



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

Application # Z _____
Application Fee \$ _____
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: NORTHWEST QUADRANT LAND TRUST
2. Address of Subject Property: NW HALL OF FAME DRIVE, LAKE CITY FL 32055
3. Parcel ID Number(s): 34-3S-16-02463-115
4. Future Land Use Map Designation: COMMERCIAL
5. Existing Zoning Designation: COMMERCIAL GENERAL
6. Proposed Zoning Designation: RMF-2
7. Acreage: 18.75 ACRES
8. Existing Use of Property: COMMERCIAL
9. Proposed use of Property: RES HIGH DENSITY (20 DU/ACRE)

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
Company name (if applicable): _____
Mailing Address: 1208 SW FAIRFAX GLEN
City: LAKE CITY State: FL Zip: 32025
Telephone: () 307-680-1772 Fax: () Email: ccpewyo@gmail.com

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): NORTHWEST QUADRANT LAND TRUST (Daniel Crapps, 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: N/A
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 _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☐ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes _____ ☐ No _____
Variance Application No. _____
Special Exception: ☐ Yes _____ ☐ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential 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

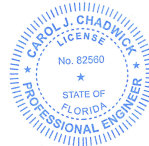
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an 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 (2) 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.

Applicant/Agent Name (Type or Print)



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D463
B4E7500032FEE, cn=Carol Chadwick
Date: 2025.06.20 13:28:13 -04'00'

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of ____, 20__, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

FLORIDA'S GATEWAY CENTER NORTH

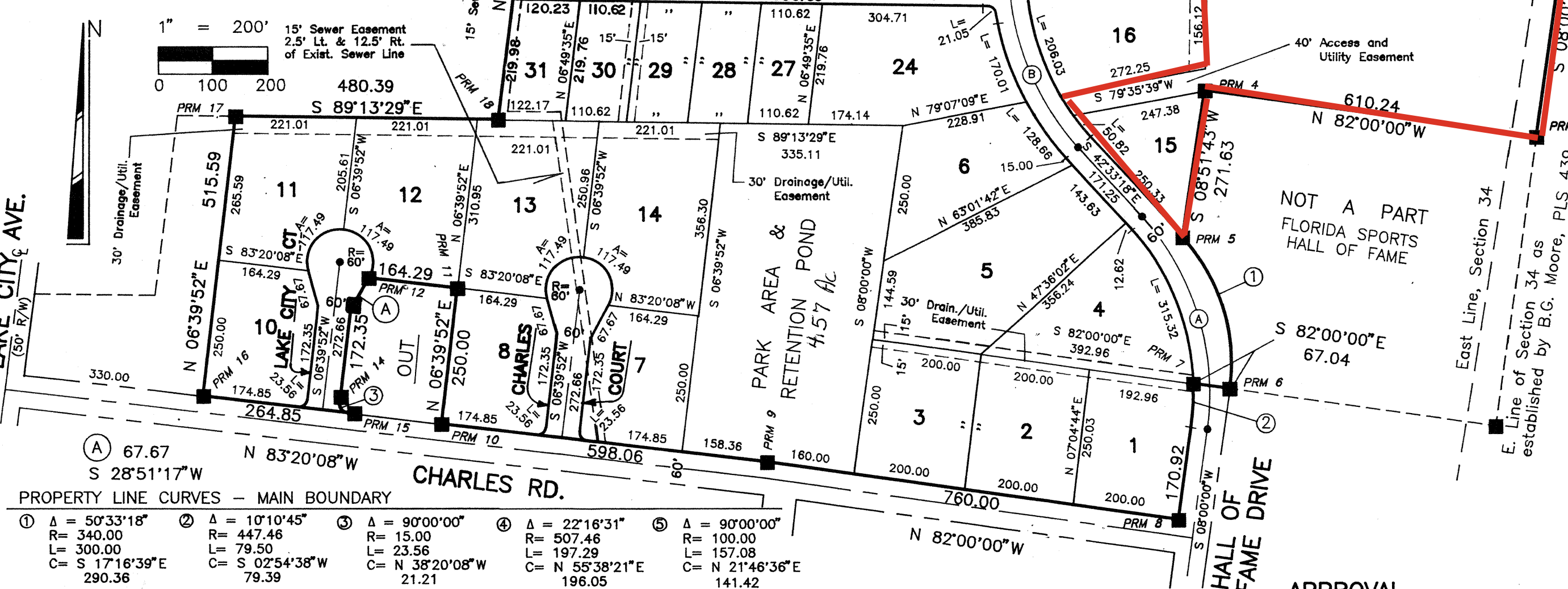
IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

CITY ATTORNEY'S CERTIFICATE
I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the City of Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Herbert F. Darby
Herbert Darby, City Attorney
DATE: 2/14/1990

ACCEPTANCE FOR MAINTENANCE
I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City specifications or that a performance bond or instrument in the amount of \$ _____ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: W. Terry Crews
W. Terry Crews
Director of Public Works
DATE: 2/17/1990



PROPERTY LINE CURVES - MAIN BOUNDARY

Curve	Angle	Radius	Length	Chord
1	50°33'18"	340.00	170.00	170.00
2	10°10'45"	79.50	15.00	15.00
3	90°00'00"	23.56	23.56	23.56
4	22°16'31"	507.46	197.29	197.29
5	90°00'00"	100.00	157.08	157.08

DESCRIPTION
COMMENCE at the Northeast corner of Section 34, Township 3 South, Range 16 East, Columbia County, Florida and run N.89°30'43"W. along the North line of Section 34 a distance of 1074.95 feet to a point on the Westerly Right-of-Way line of Interstate Highway No. 75; thence S.23°13'24"E. along said Westerly Right-of-Way line 1150.12 feet to the POINT OF BEGINNING; thence continue S.23°13'40"E. still along said Westerly Right-of-Way line 912.10 feet to a point on the East line of Section 34 as established by B.G. Moore, P.L.S. # 439; thence S.08°00'45"W. along said East line 452.39 feet; thence N.82°00'00"W. 610.24 feet; thence S.08°51'43"W. 271.63 feet to a point on the arc of a curve concave to the Southwest having a radius of 340.00 feet, said curve also having a Chord bearing of S.17°16'39"E.; thence Southerly along the arc of said curve 300.00 feet; thence N.82°00'00"W. 67.04 feet to a point on the Westerly Right-of-Way line of Hall of Fame Drive, said point being on the arc of a curve concave to the West having a radius of 447.48 feet, said curve also having a Chord bearing of S.02°54'38"W.; thence Southerly along the arc of said curve being also said Westerly Right-of-Way line 79.50 feet to the point of tangency of said curve; thence S.08°00'00"W. still along said Westerly Right-of-Way line 170.92 feet to its intersection with the Northerly Right-of-Way line of Charles Road; thence N.82°00'00"W. along said Northerly Right-of-Way line 760.00 feet; thence N.83°20'08"W. still along said Northerly Right-of-Way line 598.06 feet; thence S.08°39'52"E. 250.00 feet; thence N.83°20'08"W. 164.29 feet; thence S.28°51'17"W. 67.67 feet; thence S.06°39'52"W. 172.35 feet to the point of curve of a curve concave to the Northeast having a radius of 15.00 feet said curve also having a Chord bearing of S.38°20'08"E.; thence Southeasterly along the arc of said curve 23.56 feet to a point on the Northerly Right-of-Way line of Charles Road; thence N.83°20'08"W. along said Northerly Right-of-Way line 264.85 feet; thence N.06°39'52"E. 515.59 feet to a point on the South line of GATORWOOD a subdivision as recorded in Plat Book 5, page 14 of the Public Records of Columbia County, Florida; thence S.89°13'29"E. along said South line 480.40 feet; thence N.07°19'39"E. along the East line of said GATORWOOD 1000.77 feet to a point on the Southerly Right-of-Way line of Hill Circle; thence S.89°12'49"E. along said Southerly Right-of-Way line 555.82 feet; thence S.75°16'59"E. 409.97 feet to a point on the arc of a curve concave to the Southeast having a radius of 507.46 feet, said curve also having a Chord bearing of N.55°38'21"E.; thence Northeasterly along the arc of said curve 197.29 feet to the point of tangency of said curve; thence N.66°46'36"E. 273.47 feet to the point of curve of a curve concave to the West having a radius of 100.00 feet, said curve also having a Chord bearing of N.21°46'36"E.; thence Northerly along the arc of said curve 157.08 feet; thence N.66°46'36"E. 60.00 feet to the POINT OF BEGINNING.

LEGEND/NOTES

- 1.) ☒ = Permanent Reference Monument set, brass cap stamped PLS 3628 with monument number and date set.
- 2.) ☐ = Concrete Monument found in place at time of Survey.
- 3.) Boundary and Bearings based on prior Survey by Donald F. Lee and Associates.
- 4.) Field data closure precision complies with Minimum Technical Standards.
- 5.) The described property does not lie within a Flood Zone "A" area, per F.I.A. Flood Hazard Boundary Maps (Community Panel No. 120070 0175 B).
- 6.) Zoning: Lots 27-46 - Residential Multi-Family
Lots 1-26, 47 & 48 - Commercial

NOTICE: There may be additional restrictions not recorded on this Plat that may be found in the Public Records of this County.

NOTICE: All Utility Easements shown on this Plat shall constitute easements for the construction, installation, maintenance and operation of electricity, telephone, CATV and public utilities which may serve the lands encompassed by this Plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct Plat of the lands Surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that permanent reference monuments have been set as shown and that the Survey data complies with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Donald F. Lee
Donald F. Lee, P.L.S.
Florida Reg. Cert. No. 3628
DATE: 2/12/1990

ROAD CENTERLINE CURVES			
(A)	R= 477.48 L= 341.84	(D)	R= 477.46 L= 95.47
(B)	R= 477.46 L= 318.82	(E)	R= 477.46 L= 403.81
(C)	R= 477.46 L= 92.83	(F)	R= 862.30 L= 209.82

LOT ACREAGE TABULATION							
1	1.13	13	1.53	25	1.52	37	0.56
2	1.15	14	1.65	26	1.40	38	0.56
3	1.16	15	0.74	27	0.56	39	0.56
4	1.38	16	1.26	28	0.56	40	0.56
5	1.95	17	1.36	29	0.56	41	0.59
6	1.24	18	1.24	30	0.56	42	0.57
7	1.07	19	1.15	31	0.61	43	0.55
8	1.07	20	1.08	32	0.60	44	0.55
9	OUT	21	1.00	33	0.56	45	0.55
10	1.07	22	1.00	34	0.56	46	0.55
11	1.30	23	1.05	35	0.56	47	0.87
12	1.42	24	1.69	36	0.56	48	0.76

EASEMENT NOTE

In addition to the Easements shown on the face of the Plat, other utility easements exist as follows:

- 1.) Easements 10.00 feet each side of all property lines dividing lots, and
- 2.) Easements 15.00 feet in width, adjacent to all Road Rights-of-Way.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Northwest Quadrant Land Trust, as owner, Charles A. and Harvey D. Devane, as first mortgagee and Mid-State Federal Savings and Loan Association, as second mortgagee, have caused the lands hereon shown to be Surveyed, subdivided and platted, to be known as FLORIDA'S GATEWAY CENTER NORTH, and that all Road Rights-of-Way and Easements, Retention Pond and Park Area are hereby dedicated to the perpetual use of the public for uses shown or noted hereon.

SIGNED: Daniel Crapps
Daniel Crapps, Trustee
Witness: Charles A. Devane
Charles A. Devane
Witness: Harvey D. Devane
Harvey D. Devane

FIRST MORTGAGEE

SIGNED: Charles A. Devane
Charles A. Devane
Witness: Harvey D. Devane
Harvey D. Devane

SECOND MORTGAGEE - MID-STATE FEDERAL SAVINGS & LOAN ASSOCIATION

SIGNED: Thomas F. Dewey
Thomas F. Dewey, Vice-President
Witness: Charles A. Devane
Charles A. Devane
Witness: Harvey D. Devane
Harvey D. Devane

ACKNOWLEDGEMENT 1 - OWNER

STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Daniel Crapps, Trustee of Northwest Quadrant Land Trust, with his seal affixed hereto.

SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

ACKNOWLEDGEMENT 2 - FIRST MORTGAGEE

STATE OF FLORIDA, COUNTY OF Columbia
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Charles A. and Harvey D. Devane, as first mortgagees, with their seals affixed hereto.

SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

ACKNOWLEDGEMENT 3 - SECOND MORTGAGEE

STATE OF FLORIDA, COUNTY OF MARION
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Thomas F. Dewey, Vice-President of Mid-State Federal Savings and Loan Association, as second mortgagee, with his seal affixed hereto.

SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

APPROVAL

ZONING BOARD, CITY OF LAKE CITY
SIGNED: _____

Chairman

ATTEST

DATE: 2/12/1990

APPROVAL

CITY COUNCIL, CITY OF LAKE CITY
SIGNED: T. Gerald Witt
T. Gerald Witt, Mayor

ATTEST

DATE: 2/12/1990

COUNTY CLERK'S CERTIFICATE

THIS PLAT having been approved by the City Council of the City of Lake City, Florida is accepted for files this _____ day of _____, 19____ in Plat Book No. _____, Page No. _____.

SIGNED: Don F. Lee
Clerk of Circuit Court,
Columbia County, Florida

90-04552
6 25



NW ASTOR WAY

NW FAIRWAY DR

NW HUNTSBORO ST

NB I 75
SB I 75

NW HALL OF FAME DR

NW ARCHER ST

0 150 300 450 600 750 900 1050 1200 1350 1500 ft

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 20, 2025

re: NORTHWEST QUADRANT LAND TRUST Concurrency Impact Analysis

The site is vacant. The maximum density based on the require are per dwelling unit, 2178 s.f., in RMF-2 zoning is 154. The area outside the floodplain is approximately 7.7 acres. The site will use public water and sewer systems. These number reflect the most dense site regarding dwelling units.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Tampa Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 1024 ADT & 95 Peak PM trips
- Potable Water: 46200 gallons per day
- Potable Water: 46200 gallons per day
- Solid Waste: 84.70 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.06.20
13:27:58 -04'00'



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25281

**REVISED 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	154.00	1024.10	95.48

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)
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SingleFamily Homes	300.00	154.00	46200.00
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* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code 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)
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SingleFamily Homes	300.00	154.00	46200.00
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* 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	Tons Per Household*	Households	Total (Tons Per Year)
SingleFamily Homes	0.55	154.00	84.70

*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 20, 2025

re: NORTHWEST QUADRANT LAND TRUST Analysis of the Requirements of Article 12 of the Land Development Regulations

The NORTHWEST QUADRANT LAND TRUST proposed zoning change is consistent with the City of Lake City's requirements of Article 12 of the Land Development Regulations.

- a) Whether the proposed change would be in conformance with the City's comprehensive plan or would have an adverse effect on the City's comprehensive plan.

Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

- b) The existing land use pattern.

Analysis: There is currently similar zoning in the area.

- c) Possible creation of an isolated district unrelated to adjacent and nearby districts.

Analysis: There is currently similar zoning in the area.

- d) The population density pattern and possible increase or overtax the load on public facilities such as schools, utilities, streets, etc.

Analysis: The subject property is located on NW Hall of Fame Drive that connects to W US Highway 90. Additional students may utilize the public school system. The site will utilize available Lake City utilities.

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

Analysis: There is an urgent need for housing in the community so changing the zoning will create the opportunity for new housing.

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

Analysis: The change will allow for the multi-family housing. Additional housing is needed in the community.

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

Analysis: The subject property has direct access to NW Hall of Fame Drive that connects to W US Highway 90 and will not negatively affect living conditions.

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

Analysis: The subject property has direct access to NW Hall of Fame Drive that connects to W US Highway.

- i) Whether the proposed change create a drainage problem.

Analysis: No drainage problems will be created with the zoning change. All applicable permits for stormwater management will be obtained during the site plan process for future development.

- j) Whether the proposed change will seriously reduce light and air to the adjacent areas.

Analysis: The site development will not reduce of light or air to adjacent areas.

- k) Whether the proposed change will adversely affect the property values in the adjacent area.

Analysis: The site will have all required buffering per the City's LDR's.

- l) Whether the proposed change will be a deterrent to the improvements or development of adjacent property in accordance with existing regulations.

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as there are other similar zonings in the area.

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

Analysis: The proposed change will not grant special privileges to the owner.

- n) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Analysis: The current zoning does not allow multi-family housing.

- o) Whether the proposed change suggested is out of scale with the needs of the neighborhood or the City.

Analysis: The change will allow for multi-family housing. Additional housing is needed in the community.

- 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.

Analysis: The logical use is multi-family bringing additional housing to the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25281

Parcel 34-3S-16-02463-115

Owners

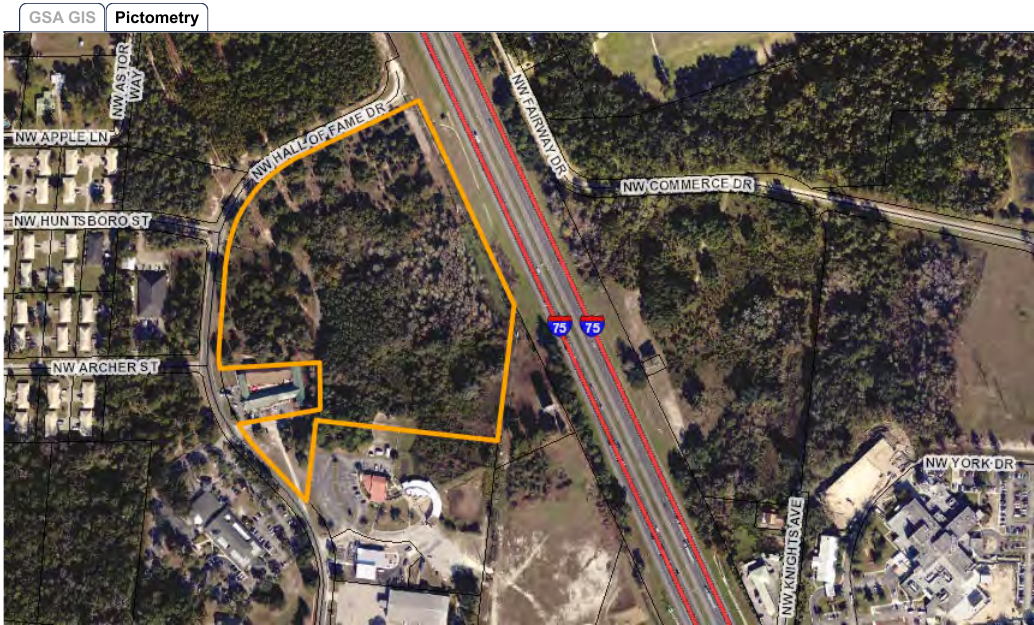
CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY, FL 32055

Parcel Summary

Location	577 NW HALL OF FAME DR
Use Code	1000: VACANT COMMERCIAL
Tax District	1: CITY OF LAKE CITY
Acreage	18.7500
Section	34
Township	3S
Range	16
Subdivision	FL GATEWAY

Legal Description

LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.



30° 11' 16" N 82° 41' 21" W

Working Values

	2025
Total Building	\$0
Total Extra Features	\$0
Total Market Land	\$468,750
Total Ag Land	\$0
Total Market	\$468,750
Total Assessed	\$468,750
Total Exempt	\$0
Total Taxable	\$468,750
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Assessed	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

None

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
1000	VACANT COMMERCIAL	CI	.00	.00	18.75	\$50,000.00/AC	18.75	0.50	\$468,750

Personal Property

None

Permits

None

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of June 20, 2025.

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

✓ NTK

Rev. 37.00
See Sta. 13 2384.00

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 parks, streets, highways or alleys, and to vacate any subdivision or

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

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

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

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part thereof, and to resubdivide the property as often 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

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:

Jan 2 1987

Charles A. DeVane (SEAL)
CHARLES A. DeVANE

Witnesses

Harvey D. DeVane (SEAL)
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.

(NOTARIAL
SEAL)

Manfred H. Morris
Notary Public, State of Florida

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

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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for file

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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

for file

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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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.

BK 0609 PG0082
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Daniel Crapps, Trustee of NW Quadrant Land Trust

I, _____ (owner name), owner of property parcel

number 03-4S-16-02732-000 (parcel number), do certify that

the below referenced person(s) listed on this form is 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. Carol Chadwick, PE	1.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D463 B4E750032FEE, cn=Carol Chadwick Date: 2025.06.20 13:27:12 -04'00'
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 5/20/2025
Owner Signature (Notarized) Date

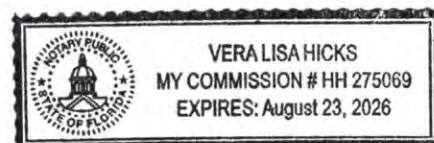
NOTARY INFORMATION:

STATE OF: FLORIDA 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.) PERSONALLY KNOWN on this 20th day of May, 20 25.

Vera Lisa Hicks
NOTARY'S SIGNATURE

(Seal/Stamp)



PARCEL NUMBER	ESCROW CD	Millage Code
R02463-115		1

CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

577 NW HALL OF FAME DR LAKE CITY 32055
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

135 NE Hernando Ave, Suite 125,Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	468,750	4.9000	0	468,750	2,296.88
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	468,750	7.8150	0	468,750	3,663.28
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	468,750	0.7480	0	468,750	350.62
LOCAL	468,750	3.1430	0	468,750	1,473.28
CAPITAL OUTLAY	468,750	1.5000	0	468,750	703.13
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	468,750	0.2936	0	468,750	137.63
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	468,750	0.0001	0	468,750	0.05

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	8,624.87
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	0.00 Unit @311.2600	61.26

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	61.26
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COMBINED TAXES AND ASSESSMENTS	8,686.13	See reverse side for important information
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Paid In Full	Taxes 8,686.13	Discount / Interest -260.58	Fees 0.00	Payments 8,425.55	Amount Due 0.00
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PARCEL NUMBER	ESCROW CD	Millage Code
R02463-115		1

CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

577 NW HALL OF FAME DR LAKE CITY 32055
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes 8,686.13	Discount / Interest -260.58	Fees 0.00	Payments 8,425.55	Amount Due 0.00
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Receipt(s) 2024-25810 on 12/31/24 for \$8,425.55 by NW QUADRANT LAND TRUST DANIEL CRAPPS, TRUSTEE

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS