



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

FOR PLANNING USE ONLY
Application # Z 21-210 CPA 21-02
Application Fee \$ _____
Receipt No. _____
Filing Date 9/2/21
Completeness Date est 10/5/21

Less Than or Equal to 10 Acres: \$750.00 Greater Than 10 Acres: \$1,000.00 or actual cost

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

A. PROJECT INFORMATION

1. Project Name: FLORIDA GATEWAY DRIVE RV PARK
2. Address of Subject Property: LAKE CITY, FL
3. Parcel ID Number(s): 02-4S-16-02714-000
4. Future Land Use Map Designation: COMMERCIAL
5. Existing Zoning Designation: CI
6. Proposed Zoning Designation: CHI
7. Acreage: 8.5
8. Existing Use of Property: VACANT
9. Proposed use of Property: RV PARK

B. APPLICANT INFORMATION

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

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): KARL SHARRAH
Mailing Address: 7717 SW COUNTY ROAD 796
City: LAKE BUTLER State: FL Zip: 32054
Telephone: (352) 752-4675 Fax: () Email: KTSHARRAH@GMAIL.COM

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

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

C. ADDITIONAL INFORMATION

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

If yes, list the names of all parties involved: DANIEL CRAPPS, RICHARD COLE, & FOUR BROTHERS 2020

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

2. Has a previous application been made on all or part of the subject property:

Future Land Use Map Amendment: Yes _____ No _____

Future Land Use Map Amendment Application No. CPA _____

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

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

Variance: Yes _____ No _____

Variance Application No. V _____

Special Exception: Yes _____ No _____

Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Section 16.2 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the county.
- p. Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the county's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the county's comprehensive plan.

5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is \$1,250.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

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

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

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

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

DALTON KURTZ

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

08/25/21

Date

Parcel: << 02-4S-16-02714-000 (11108) >>

Owner & Property Info

Owner	CRAPPS DANIEL COLE RICHARD C 2806 W US HWY 90 STE 101 LAKE CITY, FL 32055		
Site			
Description*	E1/2 OF NW1/4 & NE1/4 OF SW1/4 ALL LYING WEST OF I-75 & ALL LYING SOUTH OF FLORIDA GATEWAY SOUTH UNIT 1 & ALL LYING SOUTH OF 8.70 ACRES DESC IN ORB 1012-1537. EX 0.07 AC FOR SIGN LOCATION IN ORB 1088-1040. DB U-606		
Area	73.52 AC	S/T/R	02-4S-16
Use Code**	TIMBERLAND 80-89 (5500)	Tax District	1
<p>*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.</p> <p>**The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.</p>			

Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$29,260	Ag Land	\$31,025
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,136,760	Just	\$1,136,760
Class	\$29,260	Class	\$31,025
Appraised	\$29,260	Appraised	\$31,025
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$29,260	Assessed	\$31,025
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$29,260 city:\$29,260 other:\$29,260 school:\$29,260	Total county:\$31,025 city:\$31,025 other:\$0 school:\$31,025	



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/5/1986	\$60,000	0601/0621	WD	V	U	01

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
		NONE			

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	73.520 AC	1.0000/1.0000 1.0000/ /	\$422 /AC	\$31,025
9910	MKT.VAL.AG (MKT)	73.520 AC	1.0000/1.0000 1.0000/ /	\$15,462 /AC	\$1,136,760



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

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF ADJUSTMENT AND
HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: September 3, 2021

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

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

Project Number: z21-21 and CPA 21-02

Project Name: Florida Gateway Drive RV Park

Project Address: vacant lot-Florida Gateway Dr

Project Parcel Number: 02-4s-16-02714-000

Owner Name: Karl Sharrah /Daniel Crapps/Richard Cole

Owner: Address: 7717 sw Country Road 796

Owner Contact Information: telephone number 386-752-4674 e-mail DKURTZ@NFPSNET

Owner Agent Name: North Florida Professional Services INC

Owner Agent Address: 1450 SW SR47, Lake City, FL 32025

Owner Agent Contact Information: telephone 386-752-4675 e-mail dkurtz@NFPS.NET

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

Owner wants to build an RV PARK and change the zoning from Commercial Intensive to Commercial Highway Intensive

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

Building Department: approved disapproved Reviewed by: _____

Comments: _____

Planning and Zoning: approve disapprove Reviewed by: _____

Comments: _____

Business License: approve disapprove Reviewed by: _____

Comments: _____

Code Enforcement: approve disapprove Reviewed by: _____

Comments: _____

Permitting: approve disapprove Reviewed by: _____

Comments: _____

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

Water Department: approved disapproved Reviewed by: _____

Comments: _____

Sewer Department: approved disapproved Reviewed by: _____

Comments: _____

Gas Department: approved disapproved Reviewed by: _____

Comments: _____

Water Distribution/Collection: approved disapproved Reviewed by: _____

Comments: _____

Customer Service: approved disapproved Reviewed by: _____

Comments: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: approved disapproved Reviewed by: _____

Comments: _____

Fire Department: approve disapprove Reviewed by: _____

Comments: _____

Police Department: approve disapprove Reviewed by: _____

Comments: _____

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.