



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

**FOR PLANNING USE ONLY**  
 Application # CIA 22-06  
 Application Fee \$ ~~750.00~~ 1500  
 Receipt No. \_\_\_\_\_  
 Filing Date 8/23/22  
 Completeness Date \_\_\_\_\_

**COMPREHENSIVE PLAN AMENDMENT**

Small

Scale: \$750.00 Large Scale: \$1,500.00

**A. PROJECT INFORMATION**

1. Project Name: Legends at Lake City
2. Address of Subject Property: Dead end at Hall of Fame Drive
3. Parcel ID Number(s): 34-3S-16-02463-000
4. Existing Future Land Use Map Designation: Commercial
5. Proposed Future Land Use Map Designation: Residential High Density
6. Zoning Designation: Commercial General (CG)
7. Acreage: 19.3
8. Existing Use of Property: Vacant/ sporadic planted pines
9. Proposed use of Property: Multi-family residential apartment complex

**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 (NFPS)  
 Mailing Address: SW 1450, FL-47  
 City: Lake City      State: FL      Zip: 32025  
 Telephone: (386)-752-4675      Fax: ( )      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): Steven Corbett  
 Mailing Address: PO Box 518  
 City: Phenix City      State: AL      Zip: 36868  
 Telephone: (334)-480-4001      Fax: ( )      Email: dnibblett@trimcor.com

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

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

**C. ADDITIONAL INFORMATION**

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

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

1.  Boundary Sketch or Survey with bearings and dimensions.
2.  Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3.  Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
4. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
5.  Legal Description with Tax Parcel Number (In Microsoft Word Format).
6.  Proof of Ownership (i.e. deed).
7.  Agent Authorization Form (signed and notarized).
8.  Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Comprehensive Plan Amendment is as follows:
  - a. Small Scale Comprehensive Plan Amendment (10 Acres or less) = \$750.00
  - b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) = \$1,500.00 or actual city cost
  - c. Text Amendment to the Comprehensive Plan = \$750.00

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.

A total of fourteen (14) copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

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

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

Dalton Hertz (WFPS)

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

9-18-2022

Date





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

**PARCEL: 34-3S-16-02463-000 (10209)** | NON AG ACREAGE (9900) | 19.3 AC  
 COMM NE COR OF SEC, RUN W 1074.95 FT TO W RW OF I-75 FOR POB, RUN SE ALONG RW 2062.22 FT, S 452.39 FT,  
 W 610.24 FT, S 271.63 FT, SE 300 FT, W 60 FT,

**NOTES:**



<b>Owner:</b> THE GRAND RESERVE AS PELHAM LLC		<b>2022 Working Values</b>	
3517 RETAIL DRIVE		Mkt Lnd \$965,000	Appraised \$965,000
PHENIX CITY, AL 36869		Ag Lnd \$0	Assessed \$965,000
<b>Site:</b>		Bldg \$0	Exempt \$0
<b>Sales</b>	12/16/2021 \$1,350,000 V (Q)	XFOB \$0	<b>county:\$965,000</b>
<b>Info</b>	12/1/1986 \$476,800 V (U)	Just \$965,000	<b>city:\$965,000</b>
	12/1/1986 \$476,800 V (Q)		<b>other:\$0</b>
			<b>school:\$965,000</b>

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. [GrizzlyLogic.com](http://GrizzlyLogic.com)





**CONCURRENCY  
WORKSHEET**

Legends at Lake City  
07/25/2022

**Trip Generation Analysis per Lot**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Unit*	Total ADT	Total PM Peak
221	Low Rise Apartment	6.59	0.58	216.00	1423.44	125.28

\*No additional construction being done

**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)
Residence	0.00	0.00	0.00	0.00	249600.00
Building Type D – 1BR/1BA = 1086 Sqft	200.00	4.00	800.00	24.00	19200.00
Building Type C and B – 2BR/2BA = 1538 Sqft Building Type A – Outside 12 units are 3BR/2BA at 1733 Sqft, Interior 12 units are 2BR/2BA at 1538 Sqft	300.00	4.00	1200.00	192.00	230400.00

\*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.



**CONCURRENCY  
WORKSHEET**

Legends at Lake City  
07/25/2022

**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)
Residence	0.00	0.00	0.00	0.00	0.00
Building Type C and B - 2BR/2BA = 1538 Sqft	200.00	4.00	800.00	24.00	19200.00
Building Type C and B - 2BR/2BA = 1538 Sqft Building Type A - Outside 12 units are 3BR/2BA at 1733 Sqft, Interior 12 units are 2BR/2BA at 1538 Sqft	300.00	4.00	1200.00	192.00	230400.00

\*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.

**CONCURRENCY  
WORKSHEET**

Legends at Lake City  
07/25/2022

**Solid Waste Analysis**

<b>Use</b>	<b>Pounds Per Person Per unit Per day</b>	<b>Estimated Population</b>	<b>Units</b>	<b>Total Development (Lbs Per Day)</b>
Multi Family	5.50	432.00	216.00	2376.00



**Columbia County Schools  
Office of the Superintendent**

372 West Duval Street  
Lake City, Florida 32055-3990  
(386) 755-8003  
carswella@columbiak12.com  
www.columbiak12.com

**SUPERINTENDENT**  
ALEX L. CARSWELL, JR.

**ASSISTANT SUPERINTENDENTS**  
HOPE JERNIGAN  
TODD WIDERGREN

**MEMBERS OF THE BOARD**  
DANA BRADY-GIDDENS  
CHERIE HILL  
KEITH HUDSON  
STEPHANIE JOHNS  
NARRAGANSETT SMITH

September 6, 2022

VIA EMAIL  
dkurtz@nfps.net

TO: Dalton Kurtz

RE: Legends at Lake City

The Columbia County School District ("District") acknowledges the intent to develop the apartment complex known as Legends at Lake City. The District further acknowledges that this development, presented to the District by Dalton Kurtz, will consist of up to 216 multi-family units on the 19.3 +/- acres located off of Hall of Fame Drive (parcel 34-3s-16-02463-000), which is currently zoned for Westside Elementary School, Richardson Sixth Grade Academy, Lake City Middle School and Columbia High School.

The District is committed to the economic development and growth of Columbia County and wholeheartedly supports this endeavor. We have sufficient capacity in our schools to provide education and support to the students who will eventually live here.

Sincerely,

Alex L. Carswell, Jr.  
Superintendent



# NFPS



PO BOX 3823  
LAKE CITY, FL 32056



PHONE (386) 752-4675  
FAX (386) 752-4674



www.nfps.net

## Comprehensive Plan Consistency Analysis Legends at Lake City

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 19.3 acres located along SB I-75, NW Hall of Fame Dr, and NW Astor Way in Lake City, FL. The proposed development to be built on the parcel is "Legends of Lake City" multi-family residential apartment complex. (Tax Parcel 34-3S-16-02463-000)

### 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 Concurrency 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 residential use is consistent with the types of uses allowed by the Residential High-Density category. The property is located along SB I 75, NW Hall of Fame Dr, and NW Astor Way in an urban development area and is bordered by County residential multifamily and is adjacent to a city zoned RMF-1 area.***

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 proposed residential site is located along SB I 75, NW Hall of Fame Dr, and NW Astor Way and there are public facilities available to support the low density and intensity. It should be noted the proposed site is at a dead end on Hall of Fame Drive; the attached conceptual shows a more advantageous site circulation than the parcel currently has. Hall of Fame Drive leads directly to US 90 which is sufficient to support increased 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 proposed land use of Residential High Capacity would allow 396 units on the 19.8-acre site. The proposed development would produce ±216 units. The attached conceptual plan shows the mix of 1,2, & 3-bedroom apartments that would accomplish this goal.***

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 conversion of a parcel of semi-planted pines and vacant land that is currently designated commercial and is surrounded by other residential areas will take advantage of nearby public facilities rather than remain dormant.***

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 residential 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 properties location to existing City Utilities makes it desirable to route utility extensions that will support future growth and is still shown on the future land use map.***

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 properties location to existing City Utilities makes it desirable to route utility extensions that will support future growth and is still shown on the future land use map***

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 commercial 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 multi-family apartments 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, Shimberg 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.***

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***

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.***

## Legal Description

COMM NE COR OF SEC, RUN W 1074.95 FT TO W R/W OF I-75 FOR POB, RUN SE ALONG R/W 2062.22 FT, S 452.39 FT, W 610.24 FT, S 271.63 FT, SE 300 FT, W 60 FT, S 250 FT, W 2127.75 FT TO E R/W OF LAKE CITY AVE, N 150 FT, E 219.95 FT, N 332.13 FT, E 586.72 FT, N 1000.79 FT TO HILL CIRCLE, E 555.82 FT, N 1341.34 FT TO SEC LINE, E 272.81 FT TO POB. PARCEL 1 EX 1.27 AC FOR JEFFERSON PILOT INS CO. & EX 1 AC DESC ORB 696-32. ORB 609-74-82. EX 57 ACRES FOR FLORIDA GATEWAY CENTER NORTH S/D

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

Inst: 202112025311 Date: 12/15/2021 Time: 8:15AM  
Page 1 of 3 B: 1454 P: 2155, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 9450.00

4-11098

## Warranty Deed

Trust to LLC

THIS WARRANTY DEED made this U day of December, 2021, by Daniel Crapps, As Trustee of Northwest Quadrant Land Trust under Trust Agreement dated November 25, 1986, hereinafter called the grantor, to The Grand Reserve at Pelham, LLC, an Alabama limited liability company, whose address is: 3517 Retail Drive, Phenix City, AL 36869 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.**

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:

Lisa Hicks

Witness: Lisa Hicks

Printed Name:

Jennifer Powers

Witness: Jennifer Powers

Printed Name:

[Signature]

Daniel Crapps, As Trustee of Northwest  
Quadrant Land Trust under Trust Agreement  
dated November 25, 1986

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of December, 2021 by Daniel Crapps, As Trustee of Northwest Quadrant Land Trust under Trust Agreement dated November 25, 1986, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(Notary Seal)

Veralisa Hicks

Notary Public



4-11098

EXHIBIT "A"

Being a portion of Section 34, Township 3 South, Range 16 East, Columbia County, Florida and being more particularly described as follows:

BEGIN at the point of intersection of the North line of Section 34, Township 3 South, Range 16 East, Columbia County, Florida and the Westerly limited access right-of-way line of Interstate Highway No. 75 and run South  $23^{\circ}13'24''$  East, along said Westerly limited access right-of-way line 1150.12 feet to a point on the Northerly right-of-way line of Hall of Fame Drive; thence South  $66^{\circ}46'36''$  West along said Northerly right-of-way line 60.00 feet to a point on the arc of a curve concave to the West having a radius of 100.00 feet and a central angle of  $90^{\circ}00'00''$ , said curve also having a chord bearing and distance of South  $21^{\circ}46'36''$  West 141.42; thence Southerly and Southwesterly along the arc of said curve, being also the Northerly right-of-way line of Hall of Fame Drive 157.08 feet to the point of tangency of said curve; thence South  $66^{\circ}46'36''$  West still along said Northerly right-of-way line 273.47 feet to the point of curve of a curve concave to the Southeast having a radius of 507.46 feet and a central angle of  $03^{\circ}36'39''$ , said curve also having a chord bearing and distance of South  $65^{\circ}02'39''$  West 31.98 feet; thence Southwesterly along the arc of said curve, being also said Northerly right-of-way line of Hall of Fame Drive 31.98 feet to a point on the North line of the South 1/2 of the Northeast 1/4 of said Section 34; thence continue Southwesterly along the arc of said curve, through a chord bearing and distance of South  $53^{\circ}56'16''$  West 164.58 feet, being also said Northerly right-of-way line of Hall of Fame Drive a distance of 165.31 feet to the Northeast corner of Lot 48 of Florida's Gateway Center North, a subdivision recorded in Plat Book 6, Page 25 of the Public Records of Columbia County, Florida; thence North  $75^{\circ}16'59''$  West along the North line of said Lot 48 and Lot 47 of said Florida's Gateway Center North 409.97 feet to the Northwest corner of Lot 47, being the point of intersection of the South line of the North 1/2 of the Northeast 1/4 of said Section 34 and the Easterly right-of-way line of Hill Circle; thence North  $08^{\circ}10'10''$  East along said Easterly right-of-way line of Hill Circle 1341.68 feet to a point on the North line of said Section 34; thence South  $89^{\circ}30'43''$  East along said North line 272.81 feet to the POINT OF BEGINNING.



# APPLICATION AGENT AUTHORIZATION FORM

## Authority to Act as Agent

On my/our behalf, I appoint Dalton Kurtz (NFPS)  
(Name of Person to Act as my Agent)

for Trimcor (THE GRAND RESERVE AT PELHAM LLC)  
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application  
for Comprehensive Plan Amendment & Rezoning Application  
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Steven Corbett

Applicant/Owner's Title: Member

On Behalf of: Trimcor (THE GRAND RESERVE AT PELHAM LLC)  
(Company Name, if applicable)

Telephone: 334-480-4001 Date: \_\_\_\_\_

Applicant/Owner's Signature: *Steven W. Corbett*

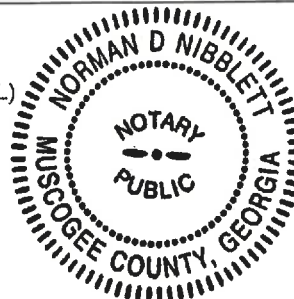
Print Name: STEVEN W. CORBETT

STATE OF ALABAMA  
COUNTY OF Russell

The Foregoing instrument was acknowledged before me this 29<sup>th</sup> day of July, 20 22, by Steven W. Corbett,  
whom is personally known by me  OR produced identification .  
Type of Identification Produced \_\_\_\_\_

*[Signature]*  
(Notary Signature)  
Expires 10-22-22

(SEAL)



# Columbia County Tax Collector

generated on 7/28/2022 5:32:46 PM EDT

## Tax Record

Last Update: 7/28/2022 5:30:58 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.

<b>Account Number</b>	<b>Tax Type</b>	<b>Tax Year</b>			
R02463-000	REAL ESTATE	2021			
<b>Mailing Address</b>		<b>Property Address</b>			
CRAPPS DANIEL AS TRUSTEE NORTHWEST QUADRANT LAND TRUST 2806 W US 90 STE LAKE CITY FL 32055		<b>GEO Number</b> 343S16-02463-000			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	001				
<b>Legal Description (click for full description)</b>					
34-3S-16 5500/550019.30 Acres COMM NE COR OF SEC, RUN W 1074.95 FT TO W R/W OF I-75 FOR POB, RUN SE ALONG R/W 2062.22 FT, S 452.39 FT, W 610.24 FT, S 271.63 FT, SE 300 FT, W 60 FT, S 250 FT, W 2127.75 FT TO E R/W OF LAKE CITY AVE, N 150 FT, E 219.95 See Tax Roll For Extra Legal					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
BOARD OF COUNTY COMMISSIONERS	7.8150	5,701	0	\$5,701	\$44.55
CITY OF LAKE CITY	4.9000	5,701	0	\$5,701	\$27.93
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	5,701	0	\$5,701	\$4.27
LOCAL	3.6430	5,701	0	\$5,701	\$20.77
CAPITAL OUTLAY	1.5000	5,701	0	\$5,701	\$8.55
SUWANNEE RIVER WATER MGT DIST	0.3615	5,701	0	\$5,701	\$2.06
LAKE SHORE HOSPITAL AUTHORITY	0.0000	5,701	0	\$5,701	\$0.00
<b>Total Millage</b>		18.9675	<b>Total Taxes</b>		\$108.13
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
XLCF	CITY FIRE ASSESSMENT				\$0.00
<b>Total Assessments</b>					\$0.00
Taxes & Assessments					\$108.13
<b>If Paid By</b>				<b>Amount Due</b>	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
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12/7/2021	PAYMENT	2702220.0001	2021	\$104.89
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Prior Years Payment History

<b>Prior Year Taxes Due</b>
NO DELINQUENT TAXES