

Exhibit "B"

~~Exhibit~~ submitted by
Robert Angelo 10/7/24
for Item #17
CC Ord # 2024-2290
and Item #18
~~CC~~ Ord # 2024-2292

Exhibit "A"

submitted by
Bryan Thomas
10/21/2024 for
Item # 9
CC Ord # 2024-2290
Item # 10
CC Ord # 2024-2292

Project Summary

Project Name: Heritage Oaks Rezoning and Comp Plan Amendment

Project Number: CPA 24-02 and Z 24-03

Parcel Number: 02463-147

*1.63 acres @ 8 = 13
@ 20 = 32*

Project Notes

- Project type: Comp Plan Amendment and Rezoning
- Future land use is: Residential Medium
- Proposed future land use is: Residential High
- Zoning designation is: Residential Multi-Family 1
- Proposed zoning is: Residential Multi-Family 2
- Proposed use of the property: Multi-Family Housing
- Land is conducive for use: Yes, per section 4.9.2.3
- See staff review for notes from directors and city staff for their comments.

Project Summary

Petition CPA 24-02 and Z 24-03 is for a comp plan amendment and rezoning and has been reviewed by city staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. City Staff has determined that the property is contiguous to a Residential Multi-Family 2 zoning district. At this time the City has no concerns.

Rezoning and CPA Checklist

Application # _____

Submittal

- Check application for completeness. Communicate with applicant if incomplete.
- Once complete assign application number.

Application review

- Create staff review and send out. Date sent _____
- Print completed staff review.
- Create staff analysis.
- Create project summary.
- Notify County, FDOT and SRWMD of application if applicable.
 - County
 - FDOT
 - SRWMD, if over 5 acres or in flood zone.

Resolution for P&Z or BOA

- Create resolution.
- Print resolution.
- Ensure chair signs resolution.

Ordinance for City Council

- Create ordinance
- Send ordinance to City Attorney. Date sent 7/24
- Send ordinance to Clerk's office once reviewed by attorney. Date sent _____

Noticing of hearing

- Create sign for property posting. Date to be posted. _____
- Create letter for applicant to notice all land owners within 300 feet. Date to be sent. 7/25
- Create legal ad for paper.
- Send legal ad to paper. Date to send by. 7/25
- Create agenda notification to be sent to paper. Date to be sent. 7/29
- Send agenda notification to paper.

- Create agenda notification for City Hall. Date to post.
- Print proof of legal ad, property posting, 300 feet notice, and agenda postings.
 - Legal ad
 - Property posting
 - 300 feet notice
 - Agenda notice for paper
 - Agenda notice for City Hall

Agenda prep

- Ensure all material is ready for agenda.
- Add application to agenda.
- Ensure proof of notifications are attached to agenda item.
- Notify applicant on the meeting.

Post Meeting P&Z Meeting

- Have chair sign resolution, if applicable.
- Prepare approval letter.
- Send approval letter to applicant.
- Put documents into New World.

Ordinance for City Council

- Create ordinance
- Send ordinance to City Attorney. Date sent _____
- Send ordinance to Clerk's office once reviewed by attorney. Date sent _____
- Send legal ad to newspaper. Date to be sent _____
- Print proof of ad notice.
- Send proof of ad to Clerk's office
- Print completed ordinance

Update GIS Map

- Put completed ordinance in share drive and notify GIS of new ordinance.
- Confirm GIS map is updated.



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: 07/10/2024

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

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

Project Number: CPA 24-02 and Z 24-03

Project Name: Heritage Oaks Apartments

Project Address: TBD

Project Parcel Number: 02463-147

Owner Name: Daniel Crapps

Owner Address: 291 NW Main Blvd, Lake City, FL

Owner Contact Information: Telephone Number: 386-397-3002 Email: dcrapps@danielcrapps.com

Owner Agent Name: Lance Jones, P.E.

Owner Agent Address: Jones Engineering and Consulting LLC

Owner Agent Contact Information: Telephone: 386-965-9000 Email: ljones@jonesengineering.net

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


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

Building Department: Reviewed by:  DocuSigned by:
6A9220F9CF20485... **Date:** 7/10/2024

No comments at this time

Planning and Zoning: Reviewed by:  DocuSigned by:
F0D1ED3389E48E... **Date:** 7/19/2024

Parcel is contiguous to RMF-2 parcel. No other comments at this time.

Business License: Reviewed by:  DocuSigned by:
EBB18D144D974CD... **Date:** 7/10/2024

Will need to apply for a occupational license

Code Enforcement: Reviewed by:  DocuSigned by:
EE318D144D974CD... **Date:** 7/10/2024

No liens, codes or violations

Permitting: Reviewed by:  DocuSigned by:
F0E18A9E55C439C... **Date:** 7/22/2024

no comments at this time

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

Water Department: Reviewed by: DocuSigned by: Mike Osborn 898E039C4487A8E... **Date:** 7/10/2024

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgen DBA01EF55AD249B... **Date:** 7/12/2024

None

Gas Department: Reviewed by: DocuSigned by: Steve Brown 8B57D9CE8F2F4B5... **Date:** 7/10/2024

will they need gas.

Water Distribution/Collection: Reviewed by: DocuSigned by: Brian Scott F590EB0125784F8... **Date:** 7/16/2024

need utility plans

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham 8B07A037E8D4E... **Date:** 8/2/2024

A tap application and utility plans will need to be submitted in order to apply for water, sewer and/or natural gas services. This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service and receipt of your payment for all applicable fees.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: DocuSigned by: Steve Brown 6B57D0CE8F2F4B5... **Date:** 7/10/2024

No comment at this time.

Fire Department: Reviewed by: DocuSigned by: Joshua Weinger 6AA3758BA28A48E... **Date:** 7/23/2024

I have no issues

Police Department: Reviewed by: DocuSigned by: Sue Tuell 065374358EAC4D8... **Date:** 7/16/2024

No issues at this time, per Ass't Chief Miles

NOTE: 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.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by: DocuSigned by: Garrett Spencer **Date:** 7/12/2024

The project will require an ERP Individual Permit.

School Board: Reviewed by: DocuSigned by: Keith Hatcher **Date:** 7/12/2024

The Columbia County School District acknowledges the intent to develop the apartment complex known as Heritage Oaks. The District further acknowledges that this development will consist of up to 32 multi-family units on 1.63 +/- acres located off of Hall of Fame Drive (parcel 34-3S-16-02463-147), which is currently zoned for Westside Elementary School, Richardson Sixth Grade Academy, Lake City Middle School and Columbia High School.

County: Reviewed by: DocuSigned by: Chad Williams **Date:** 7/16/2024

No issues were identified by this office at this time. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer's professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations.

NOTE: 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.

AKE CITY GROWTH MANAGEMENT

STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Heritage Oaks Apartments Comp Plan Amendment CPA 24-02 and Rezoning Z 24-03
Applicant	Lance Jones as agent
Owner	Daniel Crapps
Requested Action	Comp Plan Amendment and Rezoning petition for parcel 02463-147. Proposed FLU change from Residential Medium to Residential High. Proposed zoning change from Residential Multi-Family 1 to Residential Multi-Family 2.
Hearing Date	08-13-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 1.63 Acres
Location	Hall of Fame Dr.
Parcel Number	02463-147
Future Land Use	Residential Medium
Proposed Future Land Use	Residential High
Current Zoning District	Residential Multi-Family 1
Proposed Zoning	Residential Multi-Family 2
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential High	RMF-2	Vacant	
E	Commercial	CG	Vacant	
S	Commercial	CG		
W	Residential Medium	RMF-1	Residential	

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned for a comp plan amendment and rezoning for the above parcel. The property currently is within the Residential Multi-Family 1 zoning district and is contiguous to a Residential Multi-Family 2 zoning district.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

August 14, 2024

TO: City Council

FROM: Planning and Zoning Technician

SUBJECT: Application No. CPA 24-02 (Heritage Oaks)

Concurrency Management Assessment
Concerning an Amendment to the
Future Land Use Plan Map of the Comprehensive Plan

Land use amendment request are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided which quantifies, for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

CPA 24-02, an application by Lance Jones, as agent for Daniel Crapps owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL MEDIUM (less than or equal to 8 dwelling units per acre) TO RESIDENTIAL HIGH (less than or equal to 20 dwelling units per acre) on property described, as follows:

PARCEL 1: 34-3S-16-02463-147 (10251) 1.62 ACRES PER SURVEY

DESCRIPTION:

LOT(S) 47 AND 48 OF "FLORIDA'S GATEWAY CENTER NORTH" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 25 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Containing 1.62 acres, more or less.

City of Lake City

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LAKE CITY, FLORIDA 32055

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FAX: (386) 752-4896

Availability of and Demand on Public Facilities

Potable Water Impact

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could theoretically result in 32 multifamily residential dwelling units on site.

Based upon an average of 100 gallons of potable water usage per capital per day x 2.47 persons per dwelling unit = 247 gallons of potable water per dwelling unit per day.

32 (dwelling units) x 247 (gallons of potable water usage per dwelling unit per day) = 7,904 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2023, the average daily potable water usage = 3,490,000 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 7,904 gallons of potable water per day.

Residual capacity after this proposed amendment = 602,096 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the potential use of the site.

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LAKE CITY, FLORIDA 32055

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Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could theoretically result in 32 multifamily residential dwelling units on site.

Based upon an average of 70 gallons of sanitary sewer effluent per capital per day x 2.47 persons per dwelling unit = 173 gallons of sanitary sewer effluent per day.

32 (dwelling units) x 173 (gallons of sanitary sewer effluent per capita per dwelling unit) = 5,536 gallons of sanitary sewer effluent per capita per day.

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2023, the average sanitary sewer usage = 1,880,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 5,536 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 1,114,464 gallon of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the potential use of the site.

Solid Waste Impact -

City of Lake City

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LAKE CITY, FLORIDA 32055

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FAX: (386) 752-4896

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could theoretically result in 32 multifamily residential dwellings on site.

Based upon 12 pounds of solid waste per dwelling unit per day.

$32 \text{ (dwelling units)} \times 12 \text{ (pounds of solid waste per day per dwelling unit)} = 384 \text{ pounds of solid waste per day}$

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the potential use of the site.

Drainage Impact -

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

The proposed amendment could theoretically result in 32 multifamily residential dwellings on site.

Based upon an average of 2.47 persons per dwelling unit.

$32 \text{ (dwelling units)} \times 2.47 \text{ (persons per dwelling unit)} = 79 \text{ persons.}$

Recreation facilities are anticipated to continue to operate at a level of service which meets or exceeds the level of service standards established within the Comprehensive Plan after the theoretical use of the site.

Traffic Impact -

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

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LAKE CITY, FLORIDA 32055

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The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could potentially result in 32 multifamily residential dwellings on site.

Summary Trip Generation Calculations for a Multifamily Dwelling Unit.

Based upon 0.53 p.m. peak hours per multifamily dwelling unit.

32 (dwelling unit) x 0.53 (p.m. peak hour trips per weekday) = 17 p.m. peak hour trips.

Existing p.m. peak hour trips = 2700 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips with Development	Level of Service with Development
U.S. 90/ Duval St. From C.R. 252 to I-75	2700	D	0	17	2717	D

a 2021 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 11th Edition, 2017.

Multimodal Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 4,160 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the potential number of trips associated with the proposed amendment.

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LAKE CITY, FLORIDA 32055

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FAX: (386) 752-4896

Affordable Housing

The change in land use is not anticipated to have a negative impact on the affordable housing stock.

Surrounding Land Uses

Currently, the existing land use of the site is vacant land. The site is bounded on the north by residential high land use, on the east by commercial land use, on the south by commercial land use and on the west by residential medium land use.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2021, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Nation Flood Hazard Layer Map data layer, November 2, 2018, the site is not located within a 100-year flood prone area.

Wetlands

According to the National Wetlands Inventory on the U.S. Fish and Wildlife Service Map wetlands data layer, dated 2024 and the Suwannee River Water Management District Map, the site is not located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated August 22, 2023, the site is known to contain clayey sand.

Soil Types

According to the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated March 5, 2024, the site is comprised of Blanton fine sand.

According to the Florida Department of Environmental Protection Soil Descriptions- Blanton fine sand, 0 to 5 percent slopes - This is a moderately well drained, nearly level to gently sloping soil on broad ridges and undulating side slopes. Blanton fine sand make up 85 percent of this unit. Typically, the surface and subsurface layers are fine sand to a depth of about 52 inches. The subsoil is a fine sandy loam that extends to a depth of 80 inches. The parent material contains sandy and loamy marine deposits. The available water capacity is low (about 3.6 inches). Depth to the water table ranges from 48 to 72 inches. Included with this soil in

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mapping are small areas of Albany, Alpin, Chipley, Lakeland, Ocilla, Troup, and Bonneau soils. These soils make up less than 15 percent of the map unit.

High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridan Aquifer, prepared by the Water Management District, dated July 17, 2001, the site is not located in high aquifer groundwater recharge area.

National Flood Hazard Layer FIRMette



82°42'4"W 30°11'29"N



82°41'26"W 30°10'58"N

Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)

Future Conditions 1% Annual Chance Flood Hazard Zone X

OTHER AREAS OF FLOOD HAZARD

- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMIRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/14/2024 at 12:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



U.S. Fish and Wildlife Service

National Wetlands Inventory

Heritages Oaks



August 14, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Other

Riverine

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

Environmental Geology - Rock and Sediment Distribution



FDEP Open Data Administrator
Florida Department of Environmental Protection

Summary

To produce a new State Geological Map

[View Full Details](#)

[Download](#)

Details

Dataset
Feature Layer

August 22, 2023
Info Updated

Not Planned
Data Updater: August 22, 2023

January 1, 2001
Published Date

Records: 2,822
[View Data Table](#)

Public
Anyone can see this content

Custom License
[View License Details](#)

I want to use this

Records: 2,822



CATEGORY: CLAYEY SAND

Environmental Geology - Rock and Sediment Distribution

Details

OBJECTID	19
DEP_GEOLOGY_ENVIRONMENTAL_AREA	83064440299
PERIMETER	1546754.176
TYPE	3
CATEGORY	CLAYEY SAND
SHAPE	undefined
SHAPEAREA	83064440299
SHAPELEN	1546754.176

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: Yes
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. CPA22-04
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z 22-03
Variance: Yes No
Variance Application No. _____
Special Exception: Yes No
Special Exception Application No. _____

CI. 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

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All ten (10) 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 two (2) paper 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.

Lancee Jones

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

6/28/24

Date

ATTACHMENT 1.
SURVEY OF PROPERTY

ATTACHMENT 2.

**AERIAL PHOTOS-COLUMBIA COUNTY PROPERTY
APPRAISER ONLINE**



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 34-3S-16-02463-147 (10251) | VACANT COMMERCIAL (1000) | 1.63 AC
 LOTS 47 & 48 FLORIDA GATEWAY CENTER NORTH S/D.

CRAPPS DANIEL AS TRUSTEE
 Owner: 291 NW MAIN BLVD
 LAKE CITY, FL 32055
 Site:
 Sales **NONE**
 Info

2024 Working Values			
Mkt Lnd	\$57,050	Appraised	\$57,050
Ag Lnd	\$0	Assessed	\$57,050
Bldg	\$0	Exempt	\$0
XFOB	\$0	county:	\$57,050
Just	\$57,050	Total	city:\$57,050
		Taxable	other:\$0
			school:\$57,050

NOTES:

Columbia County, FL



The information presented on this website 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. This website was last updated: 6/6/2024 and may not reflect the data currently on file at our office. GrizzlyLogic.com

ATTACHMENT 3.
CONCURRENCY IMPACT ANALYSIS



June 28, 2024

Subject: Hall of Fame Drive CPA and Zoning Amendment Concurrency Impact Analysis

The subject property is +/-1.63 acres with proposed use of residential multi-family housing.

Criteria for analyses (Concurrency impact analysis performed for 1.63 acres at a density of 20 units per acre):

- Trip generation was calculated per the ITE Trip Generation, 9th Edition, ITE Code 220 for Apartments as this is the most conservative analysis. Existing AADT provided by the FDOT Traffic Online website and analysis of roadway capacity performed using the FDOT Multimodal Quality/Level of Service Handbook.
- Potable water analysis for **RESIDENTIAL: Residences having 3 Bedrooms with 1201-1250 sq. ft. of building area** per 64E-6.008 Florida Administrative Code, Table 1.
- Sanitary sewer analysis for **RESIDENTIAL: Residences having 3 Bedrooms with 1201-1250 sq. ft. of building area** per 64E-6.008 Florida Administrative Code, Table 1.
- Solid waste analysis based on standard of 0.73 tons per person per year. Assumed 2.5 persons per dwelling unit.

Summary of analyses (Analysis based on 32 Dwelling Units, Anticipated 24 dwelling units in parenthesis):

- Trip generation report: 215.46 (159.60) Total ADT and 20.09 (14.88) Peak PM Trips
- Potable water: 9720 (7200) gpd
- Sanitary sewer: 9720 (7200) gpd
- Solid Waste: 324 (240) lbs/day

Please see attached concurrency worksheets for analyses.

Please contact me if you have any questions.

Best Regards,

Lance Jones, P.E.

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**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	32.60	216.79	20.21

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)
Residential	300.00	32.60	9780.00

* 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.

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)
Residential	300.00	32.60	9780.00

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

Solid Waste Analysis

Use	Pounds Per Dwelling Unit Per Day*	Dwelling Units	Total (Lbs Per Day)
Duplex/Apartment	10.00	32.60	326.00

*0.73 tons per person per year x 2.5 persons per dwelling unit = 10 lbs per dwelling unit per day

ATTACHMENT 4.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS



June 28, 2024

Mr. Robert Angelo
Planning and Zoning Tech
City of Lake City Growth Management
205 North Marion Avenue
Lake City, FL 32055

SUBJECT: Rezoning Application for a Multifamily Development to be located at parcel 34-3S-16-02463-147 (10251) in Lake City, Florida.

Dear Mr. Angelo:

Jones Engineering and Consulting, LLC (JEC) is representing the owner of the subject project. In support of the enclosed application please find the following:

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, include the proposed text amendment in strike-thru and underline format.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

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.**
- **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 development is located on NW Hall of Fame Drive with direct access to arterial road US Highway 90. Additionally, there are three roads that access NW Lake City Avenue from NW Hall of Fame Drive.

- **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:**

Consistency: Floor area ratio(s) shall be maintained for the proposed use. The residential high density is limited to a density of less than or equal to 20.0 dwelling units per acre. That would allow 33 dwelling units on the 1.63 acre property. The anticipated total number of dwelling units is 24 as based on the planned development.

- **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**

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such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

Consistency: Public facilities are available at the site with an acceptable level of service to serve the proposed use.

- **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: It is reasonable to expect the property to develop by the end of year 2025.

- **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.
- **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 property is not located in a flood area and would not include steep slopes or rock formations that would be adverse to the arrangement of development in accordance with the comprehensive plan.

- **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.
- **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 level of service standards will not be adversely affected by the development. The current density allows 13 units and the proposed density would allow for 32 units, whereby 24 units are anticipated for development. Please see attached concurrency impact analysis to see the expected and maximum impacts.

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

Consistency: Does not apply, this is not a PRD application.

- 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: No extension of public utilities are required as the site has direct access to public utilities.

- 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 project will not be a deterrent to the improvement or development of adjacent land uses as it will have the same classification of adjacent land uses. Concurrency impacts are minimal in comparison to existing land use.

- 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: Does not apply, this is not a blighted area.

- Objective I.8 The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.

Consistency: The proposed use is consistent with existing land uses.

- 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 proposed use is not located in a Historical Preservation area.

- 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 proposed use is not located in an environmentally sensitive area, including but not limited to wetlands or floodplains.

- **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: This item will be completed in the City of Lake City Growth Management application review process.

- **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: This item does not apply as the proposed use is not a platted subdivision.

Please contact me at 386-965-9000 if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Lance Jones", with a stylized flourish at the end.

Lance Jones, P.E.

ATTACHMENT 5.

**LEGAL DESCRIPTION WITH TAX PARCEL NUMBER(S)
(PROVIDED AS A SEPARATE WORD DOCUMENT)**

ATTACHMENT 5: LEGAL DESCRIPTION WITH TAX PARCEL NUMBER (IN MICROSOFT WORD FORMAT)

PARCEL 1: 34-3S-16-02463-147 (10251) 1.62 ACRES PER SURVEY

DESCRIPTION:

LOT(S) 47 AND 48 OF "FLORIDA'S GATEWAY CENTER NORTH" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 25 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ATTACHMENT 6.
PROOF OF OWNERSHIP (DEED)

SAP:dhb
3-86-178u
12/2/86

KN+K

12/10/86

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WARRANTY DEED

THIS WARRANTY DEED made this 8th day of December, 1986 CHARLES A. DEVANE and HARVEY D. DEVANE, both of whom are married persons not residing on the property hereafter described (herein "Grantor"), to DANIEL CRAPPS, as Trustee, under Trust Agreement dated November 25, 1986, and known as "Northwest Quadrant Land Trust" whose post office address is Route 13, Box 1166, Lake City, Florida 32055 (herein "Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Columbia County, Florida, viz:

(See Schedule A attached hereto and by reference made a part hereof)

(herein "the property")

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

TO HAVE AND TO HOLD, the same in fee simple upon the trust and for the uses and purposes herein, and in said trust agreement set forth.

This deed is given and accepted in accordance with Section 689.071, Florida Statutes, and full power and authority granted by this deed to Grantee, and his successors as trustee to protect, conserve, sell, lease, encumber and otherwise manage and dispose of the property or any part of it, and in addition thereto (and not in limitation thereof) Grantee, as Trustee, is hereby granted full power and authority to subdivide, manage and dispose of the property or any part thereof; to dedicate streets, highways or alleys, and to vacate any subdivision

This Instrument Prepared By:
S. AUSTIN PEELE
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys at Law
327 North Herndon Street
Lake City, Florida 32055

DOCUMENTARY STAMP 2384.00
INTANGIBLE TAX
MARY B. CHILDS, CLERK OF
COURTS, COLUMBIA COUNTY
BY [Signature] D.C.

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL
CRAPPS DEC - 8 PM 3:48
Mary B. Childs
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

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part thereof, and to resubdivide the property as desired; to contract to sell, grant options to purchase; to on any terms; to convey either with or without consideration; to convey said property and any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in Grantee as trustee; to donate, dedicate, mortgage, pledge or otherwise encumber the property or any part thereof; to lease the property or any part thereof from time to time, and upon terms and for periods of time as Trustee may determine and to renew and extend such leases upon any terms and for any such periods of time, and amend, change or modify the same; to partition or exchange the property or any part thereof for other real or personal property; to submit the property or any part thereof to condominium and execute such declarations of condominium or other documents necessary to do so; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in and to the said easements appurtenant to the property or any part thereof, and to deal with the property and every part thereof in all of the ways, and for such other purposes and considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified at any time and from time to time hereafter.

In no case shall any party dealing with Grantee in relation to the property or to whom the real property or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Grantee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of Grantee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, mortgage, lease or other instrument executed by Grantee in relation to the real estate shall be conclusive evidence in favor of

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every person relying upon or claiming under any such conveyance or other instrument: (a) that at the time of its delivery, the trust created by this deed and by the Trust Agreement was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this deed and the Trust Agreement and is binding upon all beneficiaries under those instruments; (c) that Grantee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by Grantee in connection with the above described real property may be entered into in his name, as trustee of an express trust, and not individually, and Grantee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only as far as the trust property and funds in the actual possession of Grantee shall be applicable for its payment and discharge, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereafter made on the part of Grantee while in form purporting to be representations, warranties, covenants and undertakings and agreements of Grantee are nevertheless made and intended not as personal representations, warranties, covenants and undertakings and agreements, or for the purpose or with the intention of binding Grantee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against Grantee, individually or personally, on account of any instrument executed by or account of

any representation, warranty, covenant, undertaking or agreement of Grantee as trustee, either expressly or implied, all such personal liability, if any, being expressly waived and released, and all persons and corporations whomsoever shall be charged with notice of these conditions from the date of the filing for record of this deed; provided, however, that Grantee acknowledges by the acceptance of this deed, that Grantee has simultaneously herewith executed and delivered to Grantor a promissory note and purchase money mortgage securing the same, which by the terms thereof impose upon Grantee personal liability in accordance with the respective terms and tenor thereof, and no part, provision or portion of this paragraph shall be construed to in any way relieve Grantee from such personal liability as may be otherwise imposed under the terms of said note and purchase money mortgage.

The interest of each beneficiary under this deed and under the Trust Agreement referred to herein, and of all persons claiming under them, or any of them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real property, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the earnings, avails and proceeds therefrom.

AND Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 December 31, 1986.

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

Signed, sealed and delivered in the presence of:

<u><i>[Signature]</i></u>	<u><i>Charles A. DeVane</i></u> (SEAL)
	CHARLES A. DeVANE
<u><i>[Signature]</i></u>	<u><i>Harvey D. DeVane</i></u> (SEAL)
Witnesses	HARVEY D. DeVANE

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of December, 1986, by CHARLES A. DeVANE and HARVEY D. DeVANE, both of whom are married persons not residing on the property described herein.

Marabeth Norris
Notary Public, State of Florida

(NOTARIAL SEAL)

My commission expires:
Notary Public, State of Florida at Large
My Commission Expires August 12, 1990
Bonded thru Huckleberry, Sibley & Harvey Insurance and Bonds, Inc.

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SCHEDULE A

Columbia County, Florida

PARCEL 1

TOWNSHIP 3 SOUTH - RANGE 16 EAST

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Section 34:

COMMENCE at the Northeast corner of said Section 34 and run N89°30'43"W along the North line of said Section 34 a distance of 1074.95 feet to a point on the Westerly Right-of-Way line of Interstate Highway No. 75 (a Limited Access Highway) and the POINT OF BEGINNING; thence S23°13'24"E along said Westerly Right-of-Way line 2062.22 feet to a point on the East line of said Section 34 as established by B.G. Moore, PLS No. 439; thence S08°00'45"W along said East line 986.55 feet; thence N82°00'00"W 550.22 feet to a point on the Westerly Right-of-Way line of DeVane Drive; thence S08°00'00"W along said Westerly Right-of-Way line 250.00 feet; thence N82°00'00"W 760.00 feet; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue; thence N07°19'27"E along said Easterly Right-of-Way line 150.00 feet to the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida, said point lying on the South line of the NE 1/4 of said Section 34; thence S89°14'13"E along the South line of said GATORWOOD 219.95 feet to the Southeast corner of Lot No. 19, Block A of said GATORWOOD; thence N07°19'27"E along the East line of said GATORWOOD 332.11 feet to the Northeast corner of Lot No. 17, Block A of said GATORWOOD; thence S89°13'29"E along the South line of said GATORWOOD 586.62 feet to the Southeast corner of said GATORWOOD; thence N07°19'39"E along the East line of said GATORWOOD 1000.77 feet to the Northeast corner of said GATORWOOD, said point being on the South line of the N 1/2 of the NE 1/4 of said Section 34, being also the Southerly Right-of-Way line of Hill Circle; thence S89°12'49"E along said South line of the N 1/2 of the NE 1/4 a distance of 555.82 feet to the Southeast corner of WEST LAKE CITY HILLS, a Subdivision as recorded in Plat Book No. 3, Page No. 89 of the public records of Columbia County, Florida; thence N08°10'10"E along the Easterly Right-of-Way line of said Hill Circle 1341.68 feet to a point on the North line of said Section 34; thence S89°30'43"E along said North line 272.81 feet to the POINT OF BEGINNING. Containing 95.36 acres, more or less.

As per

ALSO

PARCEL 2

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the

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arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive and the POINT OF BEGINNING; thence N08°00'00"E along said Easterly Right-of-Way line 449.87 feet; thence S82°00'00"E 10.00 feet; thence S08°00'00"W parallel with the Easterly Right-of-Way line of said DeVane Drive 449.60 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 00°10'40", said curve also having a Chord Bearing of N83°32'30"W and a Chord Distance of 10.00 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.00 feet to the POINT OF BEGINNING.

ALSO

PARCEL 3

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

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COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1090.07 feet; thence N82°00'00"W 760.00 feet; thence S08°00'00"W 956.27 feet to the POINT OF BEGINNING; thence S82°00'00"E 10.00 feet; thence S08°00'00"W 76.46 feet to a point on the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 7589.44 feet and a central angle of 00°04'35", said curve also having a Chord Bearing of N73°41'23"W and a Chord Distance of 10.11 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.11 feet; thence N08°00'15"E 75.00 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 4, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 4 described as follows:

PARCEL 4

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G.

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Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a chord bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 60.00 feet to a point on the Westerly Right-of-Way line of said DeVane Drive and the POINT OF BEGINNING of said line; thence continue N82°00'00"W 760.00 feet; thence S08°00'00"W 1082.26 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10) and the TERMINAL POINT of said line.

ALSO TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 5, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 5 described as follows:

atw/dmc

PARCEL 5

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 820.00 feet to the POINT OF BEGINNING of said line; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue and the TERMINAL POINT of said line, said point lying S07°19'27"W 150.00 feet from the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida.

SUBJECT TO:

- (a) Easement dated November 9, 1926, recorded in Deed Book 18, page 374 wherein C. C. Parker and Ida J. Parker granted an Easement to Florida Power & Light Company.
- (b) Easement dated November 9, 1926, recorded in Deed Book 18, page 386, wherein N. W. Parker and Nina A. Parker granted an Easement to Florida Power & Light Company.
- (c) Agreement dated November 19, 1926, recorded in Deed Book 18, page 389, wherein Anna F. Caldwell and Herbert Caldwell granted an Easement to Florida Power & Light Company.
- (d) Easement dated March 17, 1976, recorded in Official Records Book 361, pages 503-505, wherein Florida Interstate Developers, Inc., Charles A. DeVane and Harvey D. DeVane granted an Easement to Florida Power & Light Company.
- (e) Existing road rights-of-way.
- (f) Easements shown by the plat of said property prepared by

Donald F. Lee & Associates, Inc. dated October 24, 1986 and identified under Work Order 86-431 and File No. B-1-35.

BK 0609 PG 0082
OFFICIAL RECORDS

ATTACHMENT 7.
AGENT AUTHORIZATION FORM



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

AGENT AUTHORIZATION FORM

Trustee of NW Quadrant Land Trust
 I, Daniel Crapps (owner name), owner of property parcel

number 34-3s-16-02463-147 (10251) (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. Christoher Lance Jones	1. Lance Jones <small>Digitally signed by Lance Jones Date: 2024.06.10 22:27:52 -04'00</small>
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.

Daniel Crapps M. Jones June 18 2024
 Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: Fla COUNTY OF: Columbia

The above person, whose name is Daniel Crapps, personally appeared before me and is known by me or has produced identification (type of I.D.) PK on this 18 day of June, 2024.

Vera Lisa Hicks
 NOTARY'S SIGNATURE

(Seal/Stamp)



ATTACHMENT 8.

PROOF OF PAYMENT OF TAXES

Columbia County Tax Collector

generated on 5/31/2024 10:58:42 AM EDT

Tax Record

Last Update: 5/31/2024 10:58:42 AM ET

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
R02463-147	REAL ESTATE	2023

Payment History					
Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2023</u>	10857	11/30/2023	2101206.0001	\$1,116.21	\$1,071.56
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NW QUADRANT LAND TRUST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2022</u>	11641	11/28/2022	1800341.0003	\$1,111.48	\$1,067.02
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NW Quadrant Land Trust Daniel			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2021</u>	11665	12/15/2021	6402022.0003	\$1,054.58	\$1,022.94
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	nw quadrant land trust			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2020</u>	33863	1/26/2021	2703495.0004	\$1,071.82	\$1,050.38
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	CRAPPS PROP TAXES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2019</u>	33662	12/10/2019	1403625.0002	\$1,134.40	\$1,100.37
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NW QUADRANT LAND TRUST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2018</u>	33579	12/10/2019	1403624.0004	\$1,146.23	\$1,342.01
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NW QUADRANT LAND TRUST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2017</u>	33421	12/10/2019	1403623.0004	\$1,152.94	\$1,452.44
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NW QUADRANT LAND TRUST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2016</u>	33385	4/26/2019	2705182.0002	\$1,158.75	\$1,355.91
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NWQ PROP TAXES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2015</u>	33289	3/31/2016	3208460.0005	\$1,131.91	\$1,131.91
	Owner Name	CRAPPS DANIEL AS TRUSTEE			

ATTACHMENT 9.

SEE FEE SCHEDULE

CITY OF LAKE CITY GROWTH MANAGEMENT ONLINE

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

August 14, 2024

TO: City Council

FROM: Planning and Zoning Technician

SUBJECT: Application No. Z 24-03 (Heritage Oaks)

Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Rezoning are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided which quantifies, for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

Z 24-03, an application by Lance Jones, as agent for Daniel Crapps owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL MULTI-FAMILY 1 (RMF-1) to RESIDENTIAL MULTI-FAMILY 2 on property described, as follows:

PARCEL 1: 34-3S-16-02463-147 (10251) 1.62 ACRES PER SURVEY

DESCRIPTION:

LOT(S) 47 AND 48 OF "FLORIDA'S GATEWAY CENTER NORTH" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 25 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Containing 1.62 acres, more or less

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Availability of and Demand on Public Facilities

Potable Water Impact

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could theoretically result in 32 multifamily residential dwelling units on site.

Based upon an average of 100 gallons of potable water usage per capital per day x 2.47 persons per dwelling unit = 247 gallons of potable water per dwelling unit per day.

32 (dwelling units) x 247 (gallons of potable water usage per dwelling unit per day) = 7,904 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2023, the average daily potable water usage = 3,490,000 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 7,904 gallons of potable water per day.

Residual capacity after this proposed amendment = 602,096 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could theoretically result in 32 multifamily residential dwelling units on site.

Based upon an average of 70 gallons of sanitary sewer effluent per capital per day x 2.47 persons per dwelling unit = 173 gallons of sanitary sewer effluent per day.

32 (dwelling units) x 173 (gallons of sanitary sewer effluent per capita per dwelling unit) = 5,536 gallons of sanitary sewer effluent per capita per day.

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2023, the average sanitary sewer usage = 1,880,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 5,536 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 1,114,464 gallon of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the potential use of the site.

Solid Waste Impact -

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could theoretically result in 32 multifamily residential dwellings on site.

Based upon 12 pounds of solid waste per dwelling unit per day.

$32 \text{ (dwelling units)} \times 12 \text{ (pounds of solid waste per day per dwelling unit)} = 384 \text{ pounds of solid waste per day}$

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the potential use of the site.

Drainage Impact -

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

The proposed amendment could theoretically result in 32 multifamily residential dwellings on site.

Based upon an average of 2.47 persons per dwelling unit.

$32 \text{ (dwelling units)} \times 2.47 \text{ (persons per dwelling unit)} = 79 \text{ persons.}$

Recreation facilities are anticipated to continue to operate at a level of service which meets or exceeds the level of service standards established within the Comprehensive Plan after the theoretical use of the site.

Traffic Impact -

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could potentially result in 32 multifamily residential dwellings on site.

Summary Trip Generation Calculations for a Multifamily Dwelling Unit.

Based upon 0.53 p.m. peak hours per multifamily dwelling unit.

32 (dwelling unit) x 0.53 (p.m. peak hour trips per weekday) = 17 p.m. peak hour trips.

Existing p.m. peak hour trips = 2700 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips with Development	Level of Service with Development
U.S. 90/ Duval St. From C.R. 252 to I-75	2700	D	0	17	2717	D

a 2021 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

Multimodal Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 4,160 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the potential number of trips associated with the proposed amendment.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Affordable Housing

The change in land use is not anticipated to have a negative impact on the affordable housing stock.

Surrounding Land Uses

Currently, the existing land use of the site is vacant land. The site is bounded on the north by residential high land use, on the east by commercial land use, on the south by commercial land use and on the west by residential medium land use.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2021, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Nation Flood Hazard Layer Map data layer, November 2, 2018, the site is not located within a 100-year flood prone area.

Wetlands

According to the National Wetlands Inventory on the U.S. Fish and Wildlife Service Map wetlands data layer, dated 2024 and the Suwannee River Water Management District Map, the site is not located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated August 22, 2023, the site is known to contain clayey sand.

Soil Types

According to the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated March 5, 2024, the site is comprised of Blanton fine sand.

According to the Florida Department of Environmental Protection Soil Descriptions- Blanton fine sand, 0 to 5 percent slopes - This is a moderately well drained, nearly level to gently sloping soil on broad ridges and undulating side slopes. Blanton fine sand make up 85 percent of this unit. Typically, the surface and subsurface layers are fine sand to a depth of about 52 inches. The subsoil is a fine sandy loam that extends to a depth of 80 inches. The parent material contains sandy and loamy marine deposits. The available water capacity is low (about 3.6 inches). Depth to the water table ranges from 48 to 72 inches. Included with this soil in

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

mapping are small areas of Albany, Alpin, Chipley, Lakeland, Ocilla, Troup, and Bonneau soils. These soils make up less than 15 percent of the map unit.

High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridan Aquifer, prepared by the Water Management District, dated July 17, 2001, the site is not located in high aquifer groundwater recharge area.

National Flood Hazard Layer FIRMette



82°42'4"W 30°11'29"N



82°41'26"W 30°10'58"N

Legend

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

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/14/2024 at 12:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



U.S. Fish and Wildlife Service

National Wetlands Inventory

Heritages Oaks



August 14, 2024

Wetlands

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

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

Environmental Geology - Rock and Sediment Distribution



FDEP Open Data Administrator
Florida Department of Environmental Protection

Summary

To produce a new State Geological Map

[View Full Details](#)

[Download](#)

Details

Dataset
Feature Layer

August 22, 2023
Info Updated

Not Planned
Data Updated: August 22, 2023

January 1, 2001
Published Date

Records: 2,822
[View data table](#)

Public
Anyone can see this content

Custom License
[View license details](#)

Records: 2,822



Environmental Geology - Rock and Sediment Distribution

Zoom to

OBJECTID	49
DEP_GEOLOGY_ENVIRONMENTAL_AREA	8,306,444.629.9
PERIMETER	1,548,154.116
TYPE	3
CATEGORY	CLAYEY SAND
SHAPE	undefined
SHAPE_AREA	8,306,444.629.919
SHAPE_LEN	1,548,154.116

CATEGORY: CLAYEY SAND

I want to use this

Environmental Geology - Rock and Sediment Distribution | DEP Open Data | Florida Department of Environmental Protection | US Central Services, USDL, SF, I/F

Powered by Esri

City of Lake City
 205 N. Marion Ave
 Lake City, FL 32055

INVOICE

Date: 08/02/2024
 Receipt: 2024-00074364
 Description: CPA24-02
 Cashier: Chanel Neff
 Received From: Bradley Franks Construct
 LLC

DATE: July 9, 2024
 FOR: Rezoning for Z24-03 and CPA 24-02
 LOCATION: Parcel 02463-147

ZF 750.00
 CPA24-02
 Receipt Total 750.00
 Total Check 750.00
 Total Remitted 750.00
 Total Received 750.00

BILL TO: Daniel Crapps or Lance Jones

m

City of Lake City Utilities

	UNIT PRICE	LINE TOTAL
	\$ 750.00	\$ 750.00
	\$ 750.00	\$ 750.00
	\$ -	\$ -
	\$ -	\$ -
1	\$ -	\$ 1,500.00
<i>The cost estimate expires on 12/31/24</i>		\$ 1,500.00

Make all checks payable to City of Lake City.

*****ATTENTION CUSTOMER SERVICE*****

- BILLING CODE- ZF (ZONING FEES)
- PROJECT NUMBER- Z 24-03 and CPA 24-02
- ADDRESS- TBD
- PARCEL NUMBERS- 02463-147

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance 2024-2290- Amending the Future Land Use Map of The City of Lake City

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance 2024-2292- Amending the Official Zoning Atlas of The City of Lake City

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.



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

PLANNING USE ONLY
 Application # Z 24-03
 Application Fee \$ 750.00
 Receipt No. 2024-00074363
 Filing Date _____
 Completeness Date 8/2/24

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

- Project Name: Heritage Oaks Apartments
- Address of Subject Property: No Address, Located at intersection of NW Hall of Fame Dr & NW Huntsboro ST
- Parcel ID Number(s): 34-3S-16-02463-147 (10251)
- Future Land Use Map Designation: Existing: Residential Medium, Proposed: Residential High
- Existing Zoning Designation: Residential Multiple Family-1 (RMF-1)
- Proposed Zoning Designation: Residential Multiple Family-2 (RMF-2)
- Acreage: 1.63 Acres
- Existing Use of Property: Vacant Commercial per Columbia County Property Appraiser Online
- Proposed use of Property: Residential Multiple Family

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Lance Jones Title: Agent
 Company name (if applicable): Jones Engineering & Consulting, LLC
 Mailing Address: 855 SW Baya Drive
 City: Lake City State: FL Zip: 32024
 Telephone: (386) 965-9000 Fax: () Email: ljones@jonesengineering.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.

- If the applicant is agent for the property owner*.
 Property Owner Name (title holder): Daniel Crapps as Trustee
 Mailing Address: 291 NW Main Blvd
 City: Lake City State: FL Zip: 32055
 Telephone: (386) 397-3002 Fax: () Email: dcrapps@danielcrapps.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: Yes

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

2. Has a previous application been made on all or part of the subject property: Yes No

Future Land Use Map Amendment: Yes No

Future Land Use Map Amendment Application No. CPA CPA 22-04

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

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z22-03

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 Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 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 City.

 - p. Whether it is impossible to find other adequate sites in the city 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 City'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 City'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 As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

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 eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas 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.

Christopher Lance Jones

Applicant/Agent Name (Type or Print)

Christopher Lance Jones

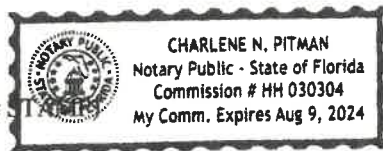
Applicant/Agent Signature

6/28/24

Date

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 28 day of June, 2024, by (name of person acknowledging).



(NOTARY SEAL or STAMP)

Charlene N. Pitman

Signature of Notary

Printed Name of Notary

Personally Known OR Produced Identification _____
Type of Identification Produced

ATTACHMENT 1.
SURVEY OF PROPERTY

ATTACHMENT 2.

**AERIAL PHOTOS-COLUMBIA COUNTY PROPERTY
APPRAISER ONLINE**



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 34-3S-16-02463-147 (10251) | VACANT COMMERCIAL (1000) | 1.63 AC
 LOTS 47 & 48 FLORIDA GATEWAY CENTER NORTH S/D.

NOTES:

Columbia County, FL



CRAPPS DANIEL AS TRUSTEE		2024 Working Values			
Owner: 291 NW MAIN BLVD		Mkt Lnd	\$57,050	Appraised	\$57,050
LAKE CITY, FL 32055		Ag Lnd	\$0	Assessed	\$57,050
Site:		Bldg	\$0	Exempt	\$0
Sales	NONE	XFOB	\$0	county:	\$57,050
Info		Just	\$57,050	Total	city:\$57,050
				Taxable	other:\$0
					school:\$57,050

The information presented on this website 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. This website was last updated: 6/6/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

ATTACHMENT 3.
CONCURRENCY IMPACT ANALYSIS



June 28, 2024

Subject: Hall of Fame Drive CPA and Zoning Amendment Concurrency Impact Analysis

The subject property is +/-1.63 acres with proposed use of residential multi-family housing.

Criteria for analyses (Concurrency impact analysis performed for 1.63 acres at a density of 20 units per acre):

- Trip generation was calculated per the ITE Trip Generation, 9th Edition, ITE Code 220 for Apartments as this is the most conservative analysis. Existing AADT provided by the FDOT Traffic Online website and analysis of roadway capacity performed using the FDOT Multimodal Quality/Level of Service Handbook.
- Potable water analysis for **RESIDENTIAL: Residences having 3 Bedrooms with 1201-1250 sq. ft. of building area** per 64E-6.008 Florida Administrative Code, Table 1.
- Sanitary sewer analysis for **RESIDENTIAL: Residences having 3 Bedrooms with 1201-1250 sq. ft. of building area** per 64E-6.008 Florida Administrative Code, Table 1.
- Solid waste analysis based on standard of 0.73 tons per person per year. Assumed 2.5 persons per dwelling unit.

Summary of analyses (Analysis based on 32 Dwelling Units, Anticipated 24 dwelling units in parenthesis):

- Trip generation report: 215.46 (159.60) Total ADT and 20.09 (14.88) Peak PM Trips
- Potable water: 9720 (7200) gpd
- Sanitary sewer: 9720 (7200) gpd
- Solid Waste: 324 (240) lbs/day

Please see attached concurrency worksheets for analyses.

Please contact me if you have any questions.

Best Regards,

Lance Jones, P.E.

"Keeping It Civil"

**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	32.60	216.79	20.21

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)
Residential	300.00	32.60	9780.00

* 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.

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)
Residential	300.00	32.60	9780.00

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

Solid Waste Analysis

Use	Pounds Per Dwelling Unit Per Day*	Dwelling Units	Total (Lbs Per Day)
Duplex/Apartment	10.00	32.60	326.00

*0.73 tons per person per year x 2.5 persons per dwelling unit = 10 lbs per dwelling unit per day

ATTACHMENT 4.

**ANALYSIS OF THE REQUIREMENTS OF ARTICLE 12 OF
THE LAND DEVELOPMENT REGULATIONS**



June 28, 2024

Mr. Robert Angelo
Planning and Zoning Tech
City of Lake City Growth Management
205 North Marion Avenue
Lake City, FL 32055

SUBJECT: Rezoning Application for a Multifamily Development to be located at parcel 34-3S-16-02463-147 (10251) in Lake City, Florida.

Dear Mr. Angelo:

Jones Engineering and Consulting, LLC (JEC) is representing the owner of the subject project. In support of the enclosed application please find the following:

1. Analysis of the Requirements of Article 12 of the Land Development Regulations (“LDRs”):

a. Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.

Evaluation and Findings: The subject property has a Residential Medium Future Land Use Map (“FLUM”) designation and a Residential Multiple Family-1 (“RMF-1”) zoning designation. The proposed use zoning designation Residential Multiple Family-2 (“RMF-2”) is consistent with the underlying FLUM designation. The proposed use is allowed within the RMF-2 zoning district. Additionally, there is precedence for the proposed use as the adjoining property was granted a zoning atlas amendment to RMF-2 under ordinance number 2022-2234, which passed on January 17, 2023. Given the preceding information, the proposed use is in conformance with the comprehensive plan.

b. Whether the proposed use is compatible with the existing land use pattern.

Evaluation and Findings: The proposed use is compatible with the existing land use pattern. The surrounding area is residential with medium to high density multifamily housing and duplexes.

c. Whether the proposed use would create an isolated district unrelated to adjacent nearby districts.

Evaluation and Findings: The proposed use would not create an isolated district unrelated to adjacent districts.

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

Evaluation and Findings: The proposed use is a minimal increase of the existing density and would not increase the population density or load on public schools beyond the adopted Level of Service. A concurrency impact analysis has been included in this report which indicates that impacts will not degrade the Level of Service below an acceptable level for transportation and utilities.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Evaluation and Findings: The existing district boundaries are not illogically drawn in relation to existing conditions on the property proposed for change. The proposed change provides a slightly higher density than what is currently allowed.

“Keeping It Civil”

Jones Engineering & Consulting, LLC | 855 SW Baya Dr, Lake City, FL 32025 | 386.965.9000 | jonesengineering.net



f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

Evaluation and Findings: The Lake City Columbia County community is in need of additional housing options. The increase in density within the city limits provides additional housing options and reduces the proliferation of urban sprawl into rural areas.

g. Whether the proposed change will adversely influence living conditions in the neighborhood?

Evaluation and Findings: It is not anticipated that the proposed use will adversely influence the living conditions of the neighborhood. The proposed use is similar in nature to the existing uses in the area.

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

Evaluation and Findings: As previously mentioned, a concurrency impact analysis has been included in this report which indicates that the proposed use will not degrade the Level of Service below an acceptable level. The development will have negligible impacts on traffic as the proposed use generates a minimal amount of total daily trips and peak hourly trips when compared to what is currently allowed under Residential Multiple Family-1 zoning. Please see attached concurrency impact analysis.

i. Whether the proposed use will create a drainage problem.

Evaluation and Findings: The proposed use will not create a drainage problem as it will have a minimal amount of newly created impervious surfaces over a 1.63 acres property. Additionally, any improvements are required to be permitted in accord with the requirements of the Suwannee River Water Management District before construction is allowed to commence.

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

Evaluation and Findings: It is not anticipated that the proposed amendment will not seriously reduce light or air to adjacent areas.

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

Evaluation and Findings: It is not anticipated that the proposed amendment will adversely affect property values of the adjacent area. If anything, the proposed use will increase the existing property value of the subject site, thereby increasing values of the surrounding properties.

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

Evaluation and Findings: It is not anticipated that the proposed change would be a deterrent to the improvement or development of adjacent properties. Other properties of similar use are contiguous to the subject site.

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Evaluation and Findings: The proposed change does not 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.

Evaluation and Findings: The existing zoning is RMF-1, Residential Multiple Family-1, and allows for 8 dwelling units per acre. The proposed zoning is RMF-2, Residential Multiple Family-2, which allows for 20 units per acre and is more desirable from a development standpoint. The intent would be to construct approximately 24 dwelling units under the RMF-2 zoning, whereby the RMF-1 zoning would only allow for 13 units.

o. Whether the proposed use is out of scale with the needs of the neighborhood or the community.

Evaluation and Findings: The proposed use is not out of scale with the needs of the neighborhood or the Lake City/Columbia County community. The community needs additional housing, and the proposed use would produce positive effects towards that goal. This is an ideal location for increased housing density as water/sewer is available at the site and adjoining properties have the same zoning classification.

p. Whether it is impossible to find other adequate sites in the city 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.

Evaluation and Findings: Although other sites could exist in the city that would allow for this use, the prospective developer has identified this property as a prime candidate for the proposed use. The property has water and sewer readily available, and the adjacent property has the desired zoning designation. This is a good area for multifamily residential development with higher density.

ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate considerations 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 City's comprehensive plan.

Evaluation and Findings: The proposed amendment will not have an impact on the comprehensive planning program or the City's comprehensive plan.

ATTACHMENT 5.

**LEGAL DESCRIPTION WITH TAX PARCEL NUMBER(S)
(PROVIDED AS A SEPARATE WORD DOCUMENT)**

ATTACHMENT 5: LEGAL DESCRIPTION WITH TAX PARCEL NUMBER (IN MICROSOFT WORD FORMAT)

PARCEL 1: 34-3S-16-02463-147 (10251) 1.62 ACRES PER SURVEY

DESCRIPTION:

LOT(S) 47 AND 48 OF "FLORIDA'S GATEWAY CENTER NORTH" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 25 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ATTACHMENT 6.
PROOF OF OWNERSHIP (DEED)

SAP:dh
3-86-1780
12/2/86

KN+K

12/10/86

BK 0609 PG 0074
OFFICIAL RECORDS

WARRANTY DEED

THIS WARRANTY DEED made this 8th day of December, 1986 CHARLES A. DeVANE and HARVEY D. DeVANE, both of whom are married persons not residing on the property hereafter described (herein "Grantor"), to DANIEL CRAPPS, as Trustee, under Trust Agreement dated November 25, 1986, and known as "Northwest Quadrant Land Trust" whose post office address is Route 13, Box 1166, Lake City, Florida 32055 (herein "Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Columbia County, Florida, viz:

(See Schedule A attached hereto and by reference made a part hereof)

(herein "the property")

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

TO HAVE AND TO HOLD, the same in fee simple upon the trust and for the uses and purposes herein, and in said trust agreement set forth.

This deed is given and accepted in accordance with Section 689.071, Florida Statutes, and full power and authority granted by this deed to Grantee, and his successors as trustee to protect, conserve, sell, lease, encumber and otherwise manage and dispose of the property or any part of it, and in addition thereto (and not in limitation thereof) Grantee, as Trustee, is hereby granted full power and authority to subdivide, manage and dispose of the property or any part thereof; to dedicate part streets, highways or alleys, and to vacate any subdivision

This Instrument Prepared By:
S. AUSTIN PEELE
DARBY, PEELE, BOWDOIN, MARASCO & PAYNE
Attorneys at Law
327 North Hernando Street
Lake City, Florida 32055

DOCUMENTARY STAMP
INTANGIBLE TAX 2384.00
MARY B. CHILDS, CLERK OF
COURTS, COLUMBIA COUNTY
BY [Signature] D.C.

FILED AND RECORDED IN PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA
2086 DEC - 8 PM 3:48
MARY B. CHILDS
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

BK 0609 PG0075

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part thereof, and to resubdivide the property as often as may be desired; to contract to sell, grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said property and any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in Grantee as trustee; to donate, dedicate, mortgage, pledge or otherwise encumber the property or any part thereof; to lease the property or any part thereof from time to time, and upon terms and for periods of time as Trustee may determine and to renew and extend such leases upon any terms and for any such periods of time, and amend, change or modify the same; to partition or exchange the property or any part thereof for other real or personal property; to submit the property or any part thereof to condominium and execute such declarations of condominium or other documents necessary to do so; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in and to the said easements appurtenant to the property or any part thereof, and to deal with the property and every part thereof in all of the ways, and for such other purposes and considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified at any time and from time to time hereafter.

In no case shall any party dealing with Grantee in relation to the property or to whom the real property or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Grantee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of Grantee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, mortgage, lease or other instrument executed by Grantee in relation to the real estate shall be conclusive evidence in favor of

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every person relying upon or claiming under any such conveyance or other instrument: (a) that at the time of its delivery, the trust created by this deed and by the Trust Agreement was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this deed and the Trust Agreement and is binding upon all beneficiaries under those instruments; (c) that Grantee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by Grantee in connection with the above described real property may be entered into in his name, as trustee of an express trust, and not individually, and Grantee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only as far as the trust property and funds in the actual possession of Grantee shall be applicable for its payment and discharge, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereafter made on the part of Grantee while in form purporting to be representations, warranties, covenants and undertakings and agreements of Grantee are nevertheless made and intended not as personal representations, warranties, covenants and undertakings and agreements, or for the purpose or with the intention of binding Grantee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against Grantee, individually or personally, on account of any instrument executed by or account of

any representation, warranty, covenant, undertaking or agreement of Grantee as trustee, either expressly or implied, all such personal liability, if any, being expressly waived and released, and all persons and corporations whomsoever shall be charged with notice of these conditions from the date of the filing for record of this deed; provided, however, that Grantee acknowledges by the acceptance of this deed, that Grantee has simultaneously herewith executed and delivered to Grantor a promissory note and purchase money mortgage securing the same, which by the terms thereof impose upon Grantee personal liability in accordance with the respective terms and tenor thereof, and no part, provision or portion of this paragraph shall be construed to in any way relieve Grantee from such personal liability as may be otherwise imposed under the terms of said note and purchase money mortgage.

The interest of each beneficiary under this deed and under the Trust Agreement referred to herein, and of all persons claiming under them, or any of them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real property, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the earnings, avails and proceeds therefrom.

AND Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 December 31, 1986.

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

Signed, sealed and delivered in the presence of:

Jan 2 1986 *Charles A. DeVane* (SEAL)
CHARLES A. DEVANE
[Signature] (SEAL)
WITNESSES *[Signature]*
HARVEY D. DEVANE

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of December, 1986, by CHARLES A. DEVANE and HARVEY D. DEVANE, both of whom are married persons not residing on the property described herein.

Marabeth Morris
Notary Public, State of Florida

(NOTARIAL
SEAL)

My commission expires:
Notary Public, State of Florida at Large
My Commission Expires August 12, 1990
Bonded thru Huckleberry, Sibley &
Harvey Insurance and Bonds, INC.

OK 0609 PG 078
OFFICIAL RECORDS

SCHEDULE A

Columbia County, Florida

PARCEL 1

TOWNSHIP 3 SOUTH - RANGE 16 EAST

BK 0609 PG 0079
OFFICIAL RECORDS

Section 34:

COMMENCE at the Northeast corner of said Section 34 and run N89°30'43"W along the North line of said Section 34 a distance of 1074.95 feet to a point on the Westerly Right-of-Way line of Interstate Highway No. 75 (a Limited Access Highway) and the POINT OF BEGINNING; thence S23°13'24"E along said Westerly Right-of-Way line 2062.22 feet to a point on the East line of said Section 34 as established by B.G. Moore, PLS No. 439; thence S08°00'45"W along said East line 986.55 feet; thence N82°00'00"W 550.22 feet to a point on the Westerly Right-of-Way line of DeVane Drive; thence S08°00'00"W along said Westerly Right-of-Way line 250.00 feet; thence N82°00'00"W 760.00 feet; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue; thence N07°19'27"E along said Easterly Right-of-Way line 150.00 feet to the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida, said point lying on the South line of the NE 1/4 of said Section 34; thence S89°14'13"E along the South line of said GATORWOOD 219.95 feet to the Southeast corner of Lot No. 19, Block A of said GATORWOOD; thence N07°19'27"E along the East line of said GATORWOOD 332.11 feet to the Northeast corner of Lot No. 17, Block A of said GATORWOOD; thence S89°13'29"E along the South line of said GATORWOOD 586.62 feet to the Southeast corner of said GATORWOOD; thence N07°19'39"E along the East line of said GATORWOOD 1000.77 feet to the Northeast corner of said GATORWOOD, said point being on the South line of the N 1/2 of the NE 1/4 of said Section 34, being also the Southerly Right-of-Way line of Hill Circle; thence S89°12'49"E along said South line of the N 1/2 of the NE 1/4 a distance of 555.82 feet to the Southeast corner of WEST LAKE CITY HILLS, a Subdivision as recorded in Plat Book No. 3, Page No. 89 of the public records of Columbia County, Florida; thence N08°10'10"E along the Easterly Right-of-Way line of said Hill Circle 1341.68 feet to a point on the North line of said Section 34; thence S89°30'43"E along said North line 272.81 feet to the POINT OF BEGINNING. Containing 95.36 acres, more or less.

Am/dew

ALSO

PARCEL 2

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the

0609 PB0080
OFFICIAL RECORDS

arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive and the POINT OF BEGINNING; thence N08°00'00"E along said Easterly Right-of-Way line 449.87 feet; thence S82°00'00"E 10.00 feet; thence S08°00'00"W parallel with the Easterly Right-of-Way line of said DeVane Drive 449.60 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 00°10'40", said curve also having a Chord Bearing of N83°32'30"W and a Chord Distance of 10.00 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.00 feet to the POINT OF BEGINNING.

ALSO

PARCEL 3

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: *As shown* COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1090.07 feet; thence N82°00'00"W 760.00 feet; thence S08°00'00"W 956.27 feet to the POINT OF BEGINNING; thence S82°00'00"E 10.00 feet; thence S08°00'00"W 76.46 feet to a point on the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 7589.44 feet and a central angle of 00°04'35", said curve also having a Chord Bearing of N73°41'23"W and a Chord Distance of 10.11 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.11 feet; thence N08°00'15"E 75.00 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 4, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 4 described as follows:

PARCEL 4

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G.

BK 0609 PG 0081
OFFICIAL RECORDS

Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a chord bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 60.00 feet to a point on the Westerly Right-of-Way line of said DeVane Drive and the POINT OF BEGINNING of said line; thence continue N82°00'00"W 760.00 feet; thence S08°00'00"W 1082.26 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10) and the TERMINAL POINT of said line.

ALSO TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 5, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 5 described as follows:

Ann/dm

PARCEL 5

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 820.00 feet to the POINT OF BEGINNING of said line; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue and the TERMINAL POINT of said line, said point lying S07°19'27"W 150.00 feet from the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida.

SUBJECT TO:

- (a) Easement dated November 9, 1926, recorded in Deed Book 18, page 374 wherein C. C. Parker and Ida J. Parker granted an Easement to Florida Power & Light Company.
- (b) Easement dated November 9, 1926, recorded in Deed Book 18, page 386, wherein N. W. Parker and Nina A. Parker granted an Easement to Florida Power & Light Company.
- (c) Agreement dated November 19, 1926, recorded in Deed Book 18, page 389, wherein Anna F. Caldwell and Herbert Caldwell granted an Easement to Florida Power & Light Company.
- (d) Easement dated March 17, 1976, recorded in Official Records Book 361, pages 503-505, wherein Florida Interstate Developers, Inc., Charles A. DeVane and Harvey D. DeVane granted an Easement to Florida Power & Light Company.
- (e) Existing road rights-of-way.
- (f) Easements shown by the plat of said property prepared by

Donald F. Lee & Associates, Inc. dated October 24, 1986 and identified under Work Order 86-431 and File No. B-1-35.

BK 0609 PG 0082
OFFICIAL RECORDS

ATTACHMENT 7.
AGENT AUTHORIZATION FORM



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

AGENT AUTHORIZATION FORM

I, Daniel Crapps Trustee of NW Quadrant Land Trust (owner name), owner of property parcel

number 34-3s-16-02463-147 (10251) (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. Christoher Lance Jones	1. Lance Jones <small>Digitally signed by Lance Jones Date: 2024.06.10 22:27:52 -04'00</small>
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.

Daniel Crapps M. Jones June 18 2024
 Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: Fla COUNTY OF: Columbia

The above person, whose name is Daniel Crapps, personally appeared before me and is known by me or has produced identification (type of I.D.) PK on this 18 day of June, 2024.

Vera Lisa Hicks
 NOTARY'S SIGNATURE

(Seal/Stamp)



ATTACHMENT 8.

PROOF OF PAYMENT OF TAXES

Columbia County Tax Collector

generated on 5/31/2024 10:58:42 AM EDT

Tax Record

Last Update: 5/31/2024 10:58:42 AM ET

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
R02463-147	REAL ESTATE	2023

Payment History

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2023	10857	11/30/2023	2101206.0001	\$1,116.21	\$1,071.56
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NW QUADRANT LAND TRUST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2022	11641	11/28/2022	1800341.0003	\$1,111.48	\$1,067.02
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NW Quadrant Land Trust Daniel			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2021	11665	12/15/2021	6402022.0003	\$1,054.58	\$1,022.94
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	nw quadrant land trust			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2020	33863	1/26/2021	2703495.0004	\$1,071.82	\$1,050.38
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	CRAPPS PROP TAXES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2019	33662	12/10/2019	1403625.0002	\$1,134.40	\$1,100.37
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NW QUADRANT LAND TRUST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2018	33579	12/10/2019	1403624.0004	\$1,146.23	\$1,342.01
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NW QUADRANT LAND TRUST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2017	33421	12/10/2019	1403623.0004	\$1,152.94	\$1,452.44
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NW QUADRANT LAND TRUST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2016	33385	4/26/2019	2705182.0002	\$1,158.75	\$1,355.91
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NWQ PROP TAXES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2015	33289	3/31/2016	3208460.0005	\$1,131.91	\$1,131.91
	Owner Name	CRAPPS DANIEL AS TRUSTEE			

ATTACHMENT 9.

SEE FEE SCHEDULE

CITY OF LAKE CITY GROWTH MANAGEMENT ONLINE

ADOPTION AND LEGAL AD SCHEDULE CPA 24-02 AND Z 24-03

- **FIRST READING ON OCTOBER 7TH.**
- **LEGAL AD SENT TO LAKE CITY REPORT ON OCTOBER 7TH TO BE PUBLISHED ON OCTOBER 10TH.**
- **SECOND READING ON OCTOBER 21ST.**

Petition Notes

✓ Mrs. McKellum
✓ Mrs. Wilson
✓ Vacant
✓ Mrs. Douglas

✓ Mr. Wollum
✓ Mr. McMahon
✓ Mr. Lydick

Notes *Level Jones*
companion application

Motion to Close Public Hearing

Motion to Second

Motion to Approve/Deny *Douglas*

Motion to Second *Wollum*

RESOLUTION NO. 2024 PZ/CPA 24-02

PLANNING AND ZONING BOARD CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA APPROVAL OF AN AMENDMENT OF FIFTY (50) OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 24-02, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR A CHANGE IN THE LAND USE CLASSIFICATION FROM RESIDENTIAL, LOW DENSITY (LESS THAN OR EQUAL TO 8 DWELLING UNITS PER ACRE) TO RESIDENTIAL, HIGH DENSITY (LESS THAN OR EQUAL TO 20 DWELLING UNITS PER ACRE) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend approval or denial of amendments to the City of Lake City Comprehensive Plan, hereinafter referred to as the Comprehensive Plan, to the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, in accordance with said regulations; and

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Council, approval or denial of amendments to the Comprehensive Plan, in accordance with said statute; and

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency; and

WHEREAS, an application for an amendment, as described below, has been filed with the City; and

WHEREAS, pursuant to the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency has determined and found that recommending to the City Council the approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; now therefore

BE IT RESOLVED BY THE PLANNING AND ZONING BOARD, OF THE CITY OF LAKE CITY, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, THAT:

Section 1. Future Land Use Map Amended. Pursuant to an application, CPA 24-02, submitted by Lance Jones, for Daniel Crapps, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the City Council that the future land use classification be changed from RESIDENTIAL, MEDIUM DENSITY (less than or equal to 8 dwelling units per acre) to RESIDENTIAL, HIGH DENSITY (less than or equal to 20 dwelling units per acre) on property described, as follows:

PARCEL 34-35-16-02463-147

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

LOT(S) 47 AND 48 OF "FLORIDA'S GATEWAY CENTER NORTH" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 25 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Containing 1.62 acres, more or less.

Section 2. Conflict. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. Effective Date. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 13th day of August, 2024.

PLANNING AND ZONING BOARD OF THE
CITY OF LAKE CITY, FLORIDA, SERVING ALSO
AS THE LOCAL PLANNING AGENCY OF THE
CITY OF LAKE CITY, FLORIDA



Christopher Lydick, Chairman

ATTEST, BY THE SECRETARY TO THE
PLANNING AND ZONING BOARD OF THE
CITY OF LAKE CITY, FLORIDA:

Robert Angelo, Secretary to the Planning
and Zoning Board

APPROVED AS TO FORM AND LEGALITY:



Clay Martin, City Attorney

RESOLUTION NO. PZ/LPA Z 24-03

PLANNING AND ZONING BOARD CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA APPROVAL OF AN AMENDMENT TO THE ZONING MAP OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS OF LESS THAN TEN (10) CONTIGUOUS ACRES OF LAND PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL MULTI-FAMILY 1 (RMF-1) TO RESIDENTIAL MULTI-FAMILY-2 (RMF-2) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations, hereinafter referred to as the Land Development Regulations, empower the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend approval or denial of amendments to the Land Development Regulations, to the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, in accordance with said code; and

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Council, approval or denial of amendments to the Land Development Regulations, in accordance with said statute; and

WHEREAS, an application for an amendment, as described below, has been filed with the City; and

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency; and

WHEREAS, pursuant to the Land Development Regulations, and Section 163.3174, Florida Statutes, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that recommending to the City Council the approval of said application

for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has studied and considered the items enumerated in Section 15.2 of the Land Development Regulations and based upon said study and consideration has determined and found that:

1. The proposed change conforms to the Comprehensive Plan;
2. The proposed change conforms with the existing land use pattern;
3. The proposed change does not create an isolated district unrelated to adjacent and nearby districts;
4. The proposed change does not have a negative impact on the population density pattern and the load on public facilities such as schools, utilities, streets, etc.;
5. The proposed change does not impact the existing district boundaries in relation to existing conditions on the property;
6. The proposed change does not negatively impact the living conditions in the neighborhood;
7. The proposed change will not adversely impact public facilities and adopted level of service standards, including but not limited to the capacity of the existing and projected traffic patterns, water and sewer systems, and other public facilities and utilities; and
8. The proposed change will be appropriate based on consideration of the applicable provisions and conditions contained in the Land Development Regulations and other applicable laws, ordinances and regulations relating to land use and based upon a consideration of the public health, safety, and welfare of the citizens of the City; now therefore

BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA:

1. Pursuant to an application, Z 24-03, submitted by Lance Jones, agent for Daniel Crapps, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the City Council that the zoning district be changed from RESIDENTIAL MULTI-FAMILY 1 (RMF-1) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property described, as follows:

PARCEL 34-3S-16-02463-147

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

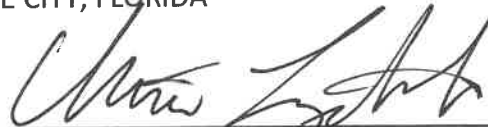
LOT(S) 47 AND 48 OF "FLORIDA'S GATEWAY CENTER NORTH" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 25 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Containing 1.62 acres, more or less.

2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.
3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 13th day of August, 2024.

PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA



Christopher Lydick, Chairman

ATTEST, BY THE SECRETARY TO THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA:

Robert Angelo, Secretary to the Planning and Zoning Board

APPROVED AS TO FORM AND LEGALITY:



Clay Martin, City Attorney



PUBLIC NOTICE

[Faded text from a document posted on the sign]

NC
0

**CITY OF LAKE CITY
NOTICE
LAND USE ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

Z24-03, an application by Lance Jones, agent for Daniel Crapps, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from RESIDENTIAL MULTI-FAMILY 1 (RMF-1) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property described, as follows:

A parcel of land lying in Section 34, Township 3 South, Range 16 East, Columbia County, Florida.

Being more particularly described as follows:

PARCEL 34-3S-16-02463-147

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

LOT(S) 47 AND 48 OF "FLORIDA'S GATEWAY CENTER NORTH" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 25 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Containing 1.62 acres, more or less.

WHEN;	August 13, 2024 at 5:30pm or as soon after.
WHERE:	City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity .

Copies of the amendment are available for public inspection by contacting the Growth Management office at growthmanagement@lcfla.com or by calling 386-719-5820.

At the aforementioned public hearing, all interested parties may be heard with respect to the amendment.

**FOR MORE INFORMATION CONTACT
ROBERT ANGELO
PLANNING AND ZONING TECHNICIAN
AT 386-719-5820**

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY PLANNING AND ZONING BOARD

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Tuesday, August 13, 2024 at 5:30 PM or as soon after.

Agenda items-

1. Z 24-02, an application by Todd Sampson, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from COMMERCIAL GENERAL (CG) to COMMERCIAL INTENSIVE (CI) on property located on parcels 07642-001, 07643-000, and 07637-001
2. CPA 24-02, an application by Lance Jones, agent for Daniel Crapps, owner, for a Comprehensive Plan Amendment to change the Future Land Use from Residential Medium, allowing up to eight (8) dwelling units per acre to Residential High, allowing up to twenty (20) dwelling units per acre on land located on parcel 02463-147.
3. Z24-03, an application by Lance Jones, agent for Daniel Crapps, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from RESIDENTIAL MULTI-FAMILY 1 (RMF-1) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property located on parcel 02463-147

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

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

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Tuesday, July 30, 2024 9:13 AM
To: Angelo, Robert
Subject: RE: 77886, 77887 & 77888 RE: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

Terrific!

Thank you much,
Kymerlee Harrison 386-754-0401
Support your local news source while reaching our community of loyal subscribers
Serving: **COLUMBIA • SUWANNEE • LAFAYETTE • HAMILTON**
1086 SW Main Blvd. Ste 103, Lake City, FL 32055
PH 386-754-0401

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Tuesday, July 30, 2024 8:58 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 77886, 77887 & 77888 RE: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

All three look good.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Tuesday, July 30, 2024 8:50 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: RE: 77886, 77887 & 77888 RE: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

Here you go!

Thank you much,
Kymerlee Harrison 386-754-0401
Support your local news source while reaching our community of loyal subscribers
Serving: **COLUMBIA • SUWANNEE • LAFAYETTE • HAMILTON**
1086 SW Main Blvd. Ste 103, Lake City, FL 32055
PH 386-754-0401

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Tuesday, July 30, 2024 8:07 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 77886, 77887 & 77888 RE: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

Kym,

Two of the pdf's are the same. The one for board of adjustments is missing.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, July 29, 2024 4:50 PM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 77886, 77887 & 77888 RE: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

Attached for approval as follows:

P&Z - 3 col x 6 297.00
BOA - 3 col x 4 198.00
Historic - 3 col x 4.5 222.75

Thank you much,
Kymerlee Harrison 386-754-0401
Support your local news source while reaching our community of loyal subscribers
Serving: **COLUMBIA • SUWANNEE • LAFAYETTE • HAMILTON**
1086 SW Main Blvd. Ste 103, Lake City, FL 32055

PH 386-754-0401

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, July 29, 2024 4:01 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **August 1, 2024** paper.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

**NOTICE OF PUBLIC MEETING
CITY OF LAKE CITY
PLANNING AND ZONING BOARD**

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Tuesday, August 13, 2024 at 5:30 PM or as soon after.

Agenda items-

1. **Z 24-02**, an application by Todd Sampson, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from COMMERCIAL GENERAL (CG) to COMMERCIAL INTENSIVE (CI) on property located on parcels 07642-001, 07643-000, and 07637-001
2. **CPA 24-02**, an application by Lance Jones, agent for Daniel Crapps, owner, for a Comprehensive Plan Amendment to change the Future Land Use from Residential Medium, allowing up to eight (8) dwelling units per acre to Residential High, allowing up to twenty (20) dwelling units per acre on land located on parcel 02463-147.
3. **Z24-03**, an application by Lance Jones, agent for Daniel Crapps, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from RESIDENTIAL MULTI-FAMILY 1 (RMF-1) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property located on parcel 02463-147

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

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

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Tuesday, July 30, 2024 9:40 AM
To: Angelo, Robert
Subject: RE: 826674 826673 RE: Legal Ads for CPA 24-02 and Z 24-03

Confirmed

Thank you much,
Kymerlee Harrison 386-754-0401
Support your local news source while reaching our community of loyal subscribers
Serving: **COLUMBIA • SUWANNEE • LAFAYETTE • HAMILTON**
1086 SW Main Blvd. Ste 103, Lake City, FL 32055
PH 386-754-0401

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Tuesday, July 30, 2024 9:30 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 826674 826673 RE: Legal Ads for CPA 24-02 and Z 24-03

Looks good.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Tuesday, July 30, 2024 9:20 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 826674 826673 RE: Legal Ads for CPA 24-02 and Z 24-03

Good morning,

Both proofs are attached for approval by noon tomorrow.

Thank you much,

Kymerlee Harrison 386-754-0401

Support your local news source while reaching our community of loyal subscribers

Serving: **COLUMBIA • SUWANNEE • LAFAYETTE • HAMILTON**

1086 SW Main Blvd. Ste 103, Lake City, FL 32055

PH 386-754-0401

Why Local Newsprint Advertising?

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From: Angelo, Robert <AngeloR@lcfla.com>

Sent: Tuesday, July 30, 2024 8:58 AM

To: LCR-Classifieds <classifieds@lakecityreporter.com>

Subject: Legal Ads for CPA 24-02 and Z 24-03

Kym

Please publish in the legal section of the Lake City Reporter on **August 1, 2024.**

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

LAKE CITY REPORTER
1086 SW MAIN BLVD STE 103
PO BOX 1709
LAKE CITY FL 32056-1709
(386)752-1293

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 07/30/24 09:19 by kharr-cn

Acct #: 45150

Ad #: 826673

Status: New WHOLD

CITY OF LAKE CITY
ATTN: FINANCE
205 N MARION AVE
LAKE CITY FL 32055

Start: 08/01/2024 Stop: 08/01/2024

Times Ord: 1 Times Run: ***

STD 1.00 X 13.54 Words: 482

Total STD 13.54

Class: 8000 LEGAL COLUMBIA CO

Rate: LG Cost: 223.41

Affidavits: 1

Ad Descrpt: CPA 24-02

Descr Cont: NOTICE OF PUBLIC HEARINGS

Given by: *

P.O. #:

Created: kharr 07/30/24 09:17

Last Changed: kharr 07/30/24 09:19

Contact: AP CHERYL 719-5794

Phone: (386)719-5804

Fax#:

Email:

Agency:

PUB ZONE EDT TP RUN DATES

LCR A 96 S 08/01

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

This ad has been reformatted for proofing purposes. Column breaks are not necessarily as they will appear in publication.

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE CITY OF LAKE CITY COMPREHENSIVE PLAN

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on August 13, 2024 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

CPA 24-02, an application by Lance Jones, agent for Daniel Crapps, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use from RESIDENTIAL MEDIUM, allowing up to eight (8) dwelling units per acre to RESIDENTIAL HIGH, allowing up to twenty (20) dwelling units per acre, on property described, as follows:

A parcel of land lying in Section 34, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described as follows:

PARCEL 34-3S-16-02463-147
A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

LOT(S) 47 AND 48 OF "FLORIDA'S GATEWAY CENTER NORTH" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 25 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Containing 1.62 acres, more or less.

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

Those attendees wishing to share a document must email the item to submissions@lcfla.com no later than noon on the day of the meeting.

Copies of the amendments are available for public inspection by contacting the Office of

Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

At the aforementioned public hearings, all interested parties may appear and be heard with respect to the amendments.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager, 386.719.5768 at least 48 hours prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY).

826673

August 1, 2024

LAKE CITY REPORTER
1086 SW MAIN BLVD STE 103
PO BOX 1709
LAKE CITY FL 32056-1709
(386) 752-1293

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 07/30/24 09:20 by kharr-cn

Acct #: 45150

Ad #: 826674

Status: New WHOLD

CITY OF LAKE CITY
ATTN: FINANCE
205 N MARION AVE
LAKE CITY FL 32055

Start: 08/01/2024 Stop: 08/01/2024

Times Ord: 1 Times Run: ***

STD 1.00 X 13.31 Words: 466

Total STD 13.31

Class: 8000 LEGAL COLUMBIA CO

Rate: LG Cost: 219.62

Affidavits: 1

Ad Descrpt: Z 24-03

Descr Cont: NOTICE OF PUBLIC HEARINGS

Given by: *

P.O. #:

Created: kharr 07/30/24 09:19

Last Changed: kharr 07/30/24 09:20

Contact: AP CHERYL 719-5794

Phone: (386) 719-5804

Fax#:

Email:

Agency:

PUB ZONE EDT TP RUN DATES

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Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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826674

August 1, 2024

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9589 0710 5270 0853 6355 31

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lake City, FL 32055

Certified Mail Fee \$4.85
 \$4.10
 0570 17

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$7.58

Sent To
DANIEL CRAPPS
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0853 6355 17

U.S. Postal Service
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 Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$7.58

Sent To
STLW FAR
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0853 6355 24

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Phenix City, AL 36869

Certified Mail Fee \$4.85
 \$4.10
 0570 17

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$7.58

Sent To
JASON TRIMBOCIC
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0853 6357 22

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lake City, FL 32055

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 \$4.10
 0570 17

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Postage \$0.73

Total Postage and Fees \$7.58

Sent To
GRACE HOWE
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0853 6355 00

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 Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$7.58

Sent To
ESTILL BARRS
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



July 19, 2024

To Whom it May Concern,

On August 13, 2024 the Planning and Zoning Board will be having a meeting at 5:30pm at 205 N Marion. At the above-mentioned meeting we will be hearing a petition, Z 24-03 and CPA 24-02, located on parcel 02463-147. Petition Z 24-03 is to rezone the above-mentioned parcels from Residential Multi-Family 1 to Residential Multi-Family 2. Petition CPA 24-02 is to change the Future Land Use from Residential Medium, allowing eight (8) dwelling units per acre, to Residential High, allowing twenty (20) dwelling units per acre.

If you have any questions or concerns please call 386-719-5820 or email growthmanagement@lcfla.com.

Robert Angelo

Planning and Zoning
City of Lake City

GIS Buffer



0

450

900

1350

1800

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
TRIMBACK JUSTON	3517 RETAIL DRIVE	.	PHENIX CITY	AL	36869	
CRAPPS DANIEL AS TRUSTEE	291 NW MAIN BLVD	.	LAKE CITY	FL	32055	
BARRS ESTILL D JR	145 NW APPLE LN	.	LAKE CITY	FL	32055	
STLWFAR FOUNDATION CORPORATION	709 SW SHERLOCK TER	.	LAKE CITY	FL	32024	
CRAPPS DANIEL AS TRUSTEE	291 NW MAIN BLVD	.	LAKE CITY	FL	32055	
STLWFAR FOUNDATION CORPORATION	709 SW SHERLOCK TER	.	LAKE CITY	FL	32024	
HOWE GRACE THERESA TRUSTEE OF	GRACE THERESA HOWE LIVING TRST	P O BOX 685	AGOURA HILLS	CA	91376-0685	
STLWFAR FOUNDATION CORPORATION	709 SW SHERLOCK TER	.	LAKE CITY	FL	32024	
STLWFAR FOUNDATION CORPORATION	709 SW SHERLOCK TER	.	LAKE CITY	FL	32024	
STLWFAR FOUNDATION CORPORATION	709 SW SHERLOCK TER	.	LAKE CITY	FL	32024	