



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

Application # SFR 24-02
Application Fee: **\$200.00**
Receipt No. _____
Filing Date _____
Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Melrose Place
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 33-3S-17-13536-005
4. Future Land Use Map Designation: RESIDENTIAL-HIGH
5. Zoning Designation: RMF-2
6. Acreage: 1.71
7. Existing Use of Property: VACANT
8. Proposed use of Property: MULTI-FAMILY HOUSING
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 16996 S.F.
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
 Company name (if applicable): _____
 Mailing Address: 1208 SW FAIRFAX GLEN
 City: LAKE CITY State: FL Zip: 32025
 Telephone: (307) 680.1772 Fax: () Email: ccpewyo@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.

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): KEVIN BEDENBOUGH, JR.
 Mailing Address: 232 NW CHADLEY LANE
 City: LAKE CITY State: FL Zip: 32055
 Telephone: (386) 365.5264 Fax: () Email: plumblevelconstruction@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: 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

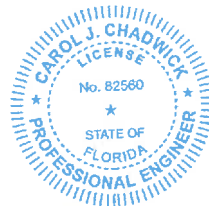
All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If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

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

Digitally signed by Carol Chadwick Date
DN: c=US, o=Florida,
dnQualifier=A01410D0000017EB6
D924CE0005954C, cn=Carol
Chadwick
Date: 2023.12.22 13:37:36 -05'00'

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of ____, 20__, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced

CONSTRUCTION PLANS

MELROSE PLACE

TBD, LAKE CITY, FL
 SECTION 33, TOWNSHIP 03 SOUTH, RANGE 17 EAST
 CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

PROJECT SITE

- NOTES**
1. SITE PERMITS: 93.36.17-13195C.003
 2. ZONING: SUF-2
 3. PROJECT LAND DEVELOPMENT AND DESIGN: FUTURE DEVELOPMENT OF THE PROJECT SHALL COMPLY WITH THE FLORIDA BUILDING CODE 7TH EDITION, C.F.D.C. SECTION 610.01(1).
 4. SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE 7TH EDITION, C.F.D.C. SECTION 610.01(1).
 5. SEPARATE TRAFFIC ARE PROVIDED FOR CONSTRUCTION, MAINTENANCE, AND NORMAL OPERATIONS, ETC.

- SHEET INDEX**
- | | |
|---|------------------------|
| 1 | COVER SHEET |
| 2 | NOTES & LEGEND |
| 3 | SITE & CONVERSION PLAN |
| 4 | GROUND PLAN & DETAILS |

DRAWER:
 NEMAN DEBBENBAUGH, JR.
 232 NW CHADLEY LANE
 LAKE CITY, FL 32025
 904.350.1722
 ndebb@windpdrconstruction@gmail.com

CIVIL ENGINEER:
 CAROL CHADWICK, P.E.
 1200 S.W. PARKWAY GLEN
 LAKE CITY, FL 32025
 904.350.1722
 rcc@windpdr@gmail.com

SURVEYOR:
 AFFINE ENGINEERING AND SURVEYING, INC.
 128 NW GREEN LAKE
 LAKE CITY, FL 32025
 407.421.5534
 CONTACT: VICTOR MARRERO
 vmarrero@affine.us@gmail.com

Engineered by: **CAROL CHADWICK, P.E.**
 1200 S.W. PARKWAY GLEN
 LAKE CITY, FL 32025
 904.350.1722
 rcc@windpdr@gmail.com
 P.E. NO.: 62560

DATE: 05/23/2023 SHEET NO.: 2.4	PROJECT: MELROSE PLACE COVER SHEET	DRAWN BY: NEMAN DEBBENBAUGH, JR. 232 NW CHADLEY LANE LAKE CITY, FL 32025 904.350.1722 ndebb@windpdrconstruction.com		
	PROJECT: MELROSE PLACE COVER SHEET			



EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

SA	SANITARY SEWER MAIN	⊙	ROCK DRAIN	⊠	GRAVEL STRUCK MOUND
SB	SANITARY SEWER SERVICE	⊙	REINFORCEMENT	⊠	GRAVEL STRUCK W/RT
W	WATER MAIN	⊙	RETAINING WALL W/RT	⊠	STORM INLET
WS	WATER SERVICE	⊙	CABLE TV REEF	⊠	SANITARY SEWER MANHOLE
SW	STORM SEWER	⊙	FIELD PINE TREE	⊠	CLEAN OUT
SWA	STORM WATER	⊙	WATER METER PIT	⊠	GLASS VAULT
SWC	STORM COLLECTION	⊙	FEET INCREASING	⊠	CAST WATER
OP	OVERHEAD POWER	⊙	DATE WAIVER	⊠	STREET LIGHT
UP	UNDERGROUND POWER	⊙	UNDERGROUND POWER	⊠	CONCRETE PIER
OC	ONE LINE	⊙	CLERK SIGN	⊠	DEGRADUS TREE
PL	PHONE LINE	⊙	COMPOSITE TREE	⊠	BUSH
PT	POWER LINE	⊙	DEGRADUS TREE	⊠	RECONSTRUCT ONE
PTC	POWER CYCLE	⊙	RECONSTRUCT THREE	⊠	1" HOLE SIGN
PTL	POWER TRANSFORMER	⊙	RECONSTRUCT FIVE	⊠	HOIST SIGN
C	CABLE TV	⊙	RECONSTRUCT TEN	⊠	POTHOLE
PL	PROPERTY LINE	⊙	RECONSTRUCT TWENTY	⊠	MOUNTAIN W/RT
K	K.O.W.	⊙	RECONSTRUCT FIFTY	⊠	TRAFFIC SIGNAL
BL	BUILDING FOOTPRINT LINE	⊙	RECONSTRUCT ONE HUNDRED	⊠	RECONSTRUCT FIFTY FIVE
EL	EXISTING LINE	⊙	RECONSTRUCT TWO HUNDRED	⊠	ELECTRIC VAULT
S	SURVEYING	⊙	RECONSTRUCT THREE HUNDRED	⊠	ELECTRIC METER
DC	DISTING CONCRETE	⊙	RECONSTRUCT FOUR HUNDRED	⊠	RECONSTRUCT SIXTY
EA	EXISTING ASPHALT	⊙	RECONSTRUCT FIVE HUNDRED	⊠	RECONSTRUCT SEVENTY

PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

SA	SANITARY SEWER MAIN	⊙	CABLE TV REEF	⊠	STORM SEWER MANHOLE
SB	SANITARY SEWER SERVICE	⊙	WATER METER PIT	⊠	GRAVEL STRUCK INLET
W	WATER MAIN	⊙	DATE WAIVER	⊠	STORM INLET
WS	WATER SERVICE	⊙	UNDERGROUND POWER	⊠	SANITARY SEWER MANHOLE
SW	STORM SEWER	⊙	STREET LIGHT	⊠	CLEAN OUT
SWA	STORM WATER	⊙	CONCRETE PIER	⊠	GLASS VAULT
SWC	STORM COLLECTION	⊙	DEGRADUS TREE	⊠	CAST WATER
OP	OVERHEAD POWER	⊙	BUSH	⊠	CONCRETE PIER
UP	UNDERGROUND POWER	⊙	RECONSTRUCT ONE	⊠	CONCRETE PIER
OC	ONE LINE	⊙	RECONSTRUCT THREE	⊠	CONCRETE PIER
PL	PHONE LINE	⊙	RECONSTRUCT FIVE	⊠	CONCRETE PIER
PT	POWER LINE	⊙	RECONSTRUCT TEN	⊠	CONCRETE PIER
PTC	POWER CYCLE	⊙	RECONSTRUCT TWENTY	⊠	CONCRETE PIER
PTL	POWER TRANSFORMER	⊙	RECONSTRUCT FIFTY	⊠	CONCRETE PIER
C	CABLE TV	⊙	RECONSTRUCT ONE HUNDRED	⊠	CONCRETE PIER
PL	PROPERTY LINE	⊙	RECONSTRUCT TWO HUNDRED	⊠	CONCRETE PIER
K	K.O.W.	⊙	RECONSTRUCT THREE HUNDRED	⊠	CONCRETE PIER
BL	BUILDING FOOTPRINT LINE	⊙	RECONSTRUCT FOUR HUNDRED	⊠	CONCRETE PIER
EL	EXISTING LINE	⊙	RECONSTRUCT FIVE HUNDRED	⊠	CONCRETE PIER
S	SURVEYING	⊙	RECONSTRUCT SIX HUNDRED	⊠	CONCRETE PIER
DC	DISTING CONCRETE	⊙	RECONSTRUCT SEVEN HUNDRED	⊠	CONCRETE PIER
EA	EXISTING ASPHALT	⊙	RECONSTRUCT EIGHT HUNDRED	⊠	CONCRETE PIER
EC	EXISTING CONCRETE	⊙	RECONSTRUCT NINE HUNDRED	⊠	CONCRETE PIER
ES	EXISTING STRUCTURE	⊙	RECONSTRUCT ONE THOUSAND	⊠	CONCRETE PIER
PS	PROPOSED ASPHALT	⊙	RECONSTRUCT ONE THOUSAND ONE HUNDRED	⊠	CONCRETE PIER
PC	PROPOSED CONCRETE	⊙	RECONSTRUCT ONE THOUSAND TWO HUNDRED	⊠	CONCRETE PIER
PSA	PROPOSED GRANULAR SURFACE	⊙	RECONSTRUCT ONE THOUSAND THREE HUNDRED	⊠	CONCRETE PIER
PSB	PROPOSED GRANULAR SURFACE	⊙	RECONSTRUCT ONE THOUSAND FOUR HUNDRED	⊠	CONCRETE PIER
PSC	PROPOSED GRANULAR SURFACE	⊙	RECONSTRUCT ONE THOUSAND FIVE HUNDRED	⊠	CONCRETE PIER

EROSION CONTROL NOTES

1. REVISIONS AND REVISIONS TO THIS SPECIFICATION SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL DEVELOPMENT MANUAL AND THE VICTORIA SECTION AND SECTORS.
2. THE CONTRACTOR SHALL ADVISE TO THE FIELD SUPERVISOR OF THE PROJECT, WATER MANAGEMENT DISTRICT, CITY OF LEE DAVE AND OTHER GOVERNING AGENCIES.
3. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED CONTROL VOLUMES SHOWN ON THESE PLANS AND TO MEET ALL LOCAL CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE FIELD SUPERVISOR.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF CONCRETE AND SHALL REMAIN IN PLACE UNTIL EROSION CONTROL HAS BEEN ESTABLISHED.
5. REVISIONS TO THIS SPECIFICATION SHALL BE APPROVED BY THE FIELD SUPERVISOR.
6. REVISIONS TO THIS SPECIFICATION SHALL BE APPROVED BY THE FIELD SUPERVISOR.
7. Silt fences shall be located on site to prevent sediment from leaving project limits.
8. CONTRACTOR SHALL PLACE A DIRT FENCE ROW OF SILT FENCES IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
9. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TOP SOIL/SEED MIXTURE TO PREVENT EROSION.
10. A DIRT FENCE ROW SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION TRENCHES AND COLLECTION TRENCHES. GRANITE DEPRESSIVE STOPS ARE REQUIRED.
11. ALL SLOPES STEEPER THAN 3:1 SHALL BE APPROPRIATELY PROTECTED FROM EROSION THROUGHOUT THE LIFE OF THE JOB UNLESS OTHERWISE SPECIFIED.
12. ALL STABILIZATION PACKETS SHALL BE INSTALLED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY STOPPED.
13. ALL WORK AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TOP SOIL/SEED MIXTURE TO PREVENT EROSION.
14. ALL WORK AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TOP SOIL/SEED MIXTURE TO PREVENT EROSION.
15. ALL WORK AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TOP SOIL/SEED MIXTURE TO PREVENT EROSION.
16. ALL WORK AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TOP SOIL/SEED MIXTURE TO PREVENT EROSION.
17. THE PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
18. DRAINAGE REQUIREMENTS SHALL BE MET BY THE CONTRACTOR. THE SILT FENCE AND STRIP BARRIERS SHALL BE MAINTAINED WITHIN 24 HOURS OF THE END OF A WORK DAY.
19. SITES THAT HAVE BEEN STABILIZED WITH TOP SOIL/SEEDING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

ENGINEERS' NOTES

1. CHECK FOR LOCAL VARIATIONS IN EROSION CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO DETERMINE THAT ALL WORK WILL BE IN THE MANNER INTENDED ON THESE PLANS.
2. ALL DISTURBED AREAS SHALL BE STABILIZED WITH A MIXTURE OF LOCAL VEGETATION AND NURSERIES VEGETATION. THE LOCAL-TERM VEGETATION SHALL BE PLANTED AT A MINIMUM RATE OF 75% PER ACRE. THE SHORT TERM VEGETATION SHALL BE PLANTED AT A MINIMUM RATE OF 20% PER ACRE AND SHALL BE MAINTAINED FOR ONE YEAR FROM SPLASHING.
3. THE CONTRACTOR SHALL MAINTAIN NECESSARY ACCESS TO EXISTING EROSION CONTROL STRUCTURES, TRENCHES, INLET TRENCHES, AND SEDIMENTATION TO ALLOW FOR MAINTENANCE AND REPAIRS.
4. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TOP SOIL/SEED MIXTURE TO PREVENT EROSION.
5. WHERE SUCH WORK IS DIFFICULT TO ACCOMMODATE, THE CONTRACTOR SHALL NOTIFY THE FIELD SUPERVISOR IMMEDIATELY TO DISCUSS ALTERNATIVE SOLUTIONS.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES PRIOR TO ANY CONSTRUCTION.
7. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TOP SOIL/SEED MIXTURE TO PREVENT EROSION.
8. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TOP SOIL/SEED MIXTURE TO PREVENT EROSION.
9. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TOP SOIL/SEED MIXTURE TO PREVENT EROSION.
10. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TOP SOIL/SEED MIXTURE TO PREVENT EROSION.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN NECESSARY ACCESS TO EXISTING EROSION CONTROL STRUCTURES, TRENCHES, INLET TRENCHES, AND SEDIMENTATION TO ALLOW FOR MAINTENANCE AND REPAIRS.

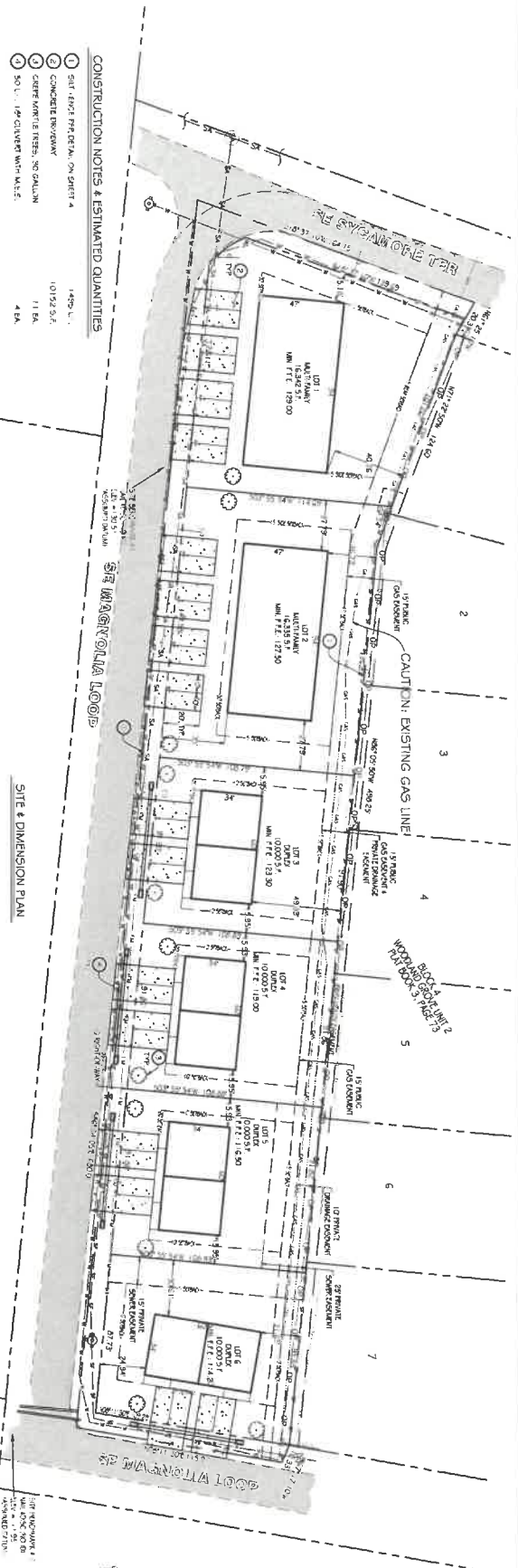
NOTE: ALL UTILITIES SHALL BE DEPTH VERIFIED PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN NECESSARY ACCESS TO EXISTING EROSION CONTROL STRUCTURES, TRENCHES, INLET TRENCHES, AND SEDIMENTATION TO ALLOW FOR MAINTENANCE AND REPAIRS.



MELROSE PLACE
 NOTES & LEGEND

PROJECT: MELROSE PLACE
 DATE: 05/15/2024
 DRAWING NO.: 101-101-101-101
 SHEET NO.: 101-101-101-101



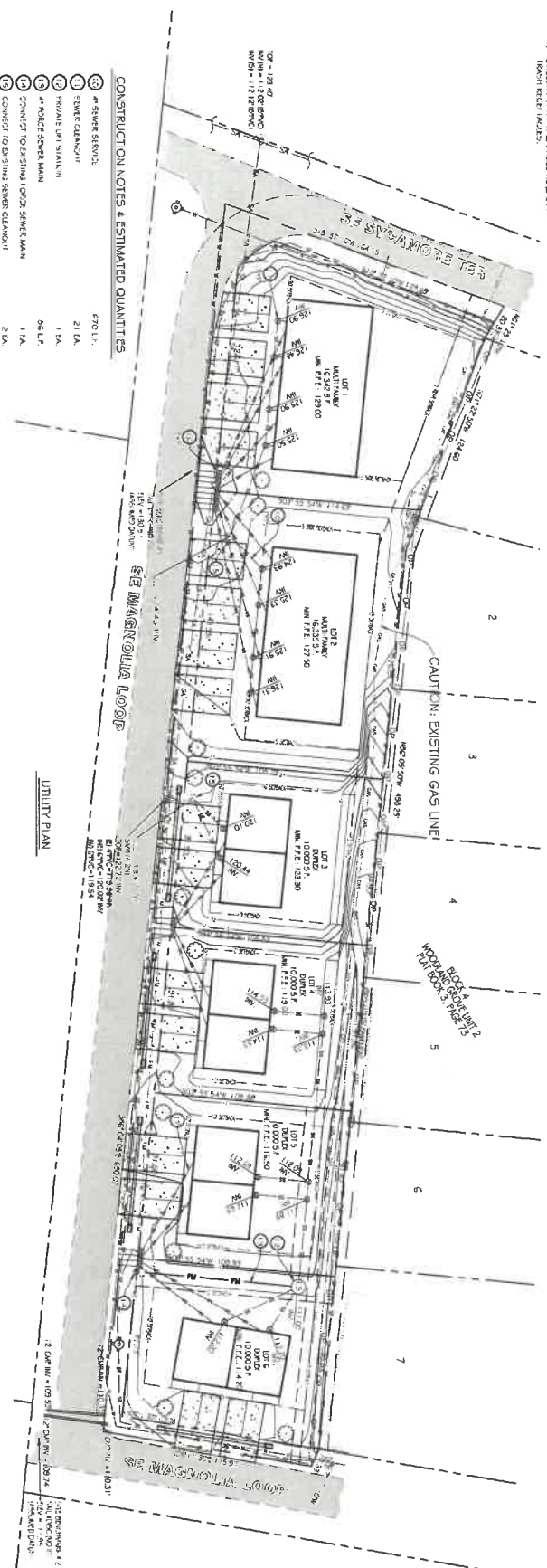


CONSTRUCTION NOTES & ESTIMATED QUANTITIES

- 1. SLOPE 1:12 PER 4' ON SLOPE 4'
- 2. CONCRETE FINISH
- 3. CEMENT FINISH, NO CALLS
- 4. 30" L. 1" GUTTER WITH M.S.D.

NOTES
 1. EXISTING 18" WALL UNDER EPOXY-OUT
 2. EXISTING RECEPTACLES

SITE & DIMENSION PLAN



CONSTRUCTION NOTES & ESTIMATED QUANTITIES

- 1. 4" SEWER SERVICE
- 2. SEWER CLEANOUT
- 3. PRIVATE LIFT STATION
- 4. 4" RIGID SEWER MAIN
- 5. CONNECT TO EXISTING 10" RIGID SEWER MAIN
- 6. CONNECT TO EXISTING SEWER CLEANOUT
- 7. WATER MAIN
- 8. 1" WATER SERVICE

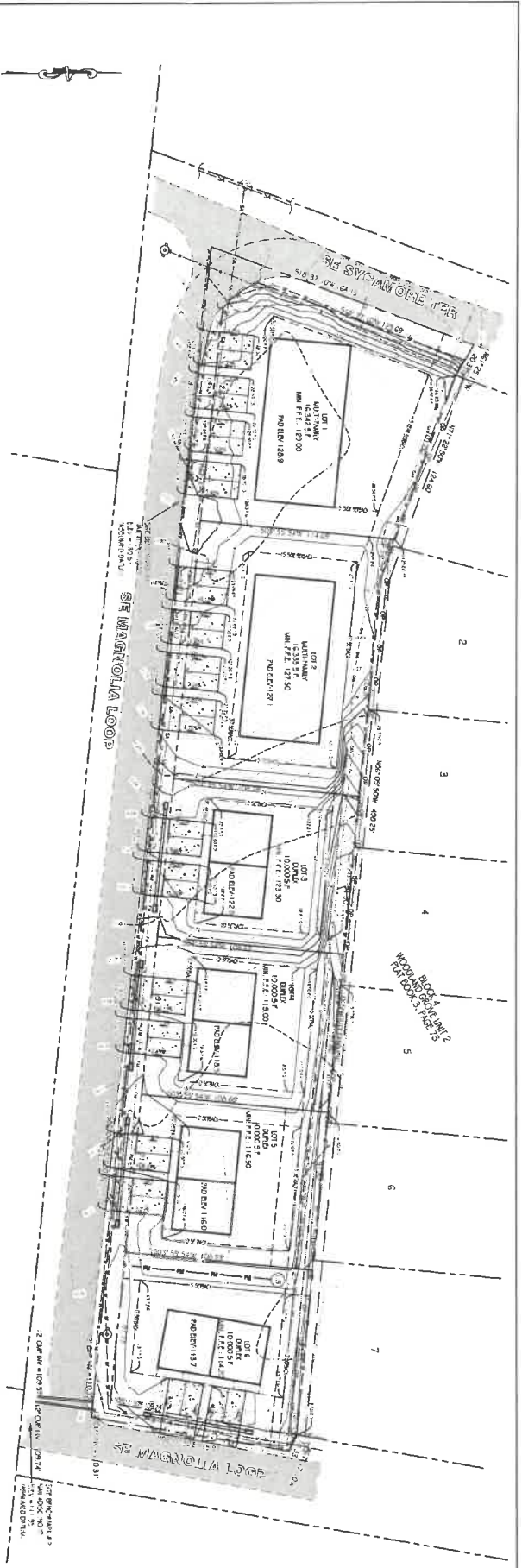
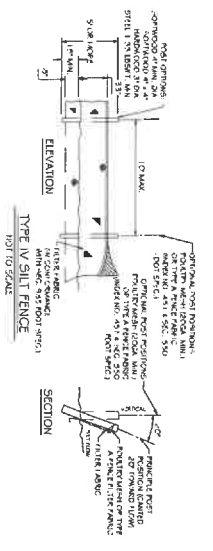
UTILITY PLAN

MELROSE PLACE
 SITE & DIMENSION PLAN
 UTILITY PLAN

DATE: 06/26/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SCALE: 1" = 20'





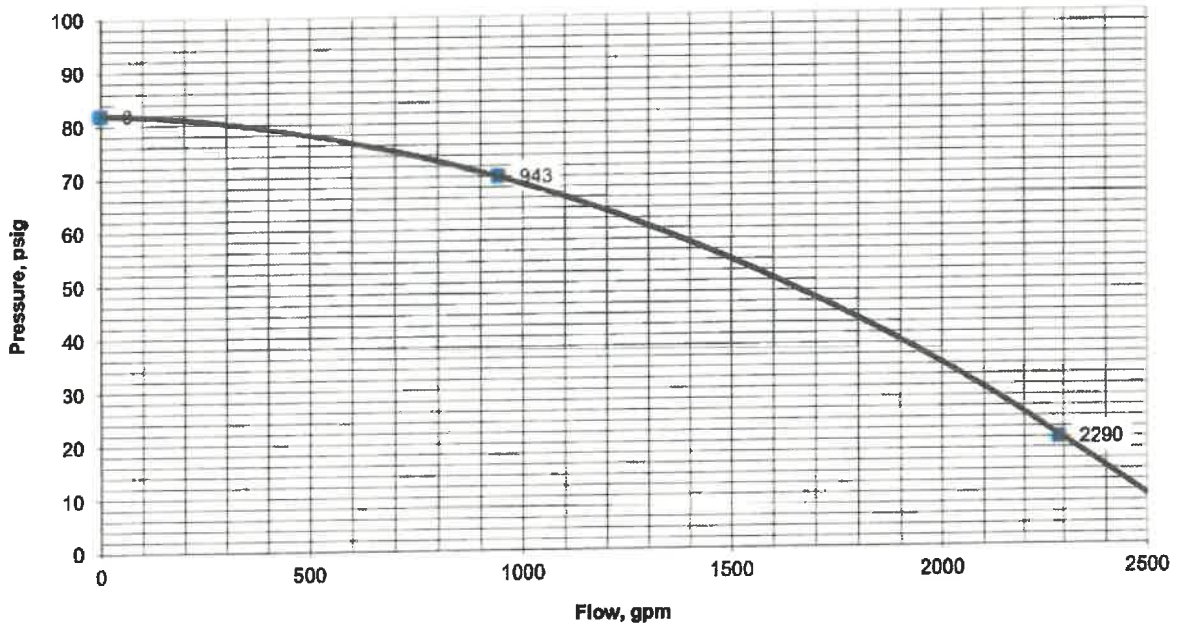
180527 180527 180527	MELROSE PLACE GRADING PLAN DETAILS	180527 180527 180527 180527	
----------------------------	---	--------------------------------------	--

City of Lake City Water flow report

HYDRANT # & LOCATION: **C/O SE Sycamore Ter & SE Magnolia Loop** DATE: **5/17/2022**
 TEST BY: **Al/Daniel** Day: **Tuesday** Time: **9.45** Minutes: **2**
 WATER SUPPLIED BY: **Municipal**
 PURPOSE OF TEST: **request**

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.8	0.8	0.8
PITOT READING:	40	40	40
GPM:	943	0	0
TOTAL FLOW DURING TEST:	943 GPM		
STATIC READING:	82 PSI		RESIDUAL: 70 PSI
RESULTS: AT 20 PSI RESIDUAL	2290 GPM		AT 0 PSI 2663 GPM
ESTIMATED CONSUMPTION:	1887 GAL.		
REMARKS:			



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

July 7, 2023

re: Melrose Place Concurrency Impact Analysis

The site is located in a residential area and is zoned multi-family. Calculations were based on 16 dwelling units. Two quadplex buildings with two three bedroom units and two two-bedroom units are proposed. Four duplex buildings with two two-bedroom units are proposed. The site will utilize City sewer and water.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 230
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: A Design Approach, Sincero and Sincero, 1996

Summary of analyses:

- Trip generation: 93 ADT & 8 Peak PM trips
- Potable Water: 3600 gallons per day
- Potable Water: 3600 gallons per day
- Solid Waste: 29.20 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000017EB6D
924CE0005954C,
cn=Carol
Chadwick
Date: 2023.12.22
13:35:55 -05'00'

Carol Chadwick, P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
CC Job #FL21365



**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
230	Residential Condo/Townhome	5.81	0.52	16.00	92.96	8.32

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)
Multi Family Homes	200 (2 bed) 300 (3 bed)	12 4	3600.00

* 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)
Multi Family Homes	200 (2 bed) 300 (3 bed)	12 4	3600.00

* 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	Tons Per Dwelling Unit**	Households	Total (Tons Per Year)
Multi Family Homes	1.83	16.00	29.20

**0.73 tons per person per year x 2.5 person per household = 1.825 tons per dwelling unit

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

July 6, 2023

re: Melrose Place Comprehensive Plan Consistency Analysis

Melrose Place is consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The site is located in an existing residential area.

- Policy 1.1.1 The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The proposed lots meet the requirements as set forth in the city of Lake City's LDR's. The lots will utilize the City's sewer and water systems.

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The site is located in an existing residential area.

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2023.

Consistency: The subdivision of the land will be complete in 2023.

- Policy 1.1.4 The City shall continue to maintain standards for the coordination and siting of

□

proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: The proposed use of the subject property zoned multi-family and will not have any adverse environmental impacts on the existing land uses.

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

Consistency: The site is located in an existing residential area.

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

Consistency: The proposed lots are compatible with the adjacent residential lots.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
 DN: c=US, o=Florida,
 dnQualifier=A01410D0000017E86D92
 4CE0005954C, cn=Carol Chadwick
 Date: 2023.12.22 13:35:41 -05'00'

Carol Chadwick, P.E.

PARCEL: 33-3S-17-13536-005

DESCRIPTION:

All of that part of SE 1/4 of SW 1/4 that lies South of Unit 2, Woodland Grove Subdivision, east of Southeast Sycamore Terrace (formerly Sycamore Lane), and north and west of Southeast Magnolia Loop (formerly Sycamore Lane).

Parcel: << 33-3S-17-13536-005 (43932) >>

Owner & Property Info				Result: 1 of 0
Owner	PINNACLE PROPERTIES & DEVELOPMENT 232 NW CHADLEY LN LAKE CITY, FL 32055			
Site				
Description*	ALL THAT PART OF SE1/4 OF SW1/4 THAT LIES S OF UNIT 2, WOODLAND GROVE S/D, E OF SE SYCAMORE TER & N & W OF SE MAGNOLIA LOOP. 1043-1530, WD 1448-2230, WD 1481-183			
Area	1.71 AC	S/T/R	33-3S-17	
Use Code**	VACANT (0000)	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			
2022 Certified Values		2023 Working Values	
Mkt Land	\$105,000	Mkt Land	\$129,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$105,000	Just	\$129,500
Class	\$0	Class	\$0
Appraised	\$105,000	Appraised	\$129,500
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$105,000	Assessed	\$129,500
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$105,000 city:\$105,000 other:\$0 school:\$105,000	Total Taxable	county:\$129,500 city:\$129,500 other:\$0 school:\$129,500

Aerial Viewset Pictometry Google Maps



Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/22/2022	\$100	1481/0183	WD	V	U	11
9/3/2021	\$135,000	1448/2230	WD	V	Q	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
0000	VAC RES (MKT)	7.000 LT (1.710 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$129,500

Search Result: 1 of 0

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

Inst: 202112018140 Date: 09/09/2021 Time: 10:31AM
Page 1 of 3 B: 1446 P: 2230, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 945.00

4-11055

Warranty Deed

LLC to Individual

THIS WARRANTY DEED made the 3 day of September, 2021, by MOD Development, LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Kevin Bedenbaugh, Jr. and Gregory Bedenbaugh, as Joint Tenants with Rights of Survivorship, whose address is: 232 NW Chadley Lane, Lake City, FL 32055, 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 Hereof.

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

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

AND the grantor 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:

Jordan A. Hallock
Witness:

Jordan A. Hallock
Printed Name:

M. Williams
Witness:

Madison Williams
Printed Name:

MOD Development, LLC, a Florida
Limited Liability Company

John W. O'Neal
John W. O'Neal, as Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of September, 2021 by John W. O'Neal, as Manager of MOD Development, LLC, a Florida Limited Liability Company, personally known to me or, if not personally known to me, who produced DL as identification.

Jordan A. Hallock
Notary Public

(Notary Seal)



Jordan A. Hallock
Notary Public
State of Florida
Comm# HH123233
Expires 4/27/2025

ATT #4-11055

Exhibit "A"

Parcel 1:

SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST: All that part of SE 1/4 of SW 1/4, that lies South of Unit 2, Woodland Grove Subdivision, according to the plat thereof as recorded in Plat Book 3, Page 72; East of Southeast Sycamore Terrace (formerly Sycamore Lane); and North and West of Southeast Magnolia Loop (formerly Sycamore Lane).



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PINNACLE PROPERTIES & DEVELOPMENT LLC

Filing Information

Document Number	L22000215512
FE/EIN Number	92-0843735
Date Filed	05/06/2022
Effective Date	05/01/2022
State	FL
Status	ACTIVE

Principal Address

232 NW CHADLEY LANE
LAKE CITY, FL 32055

Mailing Address

232 NW CHADLEY LANE
LAKE CITY, FL 32055

Registered Agent Name & Address

BEDENBAUGH, KEVIN L, JR.
232 NW CHADLEY LANE
LAKE CITY, FL 32055

Authorized Person(s) Detail

Name & Address

Title MGR

BEDENBAUGH, KEVIN L, JR
232 NW CHADLEY LN
LAKE CITY, FL 32055

Title MGR

BEDENBAUGH, GREGORY A
390 SW BEDENBAUGH LN
LAKE CITY, FL 32025

Annual Reports

Report Year	Filed Date
2023	02/20/2023

Document Images

02/20/2023 -- ANNUAL REPORT	View Image in PDF format
05/06/2022 -- Florida Limited Liability	View Image in PDF format



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

AGENT AUTHORIZATION FORM

I, KEVIN BEDEBAUGH, JR. (owner name), owner of property parcel

number 33-3S-17-135636-005 (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. CAROL CHADWICK, PE	1.
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.

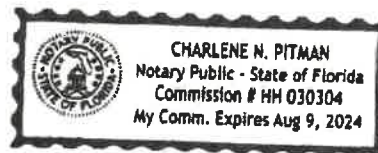
Kevin Owner Signature (Notarized) 5-23 2023 Date

NOTARY INFORMATION:
 STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is KEVIN BEDEBAUGH personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 23 day of May, 2023.

Charlene N. Pitman
 NOTARY'S SIGNATURE

(Seal/Stamp)



Columbia County Tax Collector

generated on 7/6/2023 3:48:40 PM EDT

Tax Record

Last Update: 7/6/2023 3:46:07 PM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R13536-005	REAL ESTATE	2022			
Mailing Address		Property Address			
BEDENBAUGH KEVIN JR BEDENBAUGH GREGORY 232 NW CHADLEY LN LAKE CITY FL 32055		GEO Number 333S17-13536-005			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description)					
33-3S-17 0000/00001.71 Acres ALL THAT PART OF SE1/4 OF SW1/4 THAT LIES S OF UNIT 2, WOODLAND GROVE S/D, E OF SE SYCAMORE TER & N & W OF SE MAGNOLIA LOOP. 1043-1530, WD 1446-2230,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	105,000	0	\$105,000	\$514.50
BOARD OF COUNTY COMMISSIONERS	7.8150	105,000	0	\$105,000	\$820.58
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	105,000	0	\$105,000	\$78.54
LOCAL	3.2990	105,000	0	\$105,000	\$346.40
CAPITAL OUTLAY	1.5000	105,000	0	\$105,000	\$157.50
SUWANNEE RIVER WATER MGT DIST	0.3368	105,000	0	\$105,000	\$35.36
LAKE SHORE HOSPITAL AUTHORITY	0.0001	105,000	0	\$105,000	\$0.01
Total Millage		18.5989	Total Taxes		\$1,952.89
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
Total Assessments					\$0.00
Taxes & Assessments					\$1,952.89
If Paid By				Amount Due	
				\$0.00	
Date Paid	Transaction	Receipt	Item	Amount Paid	
12/19/2022	PAYMENT	1502829.0001	2022	\$1,894.30	

Prior Years Payment History

Prior Year Taxes Due	
NO DELINQUENT TAXES	