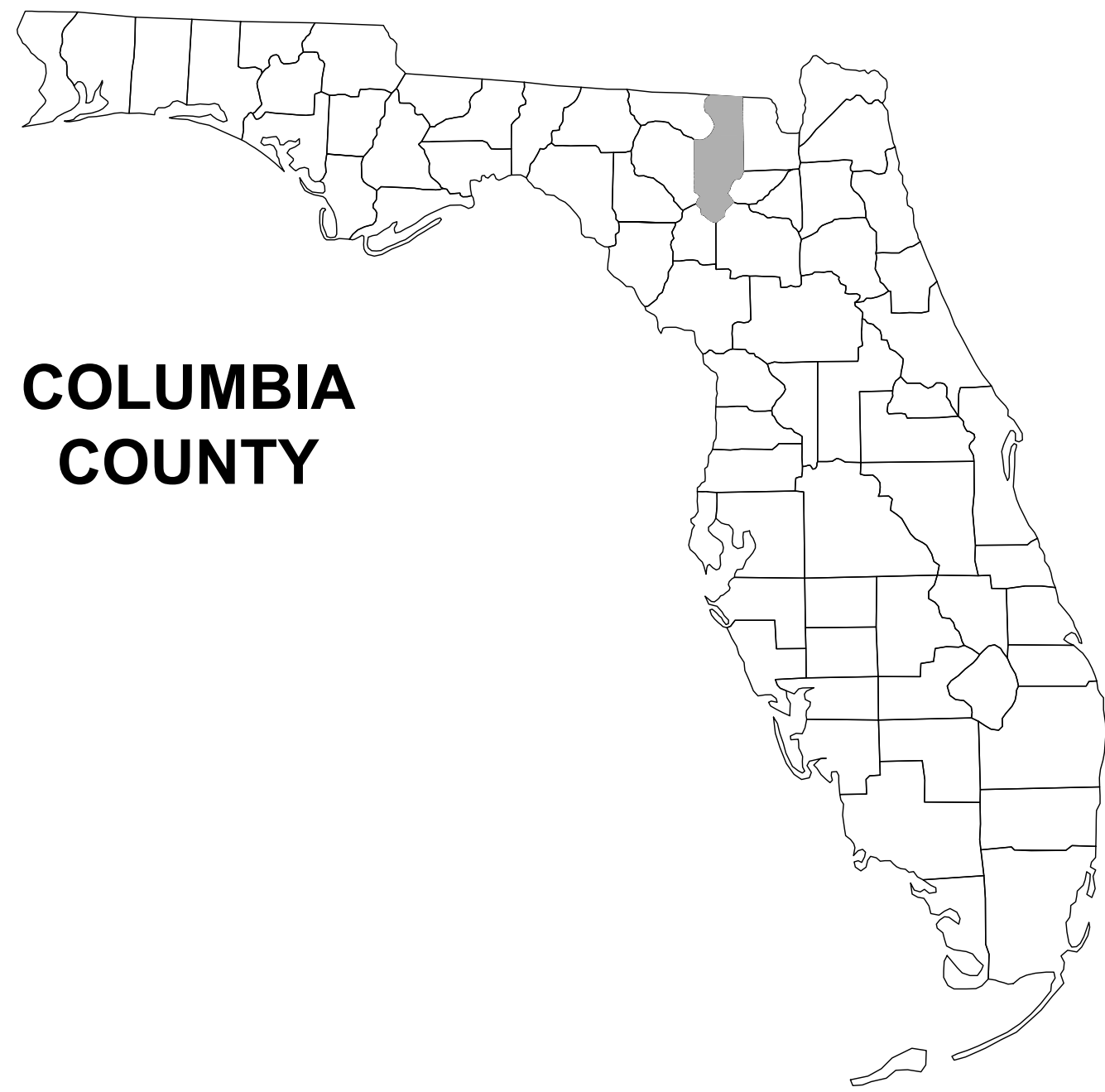
The proposed use will not adversely affect property values in the adjacent area.

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

The proposed use is compatible with surrounding use, therefore will not adversely affect improvement or development of adjacent property in accord with existing regulations.

- k. Whether the proposed use is out of scale with the needs of the neighborhood or the Community.

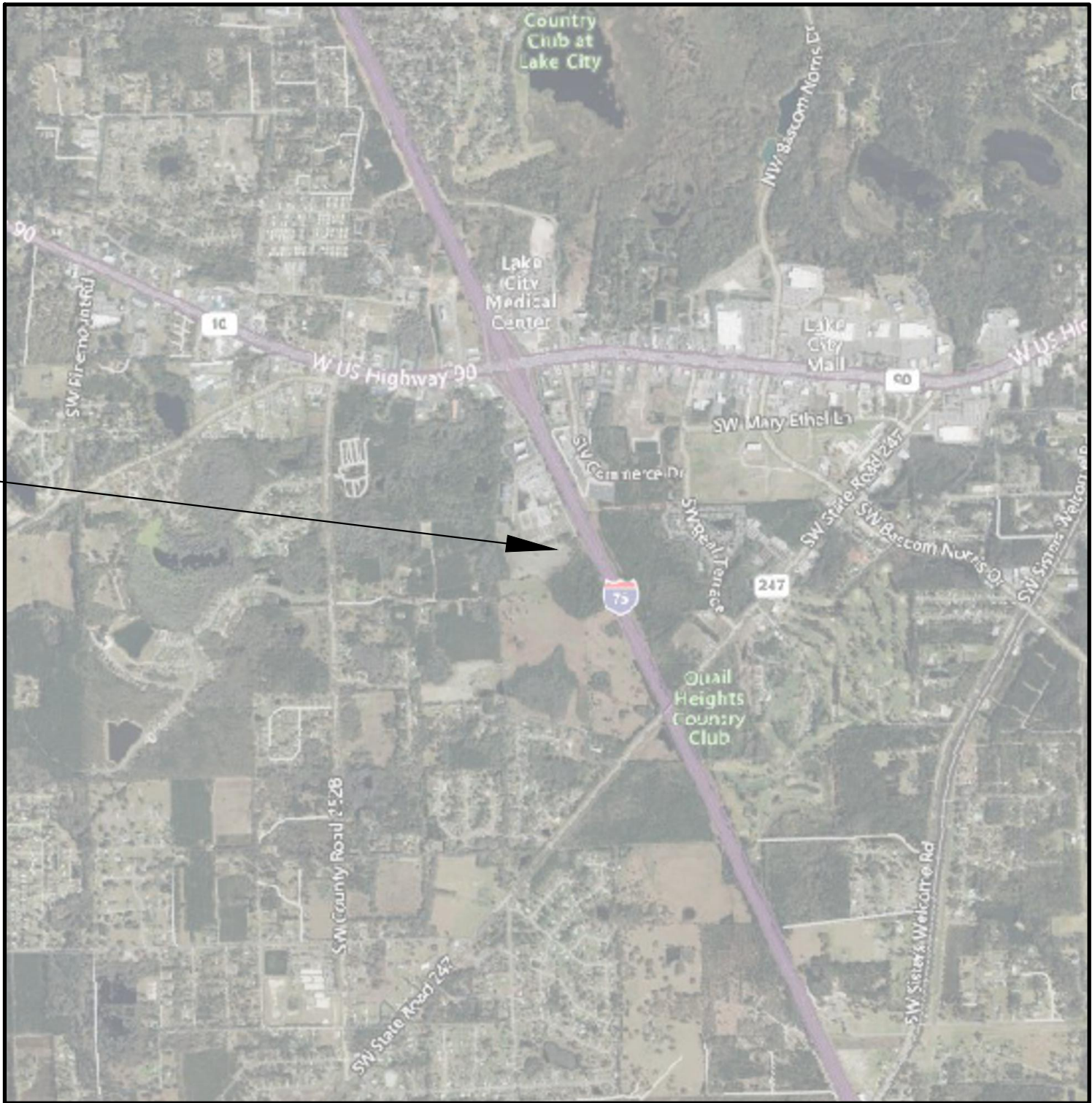
The proposed use is in scale with the needs of the neighborhood or the community.



COLUMBIA
COUNTY

FLORIDA GATEWAY DRIVE RV PARK LAKE CITY, FL

PROJECT LOCATION



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PLANS PREPARED FOR:

4 BROTHERS 2020
7717 SW COUNTY RD 796
LAKE BUTLER, FL 32054
386-365-7483

ATTACHMENTS

SURVEY

S-1

REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 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: L210121SHA EOR: GREGORY G. BAILEY P.E. NO.: 43858	COVER SHEET	SHEET NO.
DATE	DESCRIPTION						C-1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



NFPS



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Fire Department Access and Water Supply Plan 02-4S-16-02714-014

The Fire Department will have access to the property through SW Florida Gateway Dr. The site is a looped 12' wide one way paved access road. There will be 2 fire hydrants placed on the site and supplied via 8" main. See the site plan for details on the water supply network.

**CONCURRENCY
WORKSHEET**

RV PARK
09/08/2022

Trip Generation Analysis per Lot

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Campsites	Total ADT	Total PM Peak
416	Campground/RV Park	9.00	0.98	43.00	387.00	42.14

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)	Dwelling Unit*	Total Development (GPD)
Transient RV Park Overnight W/ Water & Sewer	75.00	2.00	150.00	43.00	6450.00

*Multiplier or "peaking factor" was obtained from the publication " Recommended Standards for Wastewater Facilities" by the Great Lakes-upper Mississippi River Board of State and Provincial Public Health and Environmental Managers. Page 10-6, Figure 1.

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)	Dwelling Unit*	Total Development (GPD)
Transient RV Park Overnight W/ Water & Sewer	75.00	2.00	150.00	43.00	6450.00

*Multiplier or "peaking factor" was obtained from the publication " Recommended Standards for Wastewater Facilities" by the Great Lakes-upper Mississippi River Board of State and Provincial

Solid Waste Analysis

Use	Pounds Per Person Per unit Per day	Estimated Population	Units	Total Development (Lbs Per Day)
Transient RV Park	5.50	86.00	43.00	473.00



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Comprehensive Plan Consistency Analysis Florida Gateway Drive RV Park

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

Proposed Site Plan

The property is 8.5 acres and is located along SW Florida Gateway Dr in Columbia County. The proposed development is zoned as commercial, highway interchange.

(Tax Parcel 02-4S-16-02714-014)

Future Land Use Element

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

OBJECTIVE I.1 The City Concurrence Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.

Consistency: The proposed RV park is consistent with both the land use and zoning for the area. The location provides an excellent spot as it is located near a freeway exchange, RV dealer & service center and facilitates manageable growth around it.

Policy I.1.1 The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.

Consistency: The subject property is located within an area zoned CI and feeds directly onto US 90 and is directly North of I-75. The neighboring developments (hotels & service center) all have similar density.

Policy I.1.2 The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:

RESIDENTIAL:

Residential use classifications provide locations for dwelling units at low, moderate medium, and high density within the city as defined within this Comprehensive Plan. Public, charter, and private elementary and middle schools are permitted within low and moderate density residential land use classifications. Public, charter, and private elementary, middle schools and high schools are permitted in medium and high-density residential land use classifications. In addition,

churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, childcare centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.50 floor area ratio. Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories.

Residential low density shall be limited to a density of less than or equal to 2.0 dwelling units per acre.

Residential moderate density shall be limited to a density of less than or equal to 4.0 dwelling units per acre.

Residential medium density shall be limited to a density of less than or equal to 8.0 dwelling units per acre.

The medium density residential use classification can also provide location for professional and business activities along arterial and collector streets in transitional areas buffering residential neighborhoods from intensive nonresidential areas and such activities shall be limited to an intensity of 1.0 floor area ratio.

Residential high density shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

Consistency: The subject property is not residential.

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

Consistency: The subject property is located at the end of Florida Gateway Drive and is surrounded by similar transient based establishments.

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

Consistency: This section of the City & County has increasing commercial developments that shall be completed by 2024.

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

1. Neighborhood commercial activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries

or dry cleaners. In addition, automotive service stations, childcare centers and financial institutions and similar uses compatible neighborhood commercial uses may be allowed as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio.

2. Neighborhood commercial activities shall be located on an arterial or collector road;
3. Floor area for each individual outlet or establishment shall not exceed 5,000 square feet; and
4. Sale, display, preparation, and storage shall be conducted completely within an enclosed building, and no more than 20 percent of the floor area shall be devoted to storage.
5. Neighborhood commercial uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio.

Consistency: The site is close to neighborhood retail areas and will not affect any neighborhood commercial activities.

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

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

Consistency: The subject property will not affect the development of public or private schools.

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

Consistency: The subject property shall utilize the existing high spots and leverage the low-lying areas for stormwater treatment while discharging as little stormwater off site prior to treatment.

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

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.
2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.
3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a

more desirable layout.

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

Consistency: The subject property shall be designed in accordance with City of Lake Land Development, Suwannee River Water Management District Stormwater (SRWMD), Florida Department of Environmental Protection (FDEP), Florida Department of Health (FDOH), & Florida Department of Transportation (FDOT) standards.

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

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

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

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

OBJECTIVE I.4 The City shall continue to include provisions for Planned Residential Development regulations. A Planned Residential Development (PRD) is:

1. A concept which requires land to be under unified control, planned and developed as a whole in a single development or in an approved, programmed series of developments for dwelling units and related uses and facilities;
2. A plan which, when adopted, becomes the land development regulations for the land to which it is applied;
3. Inclusive of principal and accessory structures substantially related to the character of the development itself and the surrounding area of which it is a part; and
4. A concept which, when implemented, allows for development according to comprehensive and detailed plans that include streets, utilities, building sites and the like and site plans and elevations for all buildings as intended to be located, constructed, used, and related to each other.

It also includes detailed plans for other uses and the improvements on the land as related to the buildings.

Consistency: The subject property will not interfere with any existing or future PRD's.

Policy I.4.1 The City's land development regulations shall continue to contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:

1. Regulate the subdivision of land;

2. Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;
3. Protect environmentally sensitive lands identified within the Conservation Element;
4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Protect potable water wellfields and aquifer recharge areas;
6. Regulate signage;
7. Provide safe and convenient onsite traffic flow and vehicle parking needs; and
8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

OBJECTIVE I.5 The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area, except that water line extensions may be made outside such designated urban development area to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside such designated urban development area. The boundary of this designated urban development area is depicted within the Future Land Use Map Series of this Comprehensive Plan.

Consistency: The subject property will require 350+ ft of water main and 600+ ft of sewer main extension, all of which is being covered by the developer and will benefit the City for future growth.

Policy I.5.1 The City shall adopt as part of its utility policies and programs a provision whereby any extension of public facility geographic service areas into surrounding unincorporated areas shall be limited to the adjacent designated urban development areas as identified within the Future Land Use Map Series of this Comprehensive Plan except that water line extensions may be made outside such boundary to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside of such designated urban development area. The City shall condition the extension of public facilities for residential uses to the adjacent unincorporated urban development area on first providing these facilities and services for the majority of the residents within the City which are not currently being served.

Consistency: The subject property will require 350+ ft of water main and 600+ ft of sewer main extension, all of which is being covered by the developer and will benefit the City for future growth.

Policy I.5.2 The City shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

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

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

- a. For setbacks between 100 feet and 50 feet, an open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.
- b. For setback of less than 50 feet, a buffer wall 8 feet high or a fence 8 feet high with native landscaping shall be installed around the substation.

Consistency: The subject properties electrical needs will allow for minimal electrical equipment vs. a high demand site.

OBJECTIVE I.6 The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

Policy I.6.1 The City shall continue to permit mining activity as a special exception within areas designated on the Future Land Use Plan map as industrial.

Consistency: No mining to occur on the site.

Policy I.6.2 The City shall continue to include provisions for drainage, stormwater management, open space and safe and convenient on-site traffic flow including the provisions of needed vehicle parking for all development.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

Policy I.6.3 The City shall continue to limit the intensity of development by requiring that the length of lots does not exceed three times the width of lots for the location of dwelling units.

Consistency: The subject property is to be designed for transient RV's and will remain one lot.

Policy I.6.4 The City shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

OBJECTIVE I.7 The City shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey based upon information as available from the University of Florida, Shimer Center for Affordable Housing.

Consistency: The subject property is not in a designated area of blight.

Policy I.7.1 The City shall request federal and state funds to redevelop and renew any identified blighted

areas, where the City finds there is a competitive feasibility to receive such funding.

Consistency: The subject property is not in a designated area of blight.

Policy I.8.1 The land development regulations of the City shall include the following provisions for nonconforming lots, structures and uses of land or structures:

1. Nonconforming lots of record shall be recognized within any zoning district in which single family dwellings are permitted. A single-family dwelling may be erected, expanded, or altered on any single lot of record. Such lots must be in separate ownership and not of continuous frontage with other lots in the same ownership.
2. Nonconforming uses of land shall be recognized where the lawful use of land exists which is not permitted by the land development regulations, such use may be continued, so long as it remains otherwise lawful, subject to limitation concerning enlargement, movement, discontinuance, and structural addition.
3. Nonconforming structures shall be recognized where a structure exists lawfully that would not be permitted to be built under the land development regulations by reason of restrictions on requirements other than use concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to limitations concerning provisions addressing enlargement or alteration, destruction, and movement.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

OBJECTIVE I.9 The City shall continue to use a Historic Preservation Agency appointed by the City Council to assist the City Council with the designation of historic landmarks and landmark sites or historic districts within the City based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Council based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

Consistency: The subject property is not developed nor is it eligible for historic preservation.

Policy I.9.1 The City shall continue to establish criteria for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites.

Consistency: The subject property is not developed nor is it eligible for historic preservation.

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

Consistency: The subject property is not developed nor is it eligible for historic preservation.

OBJECTIVE I.10 The City shall protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial or possess characteristics that are associated with reducing soil conditions. The prevalent

vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction. Wetland report has been submitted with application as well.

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

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

2. Landfills;

3. Facilities of bulk storage, agricultural chemicals;

4. Petroleum products;

5. Hazardous toxic and medical waste;

6. Feedlots or other animal facilities;

7. Wastewater treatment plants and percolation ponds; and

8. Mines, and excavation of waterways or drainage facilities which intersect the water table, within a 300-foot radius around the water well designated by this Comprehensive Plan as a wellfield protection area.

In addition, no transportation of such regulated materials shall be allowed in the wellfield protection area, except through traffic.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction. There will not be a sewage discharge area onsite. Each lot has its own sewer hookup.

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

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

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

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction

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

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction

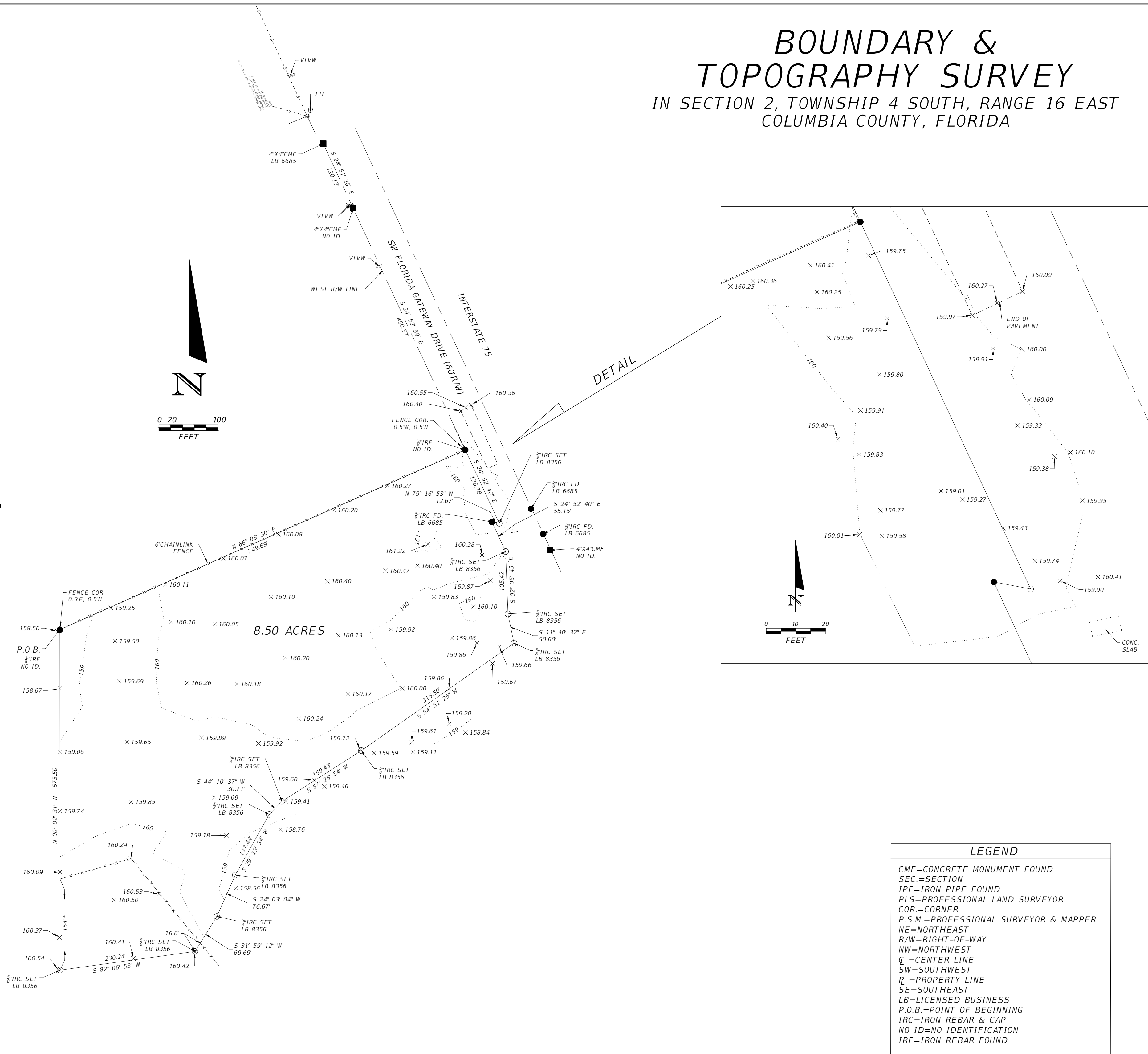
OBJECTIVE I.12 The City shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine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

Consistency: The subject property will not be designated a subdivision.

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


Consistency: The subject property will not be designated a subdivision.

BOUNDARY &
TOPOGRAPHY SURVEY
IN SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



DESCRIPTION:
COMMENCE at the Southwest corner of Lot 11, FLORIDA GATEWAY CENTER SOUTH, UNIT 1, a subdivision recorded in Plat Book 7, Pages 3 and 4, of the Public Records of Columbia County, Florida; thence South 00°04'49" East, a distance of 120.08 feet; thence South 21°07'01" East, a distance of 267.04 feet; thence South 26°36'28" East, a distance of 233.93 feet to the POINT OF BEGINNING; thence North 66°05'30" East, a distance of 749.69 feet to a point on the Westerly right-of-way line of SW Florida Gateway Drive; thence South 24°52'40" East, along said Westerly right-of-way line of SW Florida Gateway Drive, a distance of 136.78 feet; thence North 79°16'53" West, a distance of 12.67 feet; thence South 24°52'40" East, a distance of 55.15 feet; thence South 02°05'43" East, a distance of 105.42 feet; thence South 11°40'32" East, a distance of 50.60 feet; thence South 54°51'25" West, a distance of 315.50 feet; thence South 57°25'54" West, a distance of 159.43 feet; thence South 44°10'37" West, a distance of 30.71 feet; thence South 29°13'34" West, a distance of 117.44 feet; thence South 24°03'04" West, a distance of 76.67 feet; thence South 31°59'12" West, a distance of 69.69 feet; thence South 82°06'53" West, a distance of 230.24 feet; thence North 00°02'31" West, a distance of 575.50 feet to the POINT OF BEGINNING. Containing 8.50 acres, more or less.

- NOTES:
- 1.) Monumentation is as shown and designated on the face of the plat.
 - 2.) Boundary based on monumentation found in place, instruction by client, and prior adjacent survey and subdivision by Bailey, Bishop & Lane.
 - 3.) Bearings based on State Plane Coordinates.
 - 4.) Interior improvements shown were located by field ties.
 - 5.) Underground encroachments, if present, were not located with this survey.
 - 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
 - 7.) Date of field survey completion: August 10, 2021
 - 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain (ref: Map No. 12023C0291D).
 - 9.) Elevations based on NAVD88 datum.

REVISIONS				 <div>NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356</div> <div>2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET</div>	JOB NO. L210421CRA CA# 29011	SHEET NO. 1
DATE	DESCRIPTION	DATE	DESCRIPTION			

DESCRIPTION:

COMMENCE at the Southwest corner of Lot 11, FLORIDA GATEWAY CENTER SOUTH, UNIT 1, a subdivision recorded in Plat Book 7, Pages 3 and 4, of the Public Records of Columbia County, Florida; thence South 00°04'49" East, a distance of 120.08 feet; thence South 21°07'01" East, a distance of 267.04 feet; thence South 26°36'28" East, a distance of 233.93 feet to the POINT OF BEGINNING; thence North 66°05'30" East, a distance of 749.69 feet to a point on the Westerly right-of-way line of SW Florida Gateway Drive; thence South 24°52'40" East, along said Westerly right-of-way line of SW Florida Gateway Drive, a distance of 136.78 feet; thence North 79°16'53" West, a distance of 12.67 feet; thence South 24°52'40" East, a distance of 55.15 feet; thence South 02°05'43" East, a distance of 105.42 feet; thence South 11°40'32" East, a distance of 50.60 feet; thence South 54°51'25" West, a distance of 315.50 feet; thence South 57°25'54" West, a distance of 159.43 feet; thence South 44°10'37" West, a distance of 30.71 feet; thence South 29°13'34" West, a distance of 117.44 feet; thence South 24°03'04" West, a distance of 76.67 feet; thence South 31°59'12" West, a distance of 69.69 feet; thence South 82°06'53" West, a distance of 230.24 feet; thence North 00°02'31" West, a distance of 575.50 feet to the POINT OF BEGINNING. Containing 8.50 acres, more or less.

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 202112025294 Date: 12/14/2021 Time: 3:45PM
Page 1 of 3 B: 1454 P: 2083, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 5950.00

4-10623

Warranty Deed

Trust to LLC

THIS WARRANTY DEED made this 10 day of December, 2021, by Daniel Crapps and Richard C. Cole, Individually and as Trustees under that certain land trust agreement dated September 11, 1986, hereinafter called the grantor, to 4 Brothers 2020 LLC, a Florida Limited Liability Company whose address is: 508 N. Florence St., Burbank, CA 91505 hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

The above described property is not, nor has it ever been the Homestead of the Grantors.

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

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

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

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

Signed, sealed and delivered in our presence:

Jennifer P. Bowers
Witness:
Jennifer Bowers
Printed Name:

Lisa Hicks
Witness:
Lisa Hicks
Printed Name:

Daniel Crapps
Daniel Crapps, Individually and as Trustee
under that certain land trust agreement dated
September 11, 1986

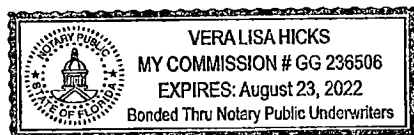
Richard C. Cole
Richard C. Cole, Individually and as Trustee
under that certain land trust agreement dated
September 11, 1986

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of December, 2021 by Daniel Crapps and Richard C. Cole, Individually and as Trustees under that certain land trust agreement dated September 11, 1986, who is personally known to me or who has produced _____ as identification.

(Notary Seal)

Vera Lisa Hicks
Notary Public



ATT 4-10623

Exhibit "A"

COMMENCE at the Southwest corner of Lot 11, FLORIDA GATEWAY CENTER SOUTH, UNIT 1, a subdivision recorded in Plat Book 7, Pages 3 and 4, of the Public Records of Columbia County, Florida; thence South 00°04'49" East, a distance of 120.08 feet; thence South 21°07'01" East, a distance of 267.04 feet; thence South 26°36'28" East, a distance of 233.93 feet to the POINT OF BEGINNING; thence North 66°05'30" East, a distance of 749.69 feet to a point on the Westerly right-of-way line of SW Florida Gateway Drive; thence South 24°52'40" East, along said Westerly right-of-way line of SW Florida Gateway Drive, a distance of 136.78 feet; thence North 79°16'53" West, a distance of 12.67 feet; thence South 24°52'40" East, a distance of 55.15 feet; thence South 02°05'43" East, a distance of 105.42 feet; thence South 11°40'32" East, a distance of 50.60 feet; thence South 54°51'25" West, a distance of 315.50 feet; thence South 57°25'54" West, a distance of 159.43 feet; thence South 44°10'37" West, a distance of 30.71 feet; thence South 29°13'34" West, a distance of 117.44 feet; thence South 24°03'04" West, a distance of 76.67 feet; thence South 31°05'12" West, a distance of 69.69 feet; thence South 82°06'53" West, a distance of 230.24 feet; thence North 00°02'31" West, a distance of 575.50 feet to the POINT OF BEGINNING.

The above described property is not, nor has it ever been the Homestead of the Grantors.

I, Stephen Sharrah

(owner name), owner of property parcel

number 02-4S-16-02714-014

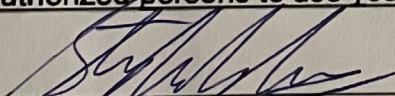
(parcel number), do certify that

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. Dalton Kurtz (NFPS)	1. <i>Dalton Kurtz</i>
2.	2.
3.	3.
4.	4.
5.	5.

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

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

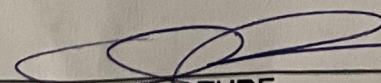

Owner Signature (Notarized)

12-01-2022
Date

NOTARY INFORMATION:

STATE OF: California COUNTY OF: Los Angeles

The above person, whose name is Stephen Sharrah,
personally appeared before me and is known by me or has produced identification
(type of I.D.) CA Driver's License on this 1 day of December, 20 22.


NOTARY'S SIGNATURE

(Seal/Stamp)

generated on 12/1/2022 10:01:42 AM EST

Last Update: 12/1/2022 10:01:15 AM EST

Register for eBill

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

Account Number		Tax Type		Tax Year	
R02714-014		REAL ESTATE		2022	
Mailing Address		Property Address			
4 BROTHERS 2020 LLC 508 N FLORENCE ST BURBANK CA 91505		GEO Number 024S16-02714-014			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		002			
<u>Legal Description (click for full description)</u>					
02-4S-16 0000/00008.64 Acres COMM SW COR OF LOT 11 FLORIDA GATEWAY CENTER SOUTH UNIT 1, S 120.08 FT, S 21 DEG E 267.04 FT, S 26 DEG E 233.93 FT FOR POB, N 66 DEG E 749.69 FT TO W R/W OF SW FLORIDA GATEWAY DR, S 24 DEG E ALONG R/W 136.78 FT, N 79 DEG W 12.67 FT, S 24 DEG E See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	864,000	0	\$864,000	\$6,752.16
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	864,000	0	\$864,000	\$646.27
LOCAL	3.2990	864,000	0	\$864,000	\$2,850.34
CAPITAL OUTLAY	1.5000	864,000	0	\$864,000	\$1,296.00
SUWANNEE RIVER WATER MGT DIST	0.3368	864,000	0	\$864,000	\$291.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	864,000	0	\$864,000	\$0.09
Total Millage		13.6989	Total Taxes	\$11,835.86	
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
FFIR	FIRE ASSESSMENTS				\$3.01
Total Assessments				\$3.01	
Taxes & Assessments				\$11,838.87	
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2022	PAYMENT	9921391.0001	2022	\$11,365.32

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES