



**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. \_\_\_\_\_  
 Filing Date \_\_\_\_\_  
 Completeness Date \_\_\_\_\_

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

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

## A. PROJECT INFORMATION

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

## B. APPLICANT INFORMATION

1. Applicant Status       Owner (title holder)       Agent
2. 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.**

3. 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

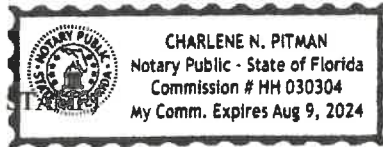
6/28/24

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



*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.

**CRAPPS DANIEL AS TRUSTEE**

Owner: 291 NW MAIN BLVD  
LAKE CITY, FL 32055

Site:  
Sales Info: **NONE**

**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 | city:         | \$57,050        |
|         |          | other:        | \$0             |
|         |          | Total Taxable | 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.



**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, 9<sup>th</sup> 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.

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**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

BK 0609 PG 0074  
OFFICIAL RECORDS

WARRANTY DEED

THIS WARRANTY DEED made this 8<sup>th</sup> 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 parks, streets, highways or alleys, and to vacate any subdivision

This Instrument Prepared By:  
S. AUSTIN PEELE  
DARRY, PEELE, BOWDOIN, MARRASCO & PAYNE  
Attorneys at Law  
327 North Hernando 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, FLORIDA  
1986 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 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, lease 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:

[Signature] Charles A. Devane (SEAL)  
CHARLES A. DEVANE  
[Signature] Harvey D. Devane (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 Minnis  
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.

DK 0609 PG0078  
OFFICIAL RECORDS

SCHEDULE A

Columbia County, Florida

PARCEL 1

TOWNSHIP 3 SOUTH - RANGE 16 EAST

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.

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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*Am/dew*

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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

*Hampden*

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 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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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:

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.

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**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<br><small>Digitally signed by Lance Jones<br/>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 Ming 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 |
| <b>2023</b>     | 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 |
|-------------|------------|-------------------------------|--------------|---------------|-------------|
| <b>2022</b> | 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 |
|-------------|------------|--------------------------|--------------|---------------|-------------|
| <b>2021</b> | 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 |
|-------------|------------|--------------------------|--------------|---------------|-------------|
| <b>2020</b> | 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 |
|-------------|------------|--------------------------|--------------|---------------|-------------|
| <b>2019</b> | 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 |
|-------------|------------|--------------------------|--------------|---------------|-------------|
| <b>2018</b> | 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 |
|-------------|------------|--------------------------|--------------|---------------|-------------|
| <b>2017</b> | 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 |
|-------------|------------|--------------------------|--------------|---------------|-------------|
| <b>2016</b> | 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 |
|-------------|------------|--------------------------|--------------|---------------|-------------|
| <b>2015</b> | 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**