

# Project Summary

**Project Name:** Bell Road Storage and Maintenance Facility

**Project Number:** SPR23-03

**Parcel Number:** 04903-002

## Project Notes

- Project type: Site Plan Review
- Future land use is: Industrial
- Zoning designation is: Industrial
- Proposed use of the property: New construction of Storage and Maintenance Facility on Bell Road
- Land is conducive for use: Yes, per the LDR section 4.16.2.1 and 5
- See staff review for notes from directors and city staff for their comments.

## Project Summary

Project SPR23-03 is for a site plan review 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. At this time the City has not concerns.



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto: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: 11/30/22

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

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

Project Number: **SPR23-03**

Project Name: **Bell Road**

Project Address: **NW Bell Street, Lake City FL**

Project Parcel Number: **08-3S-17-04903-002**

Owner Name: **Daniel Crapps**

Owner: Address: **P.O Box 3176 Lake City FL 32056**

Owner Contact Information: telephone number \_\_\_\_\_ e-mail **dcrapps@danielcrapps.com**

Owner Agent Name: **Tori Humphries**

Owner Agent Address: **P.O. Box 3823 Lake City, FL 32056**

Owner Agent Contact Information: telephone **386-754-4675** e-mail **thumphries@nfps.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:** Approved  Disapproved  Reviewed by: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Planning and Zoning:** Approve  Disapprove  Reviewed by: Robert Angelo

Comments: Per section 4.16.2.1 and 5 of the LDR this is a permitted use.  
Per section 4.16.2.1 and 5 of the LDR this is a permitted use.  
\_\_\_\_\_  
\_\_\_\_\_

**Business License:** Approve  Disapprove  Reviewed by: Marshall Sova

Comments: Will need to apply for a business license  
\_\_\_\_\_  
\_\_\_\_\_

**Code Enforcement:** Approve  Disapprove  Reviewed by: Marshall Sova

Comments: No issues  
\_\_\_\_\_  
\_\_\_\_\_

**Permitting:** Approve  Disapprove  Reviewed by: Ann Jones

Comments: \_\_\_\_\_  
Permitting by Columbia County if value base over \$4000.  
\_\_\_\_\_  
\_\_\_\_\_

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

**Water Department:** Approved  Disapproved  Reviewed by: Mike Osborn

Comments: Will need a back flow assembly installed on water  
\_\_\_\_\_  
\_\_\_\_\_

**Sewer Department:** Approved  Disapproved  Reviewed by: Cody Pridgeon

Comments: Need confirmation that no hazardous material will be dumped into the City's collection system per the City's sewer use ordinance.  
\_\_\_\_\_  
\_\_\_\_\_

**Gas Department:** Approved  Disapproved  Reviewed by: Steve Brown

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Water Distribution/Collection:** Approved  Disapproved  Reviewed by: Brian Scott

Comments: The contractor will be responsible to open/cut for sewer if required.  
\_\_\_\_\_  
\_\_\_\_\_

**Customer Service:** Approved  Disapproved  Reviewed by: Shasta Pelham

Comments: A tap application is required to access water, sanitary sewer and natural gas services.  
The tap fees, impact fees and utility deposits will be calculated upon approval of the tap application.  
\_\_\_\_\_  
\_\_\_\_\_

**Public Safety – Public Works, Fire Department, Police Department**

**Public Works:** Approved  Disapproved  Reviewed by: Steve Brown

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Fire Department:** Approve  Disapprove  Reviewed by: Assistant Chief Boozer

Comments: No concerns  
\_\_\_\_\_  
\_\_\_\_\_

**Police Department:** Approve  Disapprove  Reviewed by: Chief Butler

Comments: No concerns  
\_\_\_\_\_  
\_\_\_\_\_

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.

## Angelo, Robert

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**From:** Tori Humphries <thumphries@nfps.net>  
**Sent:** Wednesday, December 7, 2022 10:10 AM  
**To:** Angelo, Robert  
**Subject:** Daniel Crapps - Bell Road

Angelo,

The end user for the Bell Road project will be Black and Veatch Corporation and will use the facility for construction equipment (storage and maintenance) and for construction material (unloading, storage and shipping).

I am in the office all day if you have other questions.

Thank you,  
Tori



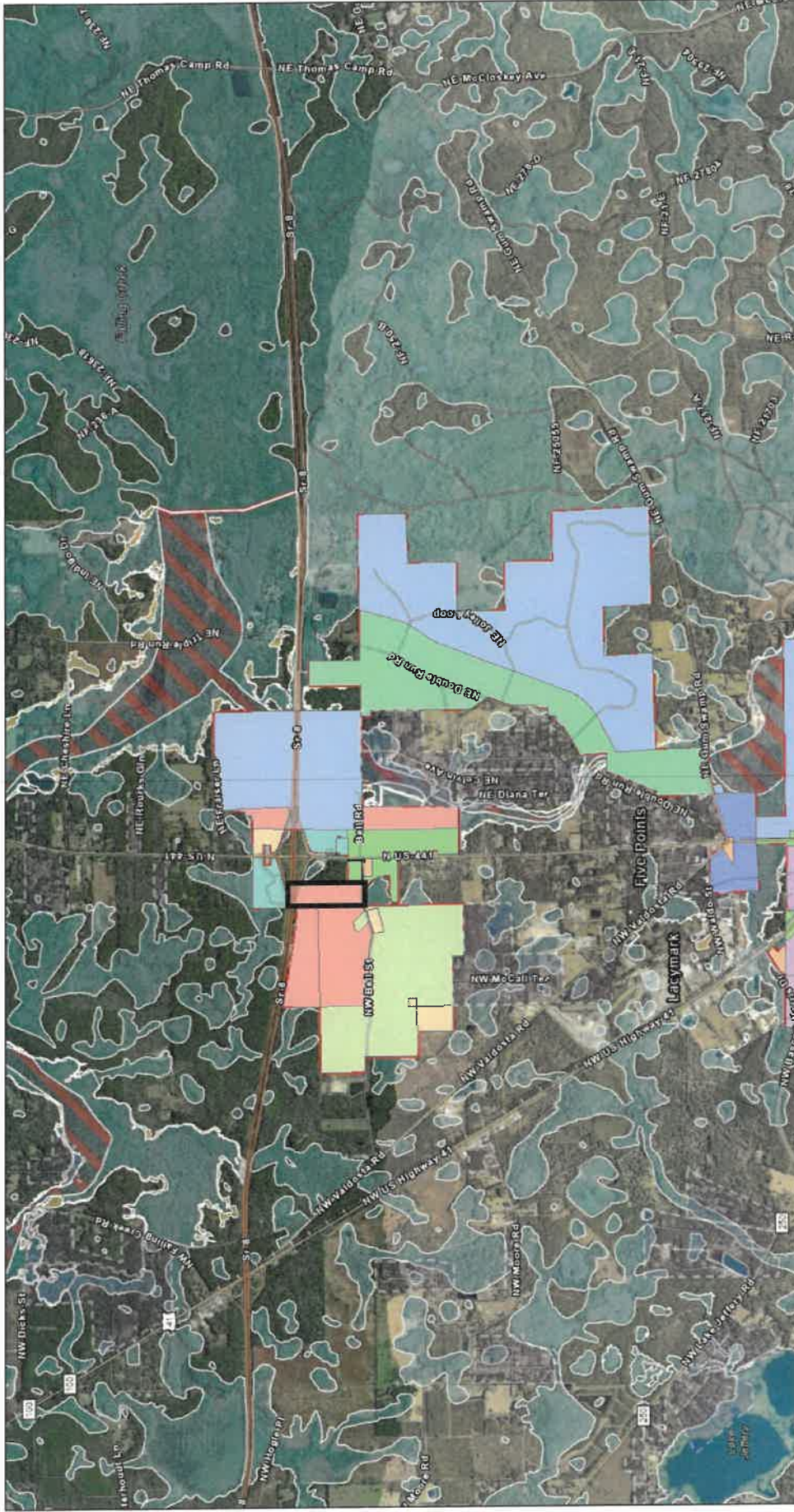
**Tori Humphries**  
*Project Manager*

**North Florida Professional Services, Inc.**  
Post Office Box 3823, Lake City, FL 32056  
1450 SW SR 47, Lake City, FL 32025  
386-752-4675 Office | 386-209-4394 Cell



*Start to Finish Solutions for your Community*

**\*P&Z/HPA**



November 23, 2022

1. Parcel 04903-002 FLU is Industrial
2. Parcel 04903-002 is zoned Industrial (See LDR Section 4.17)
3. Ingress/Egress is on Bell Road

State of Florida, Maxar, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METN/ASA, USGS, EPA, NPS, US Census Bureau, USDA

State of Florida, Maxar | Esri | Community Maps Contributors | FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies Inc. METN/ASA, USGS, EPA, NPS, US Census Bureau, USDA | City of Lake City & North Central Florida Regional Planning Council

Jason Dumas

## SECTION 4.16 "ILW" INDUSTRIAL, LIGHT AND WAREHOUSING

### 4.16.1 DISTRICTS AND INTENT

The "ILW" Industrial, Light and Warehousing category includes one (1) zone district: ILW. This district is intended for light manufacturing, processing, storage and warehousing, wholesaling, and distribution. Service and commercial activities relating to the character of the district and supporting its activities are permitted. Certain commercial uses relating to automotive and heavy equipment sales and repair are permitted, but this district shall not be deemed commercial in character. Regulations for this district are intended to prevent or reduce adverse impacts between the uses in this district, and also to protect nearby residential and commercial districts. Performance standards are applied at lot lines (see Section 4.2).

### 4.16.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Wholesaling, warehousing, storage or distribution establishments and similar uses.
2. Research laboratories and activities in completely enclosed buildings.
3. Light manufacturing, assembling, processing (including food processing, but not slaughterhouses), packaging or fabricating in completely enclosed building.
4. Printing, lithographing, publishing, photographic processing, blue printing or similar establishments.
5. Outdoor storage yards and lots, provided, this provision shall not permit wrecking yards (including automobile wrecking yards), junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, junk automotive vehicles, or second-hand automotive parts.
6. Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, and farm equipment; motor vehicle body shop; establishments for sale of farm supplies, lumber and building supplies, monuments, automotive vehicle parts and accessories (but not junk yards or automotive vehicle wrecking yards), and similar uses.
7. Service establishments catering to commerce and industry including linen supply, freight movers, communications services, business machine services, canteen service, restaurant, employment agency, sign company, pest control, water softening establishment and similar uses.
8. Service establishments such as crematory.
9. Vocational, technical, trade, or industrial schools and similar uses.
10. Medical clinic in connection only with industrial activity.
11. Miscellaneous uses such as express or parcel delivery office, telephone exchange, commercial parking lots and garages, motor bus or truck or other transportation terminal.
12. Radio and television stations.
13. Building trades contractor including on premises storage yard for materials and equipment, but no manufacturing of concrete or asphalt is permitted.
14. Railroad switching, freight, and storage yards; railroad buildings and maintenance structures.



Site and development plan approval (see Section Article 13) is required for the following uses:

1. All commercial or industrial developments.

#### 4.16.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures.
2. On-site signs (see Section 4.2).
3. On the same premises and in connection with permitted principal uses and structures, dwelling units only for the occupation of owners or employees of the principal use.

#### 4.16.4 PROHIBITED USES AND STRUCTURES

Any uses or structures not specifically, provisionally, or by reasonable implication permitted herein, including the following, which are listed for purposes of emphasis:

1. Petroleum bulk storage and sales.
2. Yards or lots for scrap or salvage operations or for processing, storage, display, or sale of any scrap, salvage, or second-hand building materials and automotive vehicle parts.
3. Wrecking yards (including automotive vehicle wrecking yards) and junk yards.
4. Manufacturing activities not in completely enclosed buildings.
5. Any use not conforming to performance standards of Section 4.2.

#### 4.16.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Off-site signs (see also Section 4.2).
2. Truck stops and automotive service and self-service stations (see Section 4.2 for special design standards for automotive service stations).
3. Public buildings and facilities.
4. Auction house (but not including livestock auction arena) when operating in compliance with the following standards:
  - a. Must be licensed as required by the City Code of Ordinances.
  - b. Hours of operation of the auction house shall be conducted only between the hours of 5:00 p.m. until 12:00 p.m. Monday through Friday and 12:00 p.m. until 12:00 a.m. Saturday and Sunday; however, provided that additional hours of operations may be granted if adequate offstreet parking facilities are provided to accommodate all vehicles associated with the operation of the auction house in an Industrial, Light and Warehousing (ILW) zoning district.
  - c. Structure must provide minimum requirements for assembly buildings as provided by Life Safety Codes and Building Codes.

#### 4.16.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted and structures (unless otherwise specified): None, except as needed to meet the other requirements as set out herein.

4.16.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard)  
(See Section 4.2 for right-of-way setback requirements.)

1. All permitted or permissible uses and structures (unless otherwise specified):

Front Twenty (20) feet, of which no less than one-half (1/2) the depth shall be maintained as a landscaped area; the remainder may be used for offstreet parking, but not for buildings. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways.

Side and Rear Fifteen (15) feet except where railroad spur abuts side or rear property line, in which case no yard is required.

Special Provisions:

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.16.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be established in Section 4.2.20.4(8); and
3. Height for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any airport regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.16.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

In addition to meeting the required yard, building height, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.16.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS  
(See also Section 4.2)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than twenty-five (25) feet in width along the affected rear and/or side yards as the case may be.

4.16.11 MINIMUM OFFSTREET PARKING REQUIREMENTS  
(See also Section 4.2)

1. Warehousing and storage only: one (1) space for each one thousand five hundred (1,500) square feet of floor area.
2. Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, and farm equipment; motor vehicle body shops; retail establishments for sale of farm supplies, lumber and building supplies, monuments, and automotive vehicle parts and accessories; crematories; and similar uses: one (1) space for each three hundred fifty (350) square feet of floor area, plus, where applicable, one (1) space for each one thousand (1,000) square feet of lot or ground area outside buildings used for any type of sales, display, or activity.
3. Restaurants: one (1) space for each three (3) seats in public rooms.
4. Miscellaneous uses such as express or parcel delivery office, telephone exchange, motor bus or truck or other transportation terminal: one (1) space for each three hundred fifty (350) square feet of floor area.
5. For uses specifically listed under CI: As for CI OFFSTREET PARKING REQUIREMENTS.
6. Other permitted uses (unless otherwise specified): one (1) space for each five hundred (500) square feet of floor area.
7. For other special exceptions as specified herein: to be determined by findings in the particular case.

Note: Offstreet loading required (see Section 4.2).

## SECTION 4.17 "I" INDUSTRIAL

### 4.17.1 DISTRICTS AND INTENT

The "I" Industrial category includes one (1) zone district: "I". This district is intended primarily for manufacturing and closely related uses. It is intended to preserve such lands for the functions of industrial activity, wholesaling, warehousing and distribution. To allow maximum latitude for operations, performance standards are applied at district boundaries, so that uses which might not otherwise be permitted are allowable in the portions of the district not adjacent to the district boundary lines.

### 4.17.2 PERMITTED PRINCIPAL USES AND STRUCTURES

As for ILW, and in addition:

1. Any industrial use which is otherwise lawful (except those uses requiring special controls and permissible as special exceptions) and which conforms to performance standards as set out in Section 4.2.

Site and development plan approval (see Article 13) is required for all industrial developments.

### 4.17.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures.
2. On-site signs (see Section 4.2).
3. On the same premises and in connection with permitted principal uses and structures, dwelling units only for the occupation of owners or employees of the principal use.

### 4.17.4 PROHIBITED USES AND STRUCTURES

Any uses or structures not specifically, provisionally, or by reasonable implication permitted herein, including any use not conforming to performance standards of Section 4.2.

### 4.17.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Wrecking yards (including automobile wrecking yard); junk yards; or yards used for scrap, salvage, second-hand building materials, junk automotive vehicles, or second-hand automotive parts; provided any such yard shall be completely enclosed by an opaque fence or wall not less than six (6) feet high; provided that this fence or wall shall not be built of tin or galvanized metal sheets.
2. Bulk storage yards including bulk storage of flammable liquids, subject to provisions of local and state fire codes.
3. Chemical and fertilizer manufacture.
4. Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
5. Paper and pulp manufacture.
6. Petroleum refining.
7. Rendering plant.

8. Storage, sorting, collecting or baling of rags, iron or junk.
9. Off-site signs (see Section 4.2).
10. Truck stops and automotive service and self-service stations (see Section 4.2 for special design standards for automotive service stations).
11. Hazardous waste disposal sites.
12. Electric or gas generating plants.
13. Asphalt or concrete batching plants.
14. Uses similar to those listed above.
15. Public buildings and facilities.
16. Package store for the sale of alcoholic beverages bar, tavern, club or cocktail lounge for consumption of alcoholic beverages.
17. Auction house (but not including livestock auction arena) when operating in compliance with the following standards:
  - a. Must be licensed as required by the City Code of Ordinances.
  - b. Hours of operation of the auction house shall be conducted only between the hours of 5:00 p.m. until 12:00 p.m. Monday through Friday and 12:00 p.m. until 12:00 a.m. Saturday and Sunday; however, provided that additional hours of operations may be granted if adequate offstreet parking facilities are provided to accommodate all vehicles associated with the operation of the auction house in a Industrial (I) zoning district.
  - c. Structure must provide minimum requirements for assembly buildings as provided by Life Safety Codes and Building Codes.

4.17.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted uses and structures (unless otherwise specified):  
None, except as needed to meet the other requirements as set out herein.

4.17.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards) (See Section 4.2 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):

Front                      Twenty (20) feet

Side and Rear      Fifteen (15) feet except where railroad spur abuts side or rear property line, in which case no yard is required.

Special Provisions:

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.17.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Codes and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be established in Section 4.2.20.4(8); and
3. Height for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any airport regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.17.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

In addition to meeting the required yard, building height, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.17.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS  
(See also Section 4.2)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than twenty-five (25) feet in width along the affected rear and/or side yards as the case may be.

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3. Restaurants: one (1) space for each three (3) seats in public rooms.
4. Miscellaneous uses such as express or parcel delivery office, telephone exchange, motor bus or truck or other transportation terminal: one (1) space for each three hundred fifty (350) square feet of floor area.
5. For uses specifically listed under ILW: As for ILW OFFSTREET PARKING REQUIREMENTS.
6. Other permitted uses (unless otherwise specified): one (1) space for each five hundred (500) square feet of floor area.

7. For other special exceptions as specified herein: to be determined by findings in the particular case.

Note: Offstreet loading required (see Section 4.2).