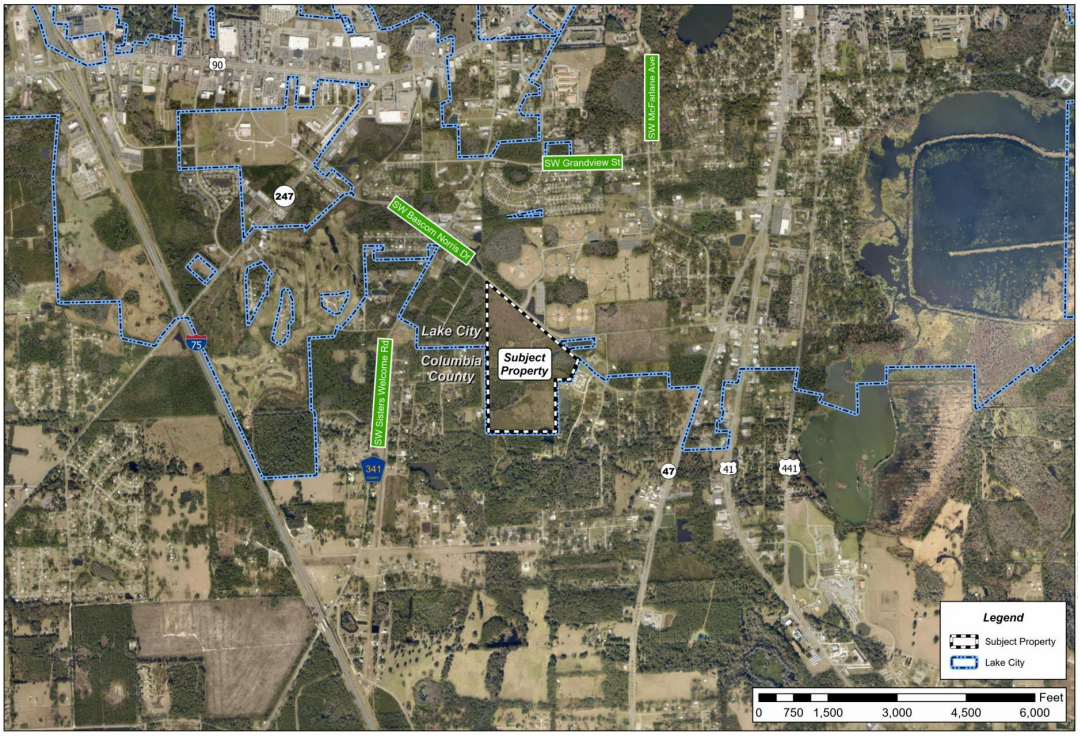
Hunter's Creek

Large-scale Comprehensive Plan Amendment Application



Prepared For: City of Lake City

Prepared on behalf of: Garden Street Communities

Date: 01/18/2023
PN# 22-0281

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

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1. **Cover Letter**
2. **Comprehensive Plan Amendment Application**
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4. **Boundary Survey and Legal Description**
5. **Justification Report**
6. **Columbia County Schools PRD Capacity Statement**
7. **Property Deed**
8. **Proof of Payment of Taxes**
9. **Map Set**

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January 18, 2023
Robert Angelo
City of Lake City Growth Management
205 N Marion Ave
Lake City, FL 32055

RE: Hunter's Creek–Residential Moderate Density Large-scale Comprehensive Plan Amendment Application

Dear Robert:
Please find two (2) copies of following items enclosed for review and approval of the above referenced project:

- Application form;
- Agent authorization form;
- Boundary survey and legal description;
- Justification report;
- Property deed;
- Proof of payment of taxes; and
- Map set

A fee check of $2,500 is also included with this application. This payment is for both this Large-scale Comprehensive Plan Amendment and a concurrently-submitted Planned Residential Development rezoning application.

This application requests to change the Future Land Use (FLU) classifications of ±93.8 acres of land in the City of Lake City from Columbia County Commercial, Columbia County Residential Low, and Lake City Commercial to Lake City Residential Moderate Density. The intentions of this LSCPA application are (1) to designate Lake City entitlements to recently-annexed land, and (2) to assign unified FLU classification to the Subject Property area, in order to allow for unified residential development.

The Columbia County Tax Parcels subject to this application are 06-4S-17-08037-000, 06-4S-17-08037-005, 06-4S-17-08037-006, 07-4S-17-08110-098, 07-4S-17-08110-099, and 07-4S-17-08110-100.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at gerryd@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW



Gerry Dedenbach, AICP
Vice President

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

FOR PLANNING USE ONLY
Application # _____
Application Fee $ _____
Receipt No. _____
Filing Date _____
Completeness Date _____

COMPREHENSIVE PLAN AMENDMENT

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

A. PROJECT INFORMATION

1. Project Name: Hunter's Creek
2. Address of Subject Property: N/A - fronts SW Bascom Norris Drive, east of SW Sisters Welcome Road and west of SW Tomoka Terrace
3. Parcel ID Number(s): 06-4S-17-08037-000; 06-4S-17-08037-005; 06-4S-17-08037-006; 07-4S-17-08110-098; 07-4S-17-08110-099; 07-4S-17-08110-100
4. Existing Future Land Use Map Designation: Columbia County Residential Low; Columbia County Commercial; City of Lake City Commercial
5. Proposed Future Land Use Map Designation: City of Lake City Residential Moderate
6. Zoning Designation: City of Lake City Planned Residential Development (PRD)(requested in concurrently-submitted application)
7. Acreage: ±93.8 acres
8. Existing Use of Property: Vacant
9. Proposed use of Property: Residential Development

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s): Gerry Dedenbach, AICP Title: Vice President
   Company name (if applicable): CHW Professional Consultants
   Mailing Address: 11801 Research Drive
   City: Alachua State: FL Zip: 32615
   Telephone: (352) 331-1976 Fax: (____) N/A Email: Gerryd@chw-inc.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): Terry L. Hunter, George D. Hunter, John B. Hunter and Michael D. Pokitko, Trustees of their successors in trust, under John B. Hunter Revocable Trust dated February 11, 2003
   Mailing Address: PO Box 958
   City: Lake City State: FL Zip: 32056
   Telephone: (____) Please contact agent Fax: (____) Please contact agent Email: Please contact agent

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.

2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).

3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.

4. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.

5. Legal Description with Tax Parcel Number (In Microsoft Word Format).

6. Proof of Ownership (i.e. deed).

7. Agent Authorization Form (signed and notarized).

8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

9. Fee. The application fee for a Comprehensive Plan Amendment is as follows:
   a. Small Scale Comprehensive Plan Amendment (10 Acres or less) = $750.00
   b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) = $1,500.00 or actual city cost
   c. Text Amendment to the Comprehensive Plan = $750.00

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

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

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

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORETHE 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.

Gerry Dedenbach

Applicant/Agent Name (Type or Print)

Gerry Dedenbach

Applicant/Agent Signature

18 January 2023

Date

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

AGENT AUTHORIZATION FORM

I, Terry L Hunter, George D. Hunter, John B. Hunter and Michael D. Pokitko, Trustees of their successors in trust under John B. Hunter Revocable Trust (owner name), owner of property parcel number 06-4S-17-08037-000, 06-4S-17-08037-006, 06-4S-17-08037-005, 07-4S-17-08110-098, 07-4S-17-08110-099, and 07-4S-17-08110-100 (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. Gerry Dedenbach	1. Gerry Dedenbach
2. Terry L. Hunter	2. Terry L Hunter
3. George D. Hunter	3. George D. Hunter
4. John B. Hunter, Trustee	4. John B. Hunter
5. Michael D. Pokitko, Trustee	5. Michael D. Pokitko

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.

John B. Hunter — 9-27-2022

Owner Signature (Notarized) — Date

NOTARY INFORMATION:
STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is Terry L. Hunter, George D. Hunter, John B. Hunter, Michael D. Pokitko personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 27 day of SEPTEMBER, 2022.

James R. Harden
NOTARY'S SIGNATURE

(Seal/Stamp)

JAMES R. HARDEN
MY COMMISSION EXPIRES SEPTEMBER 13, 2025
#HH 166834
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Affidavit of Trust

1. The following trust is the subject of this Affidavit of Trust:

   JOHN B. HUNTER and MICHAEL D. POKITKO, Trustees, or their successors in trust, under the JOHN B. HUNTER REVOCABLE TRUST, dated February 11, 2003, and any amendments thereto.

   The above trust was restated in its entirety on August 5, 2014. The name of the trust remains the same

2. The name and address of the currently acting Trustees of the trust are as follows:

   JOHN B. HUNTER
   Post Office Box 3494
   Lake City, Florida 32056

   MICHAEL D. POKITKO
   Post Office Box 3494
   Lake City, Florida 32056

3. The trust is currently in full force and effect.

4. Attached to this Affidavit of Trust and incorporated in it are selected provisions of the trust evidencing the following:

   a. Article One - Creation of the trust and initial Trustees

   b. Article Three - Successor Trustees

   c. Article Fifteen - Powers of the Trustees

   d. Article Sixteen - Signature pages

5. The trust provisions that are not attached to this Affidavit of Trust are of a personal nature and set forth the distribution of trust property. They do not modify the powers of the Trustees.

6. The signatories of this Affidavit of Trust are currently the acting Trustees of the trust and declare that the foregoing statements and the attached trust provisions are true and correct, under penalty of perjury.

7. Notwithstanding anything in the trust to the contrary, when the Trustmaker is serving as Trustee under the trust, the Trustmaker may act for and conduct business on behalf of the trust as a Trustee without the consent of any other trustee.

8. This Affidavit of Trust is dated August 5, 2014.

JOHN B. HUNTER, Trustee

MICHAEL D. POKITKO, Trustee

STATE OF FLORIDA)
) ss.
COUNTY OF COLUMBIA)

The foregoing Affidavit of Trust was acknowledged before me on August 5, 2014, by JOHN B. HUNTER and MICHAEL D. POKITKO, as Trustees.

Witness my hand and official seal.

ANGELA H. CRANFORD, Notary Public
My commission expires: October 29, 2014

ANGELA H. CRANFORD
Notary Public - State of Florida
My Comm. Expires Oct 29, 2014
Commission # EE 21970
Bonded Through National Notary Assn.

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BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 6 & 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

DESCRIPTION: (BY THIS SURVEYOR)
A PARCEL OF LAND SITUATED IN SECTION 6 AND SECTION 7, TOWNSHIP 4 SOUTH RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 6, THENCE NORTH 0°29'55" WEST, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 1414.39 FEET TO THE SOUTH RIGHT OF WAY LINE OF SW BASCOM NORRIS DRIVE; THENCE SOUTH 49°34'38" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 105.83 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 49°34'38" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2595.40 FEET TO THE NORTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1285, PAGE 38 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, THENCE SOUTH 23°13'10" WEST, ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 463.79 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 89°36'24" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 311.88 FEET TO THE NORTHEAST CORNER OF PARCEL 3, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1285, PAGE 38 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTH LINE, SOUTH 0°17'44" EAST, ALONG THE EAST LINE OF SAID PARCEL 3, A DISTANCE OF 1129.66 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE NORTH 89°52'19" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 3, A DISTANCE OF 1453.69 FEET TO THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1325, PAGE 2498 OF SAID PUBLIC RECORDS; THENCE DEPARTING THE SOUTH LINE OF SAID PARCEL 3, ALONG THE EAST LINE OF SAID LANDS, NORTH 0°39'11" WEST, A DISTANCE OF 1894.82 FEET TO THE SOUTH LINE OF SAID SECTION 6 ALSO BEING THE NORTH LINE OF SAID SECTION 7; THENCE NORTH 0°29'55" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 1338.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAINS: 93.798 ACRES, MORE OR LESS

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF NORTH 0°29'55" WEST FOR THE WEST LINE OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR. ALL FEATURES SHOWN HEREON WERE LOCATED AND MAPPED UNDER THE RESPONSIBLE CHARGE OF THIS SURVEYOR.
8. VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS SHOWN HEREON WERE DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENTS:
   1) 2909006BM2, WITH A PUBLISHED ELEVATION OF 138.65 FEET NAVD 88.
   2) 2909006BM1, WITH A PUBLISHED ELEVATION OF 153.59 FEET NAVD 88.
   3) 2909005BM1, WITH A PUBLISHED ELEVATION OF 158.85 FEET NAVD 88.
9. THIS SURVEY CONSISTS OF SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS, SEE SHEET ONE (1) FOR DESCRIPTION, OVERALL BOUNDARY, LEGEND, FEMA INFORMATION AND COMPLETE SURVEYOR'S NOTES. SEE SHEETS TWO (2) THROUGH SEVEN (7) FOR DETAILED TOPOGRAPHIC INFORMATION AND DETAILED WETLAND INFORMATION.
10. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV - NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.

LEGEND:

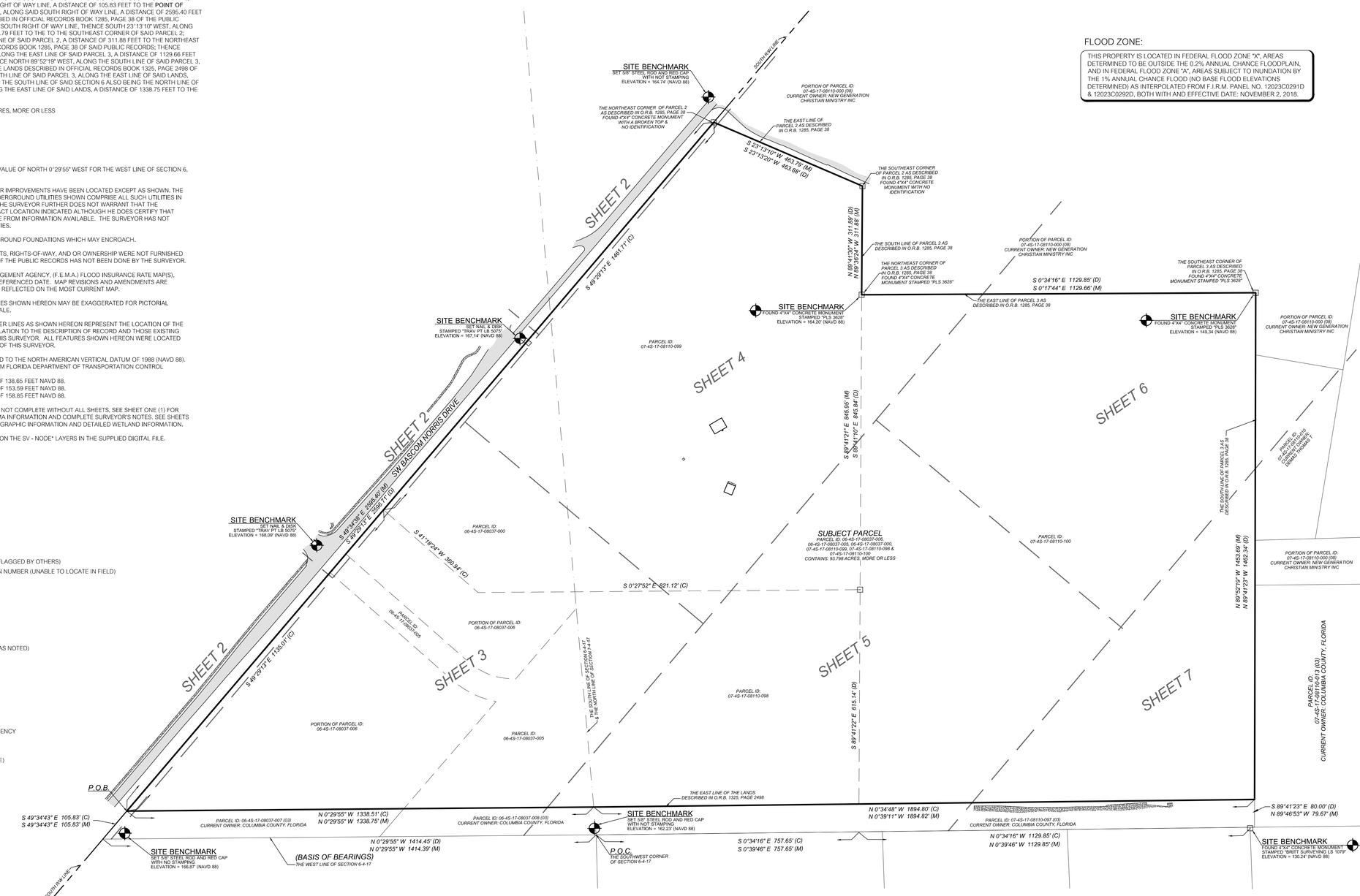
- = BENCHMARK
- = CONCRETE POWER POLE
- = WOODEN POWER POLE
- = GUY ANCHOR
- = ELECTRIC METER
- = TELEPHONE PEDESTAL
- = FIBER OPTIC BOX
- = FIBER OPTIC LINE MARKER
- = WELL
- = TREE (SIZE AND TYPE AS NOTED)
- = SIGN
- = WETLAND FLAG & DESIGNATION NUMBER (FLAGGED BY OTHERS)
- = COMPUTED WETLAND FLAG & DESIGNATION NUMBER (UNABLE TO LOCATE IN FIELD)
- = ROADWAY PAVEMENT MARKING
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- OHW = OVERHEAD WIRE
- X = FENCE (SIZE AND TYPE AS NOTED)
- ST = STORM SEWER LINE
- 162 = CONTOUR LINE

P.O.B. =	POINT OF BEGINNING
(D) =	BASED ON DEED
(M) =	BASED ON FIELD MEASUREMENTS
(C) =	BASED ON CALCULATED POSITION
P.O.C. =	POINT OF COMMENCEMENT
R/W =	RIGHT OF WAY
FFE =	FINISHED FLOOR ELEVATION
FEMA =	FEDERAL EMERGENCY MANAGEMENT AGENCY
NAVD =	NORTH AMERICAN VERTICAL DATUM
F.I.R.M. =	FLOOD INSURANCE RATE MAP
X 162.5 =	SPOT ELEVATION (PERVIOUS SURFACE)
X 162.75 =	SPOT ELEVATION (IMPERVIOUS SURFACE)
INV =	INVERT
HDPE =	HIGH DENSITY POLYETHYLENE
RCP =	REINFORCED CONCRETE PIPE
CMP =	CORRUGATED METAL PIPE
GSP =	GALVANIZED STEEL PIPE

TREE ABBREVIATIONS:

LO =	LIVE OAK TREE
LAO =	LAUREL OAK TREE
MAP =	MAPLE TREE
WO =	WATER OAK TREE
SG =	SWEETGUM TREE
MAG =	MAGNOLIA TREE
CED =	CEDAR TREE
RM =	RED MAPLE TREE
BG =	BLACK GUM TREE
CL =	CHERRY LAUREL TREE
BAY =	BAY TREE
PM =	PALM TREE
PN =	PINE TREE
PCN =	PECAN TREE
TUP =	TUPELO TREE

GRAPHIC SCALE
0 75 150 300



FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12023C0291D & 12023C0292D, BOTH WITH AND EFFECTIVE DATE: NOVEMBER 2, 2018.

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" = 150'
VERIFY SCALE BAR IS TRUE WHEN PLOTTED
0 150 300 600
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:
GARDEN STREET COMMUNITIES SOUTHEAST

SURVEY DATE: 11/30/2022
REVISION DATE: N/A
PROJECT NUMBER: 22-0281

TECHNICIAN: KWM
CREW CHIEF: MM
CHECKED BY: AMS
FIELD BOOK & PAGE: 660 / 32 - 50

ANDREW K. SMITH
Professional Surveyor & Mapper Fla. License No. 7132

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
1 OF 7

Tech: kevins Plot Date: Dec. 09,2022 1:53pm Filename: C:\Users\kevins\appdata\local\temp\AcPublish_14224\22-0281 BOUNDARY & TOPO.dwg

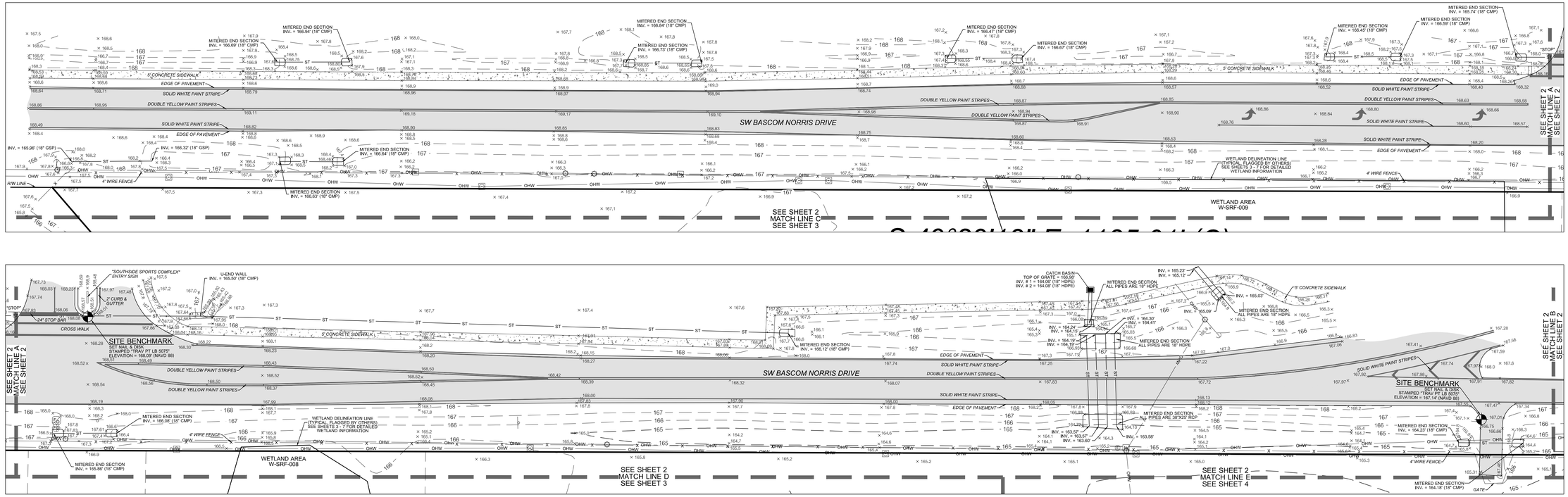
BOUNDARY & TOPOGRAPHIC SURVEY

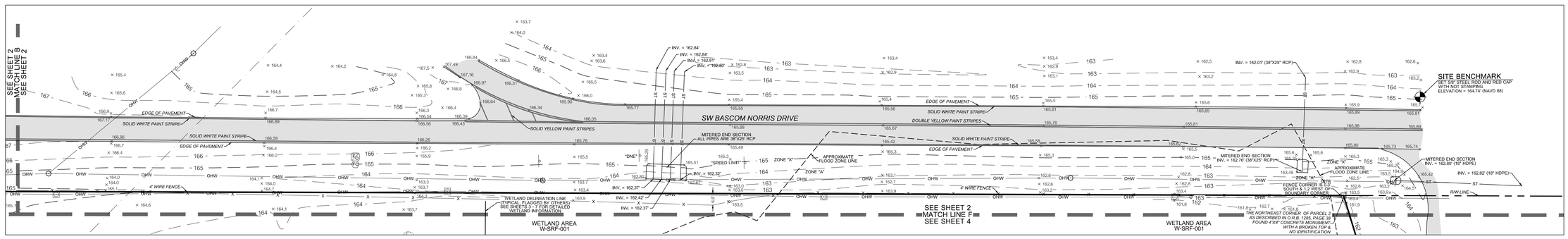
LOCATED IN SECTIONS 6 & 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE (1) FOR DESCRIPTION, OVERALL BOUNDARY, LEGEND, FEMA INFORMATION AND COMPLETE SURVEYOR'S NOTES. SEE SHEETS TWO (2) THROUGH SEVEN (7) FOR DETAILED TOPOGRAPHIC INFORMATION AND DETAILED WETLAND INFORMATION.

GRAPHIC SCALE
0 15 30 60





11801 Research Drive
Alachua, FL 32615
(352) 331-1976
(352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1" = 30'

VERIFY SCALE
BAR IS 2" INCH ON ORIGINAL DRAWING
0 1" 2"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

GARDEN STREET COMMUNITIES SOUTHEAST

CERTIFIED TO:

SURVEY DATE:	11/30/2022
REVISION DATE:	N/A
PROJECT NUMBER:	22-0281
TECHNICIAN:	KWM
CREW CHIEF:	NW
DRAWN BY:	ASC
CHECKED BY:	ASC
FIELD BOOK & PAGE:	660 / 32 - 50

ANDREW K. SMITH
SEE SHEET ONE OF SEVEN
Professional Surveyor & Mapper Fla. License No. 7132

This map prepared by:

Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
2 OF 7

File: xrefs Plot Date: Dec 09,2022 1:53pm Filename: C:\Users\kevinw\appdata\local\temp\AcPublish_14224\22-0281 BOUNDARY & TOPO.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 6 & 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

GRAPHIC SCALE
0 25 50 100

SITE BENCHMARK
SET 5/8" STEEL ROD AND RED CAP WITH NO STAMPING
ELEVATION = 166.87' (NAVD 88)

SEE SHEET 2 MATCH LINE C SEE SHEET 3

SEE SHEET 2 MATCH LINE D SEE SHEET 3

SEE SHEET 3 MATCH LINE H+ SEE SHEET 5

SEE SHEET 3 MATCH LINE G SEE SHEET 4

WETLAND AREA W-SRF-008

WETLAND AREA W-SRF-009

WETLAND AREA W-SRF-010

WETLAND AREA W-SRF-005

WETLAND AREA W-SRF-004

WETLAND AREA W-SRF-006

WETLAND DELINEATION LINE (TYPICAL, FLAGGED BY OTHERS)

WETLAND DELINEATION TIE LINE

WETLAND FLAG (TYPICAL, FLAGGED BY OTHERS)

APPROXIMATE FLOOD ZONE LINE

ZONE "A"

ZONE "X"

PARCEL ID #04-4S-17-09001-001 (1) OWNER: COLUMBIA COUNTY, FLORIDA

TOP OF SLOPE OF DEPRESSION AREA

THE SOUTHLINE OF SECTION 06-4-17 & THE NORTH LINE OF SECTION 7-4-17

S 18°22'00" E 203.92'

S 49°25'09" E 308.80'

N 22°17'22" E 87.19'

N 09°45'47" W 84.80'

N 15°43'23" E 87.28'

N 07°08'05" E 71.87'

S 69°56'17" W 73.80'

S 32°45'07" W 261.42'

N 89°39'10" E 310.01'

S 74°28'58" W 89.92'

SURVEYOR'S NOTES:

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LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 66°17'08" W	46.58'
L2	N 89°20'55" W	33.34'
L3	S 79°53'26" W	48.77'
L4	S 7°12'58" W	37.19'
L5	S 32°50'21" E	48.93'
L6	N 81°59'50" E	30.62'
L7	N 40°56'03" E	43.64'
L8	N 13°55'51" E	19.90'
L9	N 75°54'11" E	41.50'
L10	S 39°38'05" W	43.85'
L11	N 83°02'37" W	51.96'
L12	N 70°02'18" W	46.42'
L13	S 63°50'18" W	37.43'
L14	N 40°03'17" W	51.20'
L15	S 56°16'03" W	52.40'
L16	S 22°48'06" W	29.43'
L17	S 36°55'59" E	54.86'
L18	S 62°49'33" E	46.05'
L19	N 21°03'24" E	37.27'
L20	N 27°56'22" E	25.17'
L21	N 17°35'41" W	40.50'
L22	N 51°21'14" W	40.85'
L23	N 38°54'48" E	38.15'
L26	N 16°27'13" W	38.90'
L27	N 67°53'59" W	51.78'
L28	N 9°23'48" W	46.81'
L29	N 20°26'52" E	44.40'
L30	N 71°11'44" W	59.19'
L31	S 76°37'59" W	59.10'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L32	S 7°25'25" W	68.68'
L33	S 13°02'54" E	53.52'
L34	S 47°05'57" W	41.62'
L35	S 52°38'02" E	66.65'
L36	S 23°48'27" W	47.14'
L37	S 24°10'25" E	52.52'
L38	S 34°53'45" W	28.29'
L44	N 23°35'06" E	37.09'
L45	N 46°09'48" E	59.67'
L46	N 33°28'28" W	56.85'
L47	N 38°18'36" W	72.49'
L48	N 76°30'52" W	81.72'
L49	S 26°14'00" W	65.91'
L50	S 40°45'21" W	65.62'
L51	S 49°26'03" W	55.80'
L52	S 24°17'02" E	77.88'
L53	S 4°37'53" E	45.97'
L54	S 15°08'24" E	62.59'
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L58	S 84°31'19" E	55.75'
L59	N 1°38'30" E	34.80'
L60	N 41°38'36" E	33.30'
L61	N 65°49'43" E	32.38'
L62	N 85°39'02" E	54.73'
L63	N 5°58'21" W	71.08'
L64	S 8°18'16" E	11.07'
L65	N 88°41'30" E	86.72'
L67	S 89°39'04" W	90.67'
L68	N 66°35'49" E	36.74'

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CERTIFIED TO:

GARDEN STREET COMMUNITIES SOUTHEAST

SURVEY DATE:	11/30/2022
REVISION DATE:	N/A
PROJECT NUMBER:	22-0281
TECHNICIAN:	KWM
CREW CHIEF:	MB
CHECKED BY:	ARS
FIELD BOOK & PAGE:	660 / 32 - 50

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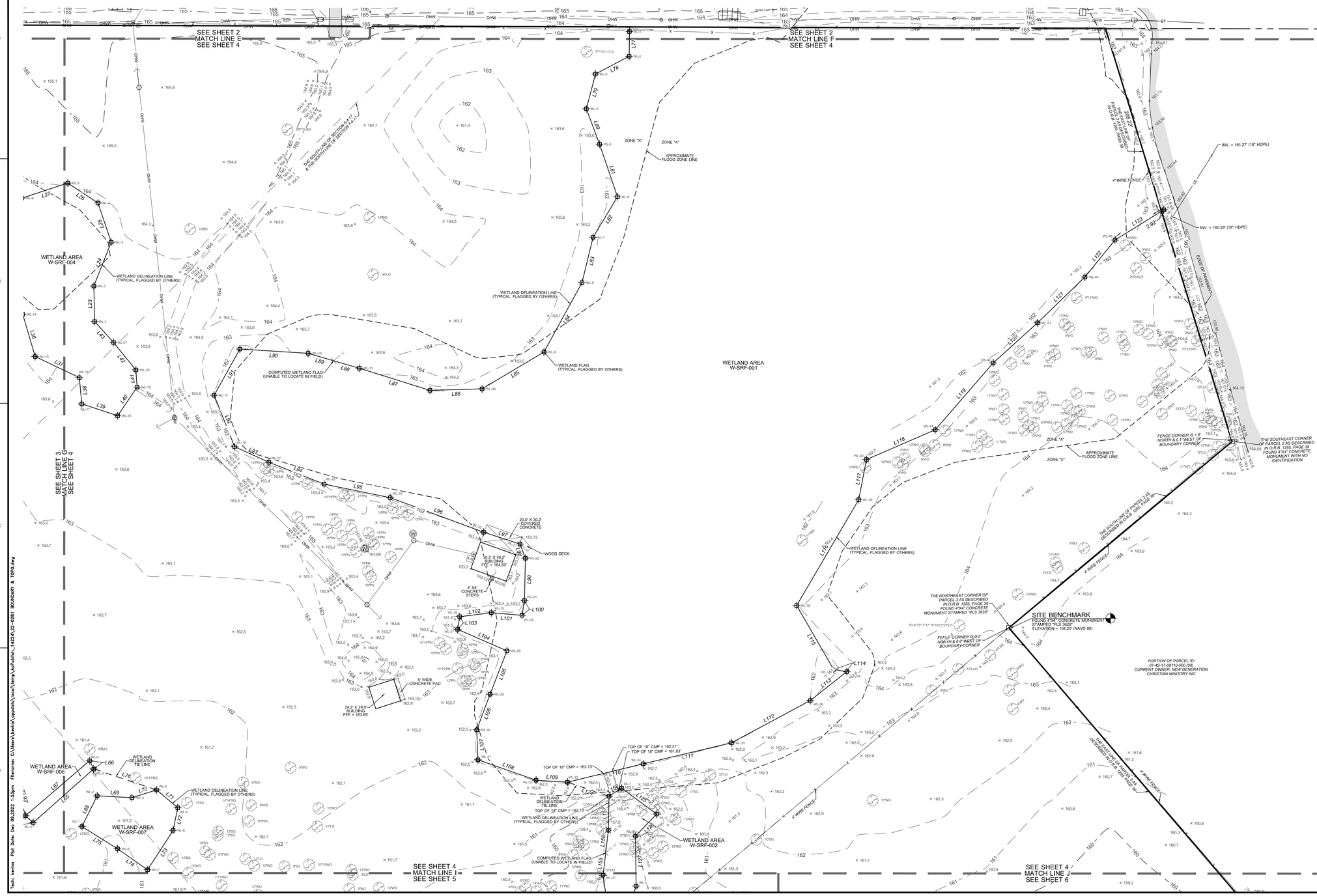
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GRAPHIC SCALE
0 25 50 100



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L23	N 38°54'48" E	38.15'
L24	N 61°54'14" E	50.58'
L25	N 21°43'25" E	44.43'
L26	N 16°27'13" W	38.90'
L27	N 67°53'59" W	51.78'
L28	N 9°23'48" W	46.81'
L36	S 23°48'27" W	47.14'
L37	S 24°10'25" E	52.52'
L38	S 34°53'45" W	28.29'
L39	S 31°26'19" E	40.52'
L40	N 74°08'39" E	37.12'
L41	N 36°09'19" E	18.56'
L42	N 1°08'01" E	37.96'
L43	N 1°50'25" W	30.23'
L65	N 88°41'30" E	86.72'
L66	N 13°58'31" E	9.82'
L67	S 89°39'04" W	90.67'
L68	N 66°35'49" E	36.74'
L69	S 46°46'00" E	37.32'
L70	S 67°13'53" E	27.75'
L71	S 9°34'53" E	29.66'
L72	S 51°45'52" W	24.81'
L73	S 73°08'28" W	50.36'
L74	N 14°48'17" W	39.28'
L75	N 17°42'37" W	45.99'
L76	S 31°20'11" E	71.10'
L77	S 40°53'31" W	26.50'
L78	N 77°34'22" W	40.90'
L79	S 54°57'24" W	38.54'
L80	S 19°44'53" W	40.57'
L81	S 21°31'49" W	59.62'
L82	S 71°19'56" W	50.71'
L83	S 53°55'02" W	50.08'
L84	S 68°59'06" W	84.92'
L85	N 80°31'50" W	77.30'
L86	N 51°22'17" W	55.84'
L87	N 32°23'46" W	79.58'
L88	N 33°28'28" W	28.56'
L89	N 33°28'28" W	28.56'
L90	N 46°11'51" W	73.39'
L91	S 69°19'43" W	56.74'
L92	S 18°33'13" W	59.36'
L93	S 25°16'24" E	40.45'
L94	S 28°10'07" E	63.70'
L95	S 38°11'18" E	72.36'
L96	S 29°24'47" E	106.87'
L97	S 31°48'42" E	41.09'
L98	S 19°32'42" W	16.28'
L99	S 41°33'23" W	45.42'
L100	S 49°43'05" W	16.03'
L101	N 44°59'29" W	32.98'
L102	N 56°51'09" W	34.24'
L103	S 49°25'49" W	13.77'
L104	S 26°11'19" E	57.73'
L105	S 61°27'36" W	50.01'
L106	S 60°48'59" W	40.80'
L107	S 37°51'31" W	32.16'
L108	S 30°32'49" E	66.04'
L109	S 46°11'32" E	33.78'
L110	S 63°22'06" E	83.53'
L111	S 63°08'31" E	97.34'
L112	S 77°57'38" E	95.98'
L113	S 88°05'47" E	49.97'
L114	N 40°09'32" W	14.29'
L115	N 10°12'32" E	79.26'
L116	N 70°37'07" E	131.65'
L117	N 51°13'49" E	43.91'
L118	S 73°11'14" E	80.43'
L119	N 81°11'47" E	94.92'
L120	N 88°04'22" E	64.05'
L121	N 86°15'00" E	70.74'
L122	N 79°21'07" E	51.14'
L123	S 81°36'00" E	61.62'
L124	S 31°06'05" E	47.12'
L125	S 13°10'20" E	46.82'
L126	S 84°02'17" W	32.73'
L127	S 39°30'35" W	53.66'
L155	N 46°59'45" E	24.32'
L156	N 46°59'45" E	24.32'
L157	N 41°26'51" E	36.53'
L158	S 82°57'47" E	15.97'

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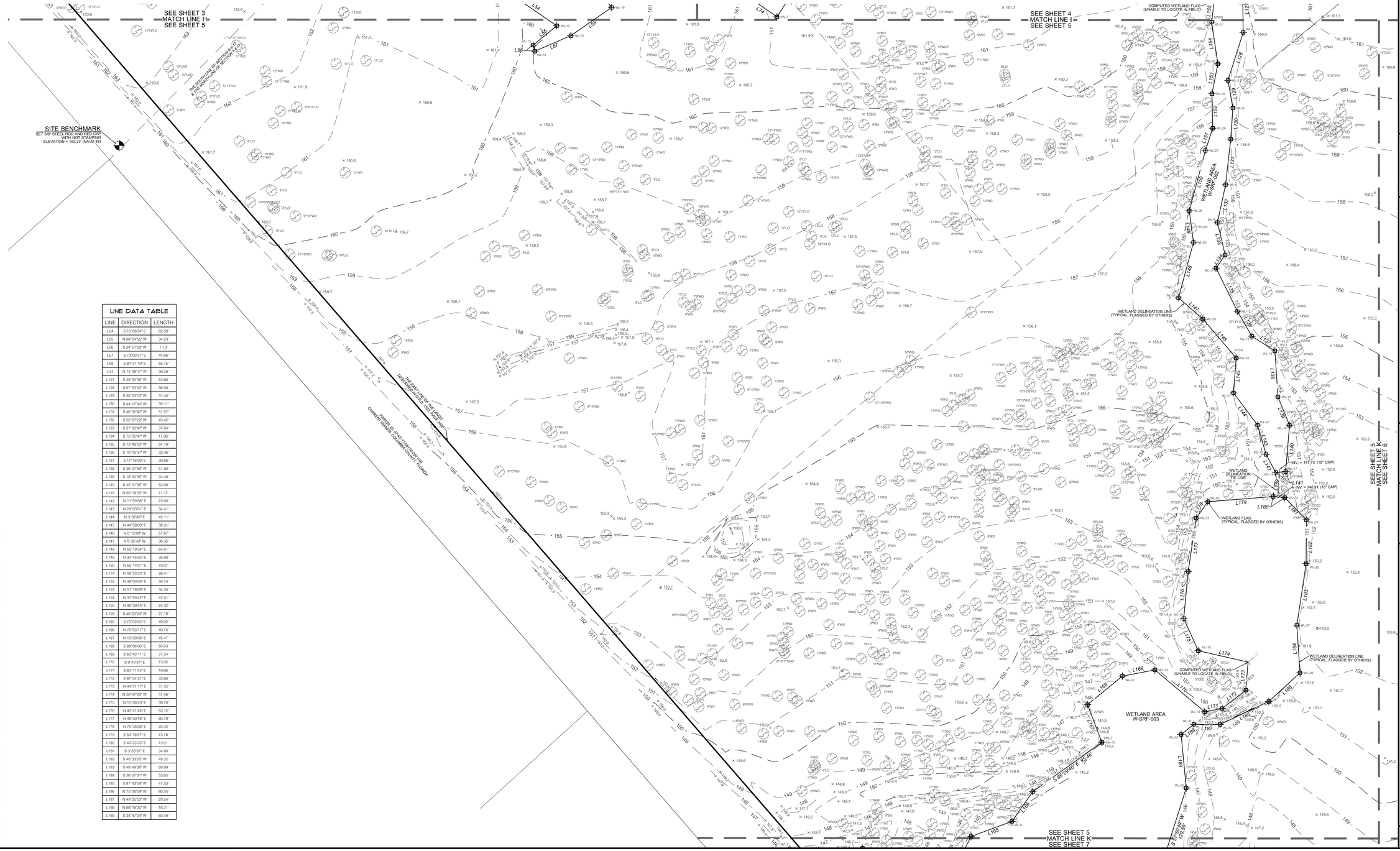
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GRAPHIC SCALE
0 25 50 100



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L54	S 15°08'24" E	62.59'
L55	N 88°54'50" W	34.23'
L56	S 24°51'29" W	7.13'
L57	S 73°00'31" E	44.06'
L58	S 84°31'19" E	55.75'
L74	N 14°48'17" W	39.28'
L127	S 39°30'35" W	53.66'
L128	S 57°53'43" W	56.58'
L129	S 30°03'13" W	31.45'
L130	S 44°17'34" W	35.11'
L131	S 46°35'47" W	51.57'
L132	S 52°27'22" W	43.42'
L133	S 27°00'47" W	37.64'
L134	S 75°05'47" W	17.96'
L135	S 13°48'03" W	54.19'
L136	S 10°16'31" W	32.36'
L137	S 17°15'09" E	30.68'
L138	S 36°27'59" W	51.90'
L139	S 18°00'45" W	34.48'
L140	S 45°01'35" W	52.08'
L141	N 55°19'05" W	11.13'
L142	N 11°50'56" E	23.00'
L143	N 24°03'01" E	34.41'
L144	N 3°32'46" E	45.11'
L145	N 44°38'03" E	39.31'
L146	N 0°15'09" W	57.63'
L147	N 8°35'43" W	36.35'
L148	N 55°19'34" E	64.51'
L149	N 32°45'55" E	35.88'
L150	N 65°14'01" E	70.07'
L151	N 58°23'33" E	26.41'
L152	N 39°00'50" E	38.70'
L153	N 51°18'09" E	34.20'
L154	N 31°50'42" E	47.51'
L155	N 46°59'45" E	24.32'
L159	S 46°20'24" W	27.18'
L165	S 70°03'50" E	49.02'
L166	N 75°03'17" E	40.75'
L167	N 19°29'26" E	45.47'
L168	S 88°56'06" E	50.53'
L169	S 60°40'11" E	37.24'
L170	S 9°40'37" E	73.05'
L171	S 60°11'42" E	19.98'
L172	S 87°34'31" E	33.68'
L173	N 44°51'17" E	31.55'
L174	N 36°47'20" W	57.46'
L175	N 15°56'43" E	39.70'
L176	N 45°41'44" E	53.12'
L177	N 48°50'46" E	60.79'
L178	N 75°35'06" E	22.42'
L179	S 54°18'57" E	73.78'
L180	S 44°23'23" E	13.01'
L181	S 3°55'37" E	34.80'
L182	S 40°33'26" W	49.32'
L183	S 48°49'38" W	69.99'
L184	S 36°27'31" W	53.65'
L185	S 87°43'59" W	47.53'
L186	N 75°06'59" W	60.55'
L187	N 49°25'53" W	29.54'
L188	N 68°18'35" W	18.31'
L189	S 34°47'04" W	60.49'

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REVISION DATE:	N/A
PROJECT NUMBER:	22-0281
TECHNICIAN:	KWM
CREW CHIEF:	WM
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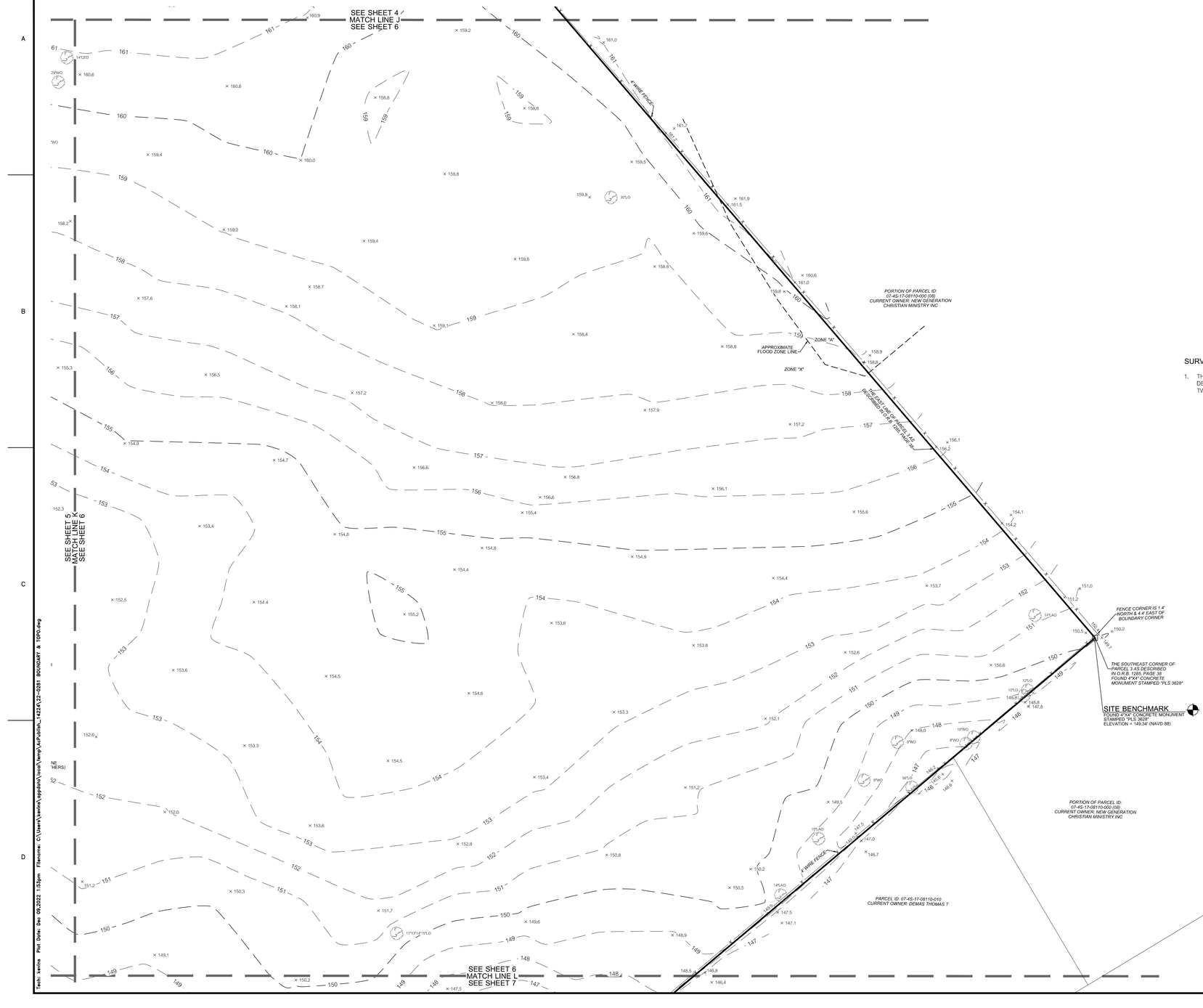
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BOUNDARY & TOPOGRAPHIC SURVEY

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GRAPHIC SCALE

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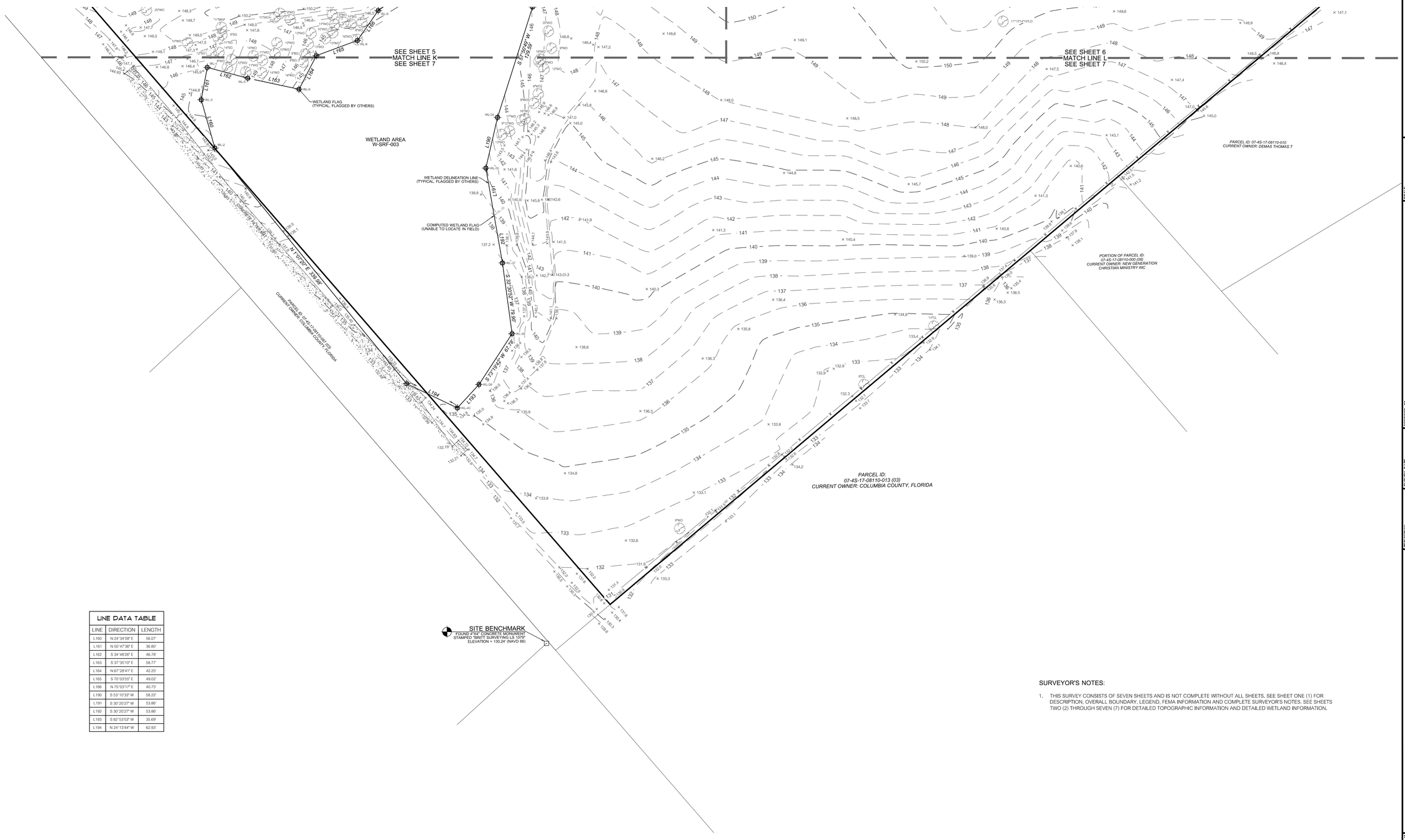
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BOUNDARY & TOPOGRAPHIC SURVEY

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GRAPHIC SCALE
0 25 50 100



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L160	N 24°34'58" E	56.07'
L161	N 50°47'36" E	36.80'
L162	S 34°48'26" E	46.78'
L163	S 37°35'10" E	58.77'
L164	N 67°28'41" E	42.25'
L165	S 70°03'55" E	49.02'
L166	N 75°03'17" E	40.75'
L190	S 53°10'33" W	58.22'
L191	S 30°20'27" W	53.86'
L192	S 30°20'27" W	53.86'
L193	S 82°53'55" W	35.69'
L194	N 24°13'44" W	62.93'

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TECHNICIAN: KWM
CREW CHIEF: WM
DRAWN BY: AMS
CHECKED BY: AKS
FIELD BOOK & PAGE: 660 / 32 - 50

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Tech: kwms Plot Date: Dec 09,2022 1:54pm Filename: C:\Users\kwms\appdata\local\temp\AcPublish_14224\22-0281 BOUNDARY & TOPO.dwg

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3. Agent Authorization Form
4. Boundary Survey and Legal Description
5. **Justification Report**
6. Columbia County Schools PRD Capacity Statement
7. Property Deed
8. Proof of Payment of Taxes
9. Map Set

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HUNTER'S CREEK

Large-scale Comprehensive Plan Amendment

Justification Report

January 18, 2023

Prepared for:
City of Lake City

Prepared on behalf of:
Garden Street Communities
And property owners:
Terry L. Hunter, George D. Hunter, John B. Hunter, and Michael D. Pokitko, Trustees of their successors in trust under the John B. Hunter Revocable Trust

Prepared by:
CHW

PN# 22-0281
N:\2022\22-0281\Departments\02_Planning\Reports\RPT DRAFT 221220 Garden Street Lake City LUC.docx

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1. EXECUTIVE SUMMARY

To: Robert Angelo, City of Lake City Growth Management
From: Seth Wood, AICP, CHW
Date: January 18, 2023
RE: Hunter's Creek – Large-scale Comprehensive Plan Amendment (LSCPA) Application

Jurisdiction: City of Lake City	**Intent of Application:** Entitle newly annexed land with City Land Use and zoning designations and unify area for residential development.
Description of Location: On the south side of SW Bascom Norris Drive, east of CR 341 and west of FL-47.	
Parcel Number: 06-4S-17-08037-000; 06-4S-17-08037-005; 06-4S-17-08037-006; 07-4S-17-08110-098; 07-4S-17-08110-099; 07-4S-17-08110-100	**Acres:** ±93.8 acres (ac) *(Source: CHW Survey)*
Existing Future Land Use (FLU) Classifications: *Columbia County Residential Low (±77.34 ac)* Residential land use classifications provide locations for dwelling units and uses complementary to residences. The Low Density Residential land use category allows up to 2 dwelling units per acre. *Columbia County Commercial (±13.97 ac)* The Commercial land use classification provides locations for the sale, rental, and distribution of products or performance of services. Development is limited to a 1.0 FAR. *Lake City Commercial (±2.49 ac)* The Commercial land use classification provides locations for the sale, rental, and distribution of products or performance of services. Development is limited to a 1.0 FAR.	**Proposed FLU Classification:** *Lake City Residential Moderate Density (±93.8 ac)* Residential land use classifications provide locations for dwelling units and uses complementary to residences. The Moderate Density Residential land use category allows up to 4 dwelling units per acre. Limited nonresidential uses generally compatible with residential uses may be approved as special exceptions, subject to an intensity of less than or equal to 0.5 FAR.
Existing Zoning Districts: *Columbia County Residential Single-Family (RSF-2)(±83.2 ac)* The RSF zoning category is intended to provide for single-family areas of very low to moderate density together with public and semi-public buildings and facilities and accessory structures as may be desirable and compatible with residential development. The RSF-2 zoning district has a minimum lot area of 20,000 sq. ft. *Columbia County Commercial, Intensive (CI)(±8.1 ac)* The CI zoning district is intended for intensive, highly automotive-oriented uses that require a	**Proposed Zoning District:** *Lake City Planned Residential Development (PRD)(±93.8 ac)* The PRD zoning district allows flexible, creative residential development concepts by allowing unique, site-specific development standards not possible within the standard zoning districts of the Land Development Regulations.

conspicuous and accessible location convenient to streets carrying large volumes of traffic. Development in CI is limited to a 1.0 FAR. *Lake City Commercial, General (CG)(±2.5 ac)* The CG zoning district is intended for general retail commercial, office, and service activities which serve a market area larger than a neighborhood. Development in CG is limited to a 1.0 FAR.	
Existing Max. Permitted Density and Intensity: *Columbia County Residential Low (±77.34 ac)* ±77.34 ac * 2 du/ac = **±154 dwelling units** **Existing Max. Permitted Intensity:** *Columbia County Commercial (±13.97 ac)* ±13.97 ac * 1.0 FAR = **±608,533.2 sq. ft.** *Lake City Commercial (±2.49 ac)* ±2.49 ac * 1.0 FAR = **±108,464.4 sq. ft.** **Total intensity: ±716,997.6 sq. ft.**	**Proposed Max. Permitted Density:** *Lake City Residential Moderate Density (±93.8 ac)* ±93.8 acres * 4 du/ac = **±375 dwelling units** **Proposed Max. Permitted Density:** N/A
Net Change This request may allow an increase of up to **±221 dwelling units** compared to what is currently allowed by the onsite zoning districts, and a decrease of up to **±716,997.6 square feet** of nonresidential development compared to what is currently allowed by the onsite zoning districts. *Note: the results of these calculations represent a theoretical maximum development scenario. They are not to be taken as the intent of the property owner for development following application approval. In reality, the PRD application submitted with this application requests 325 dwelling units.* The overall request provides much needed housing in the City of Lake City and in Columbia County. The removal of commercial zoning, both from Columbia County and from the City of Lake City also represents a tremendous reduction in the number of vehicle trips creates by the businesses, while building an appropriately-scaled neighborhood.	

2. STATEMENT OF PROPOSED CHANGE

This application requests to change the Future Land Use (FLU) classifications of ±93.8 acres of land in the City of Lake City from Columbia County Commercial, Columbia County Residential Low, and Lake City Commercial to Lake City Residential Moderate Density. The Columbia County Tax Parcels subject to this application are Tax Parcels # 06-4S-17-08037-000, 06-4S-17-08037-005, 06-4S-17-08037-006, 07-4S-17-08110-098, 07-4S-17-08110-099, and 07-4S-17-08110-100, hereinafter "the Subject Property." An aerial map is provided as **Figure 1** that shows the site's location and conditions.

The intentions of this LSCPA application are (1) to designate Lake City entitlements to recently-annexed land, and (2) to assign unified FLU classification to the Subject Property area, in order to allow for unified residential development.



Figure 1: Aerial Map

This application is submitted concurrently with a rezoning application, requesting Lake City Planned Residential Development (PRD) for the Subject Property. Existing FLU and zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2** and **4**, respectively. The proposed FLU classification and zoning district are illustrated in **Figures 3** and **5**, respectively.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Commercial (City); Residential Low (County); Recreation (County); Residential Moderate (County)	Commercial, Intensive (CI)(City); Single Family Residential-2 (RSF-2)(County)
East	Residential Low (County)	RSF-2 (County)
South	Residential Low (County)	RSF-2 (County)
West	Commercial (County); Commercial (City); Residential Low (County); Residential Medium (City); Residential High (City)	CI (County); Commercial, General (CG)(City); Residential, Office (RO)(City); RSF-2 (County)

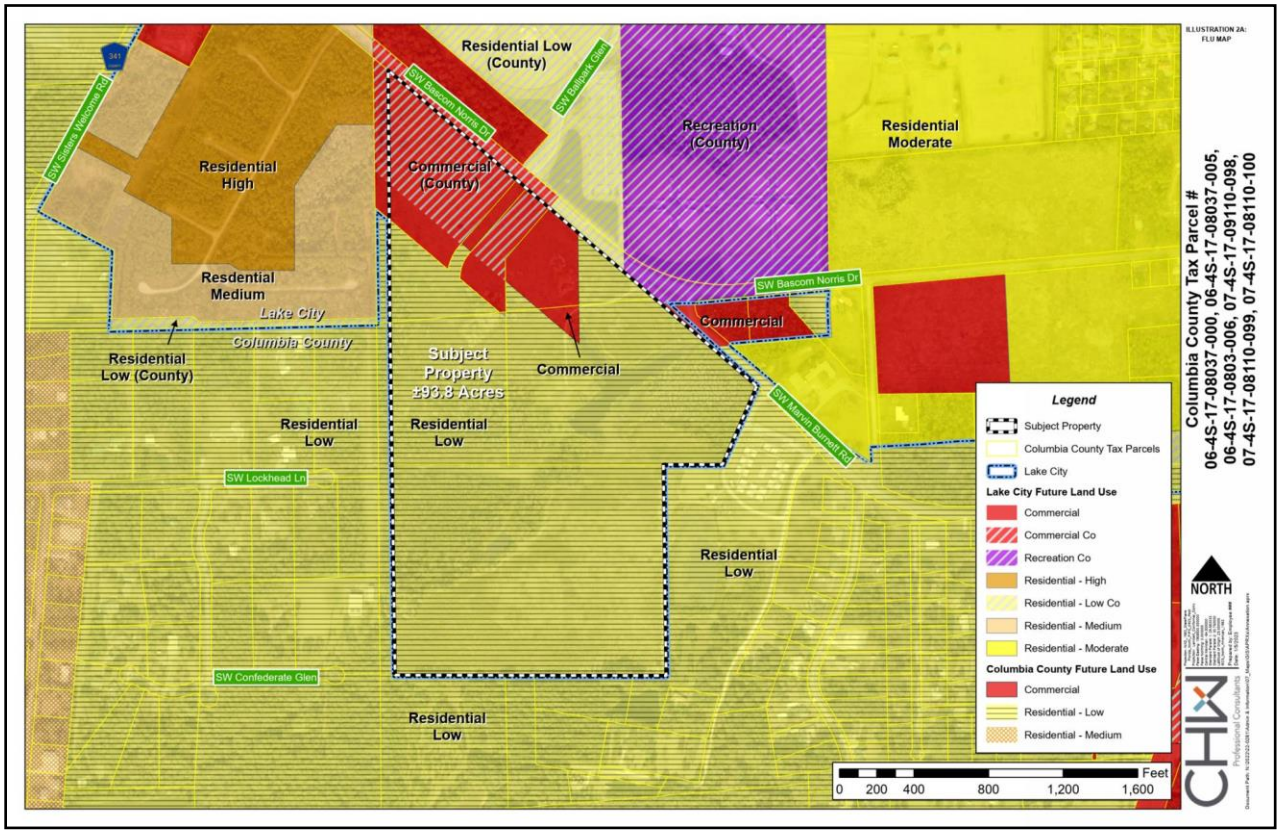


Figure 2: Existing Future Land Use Map

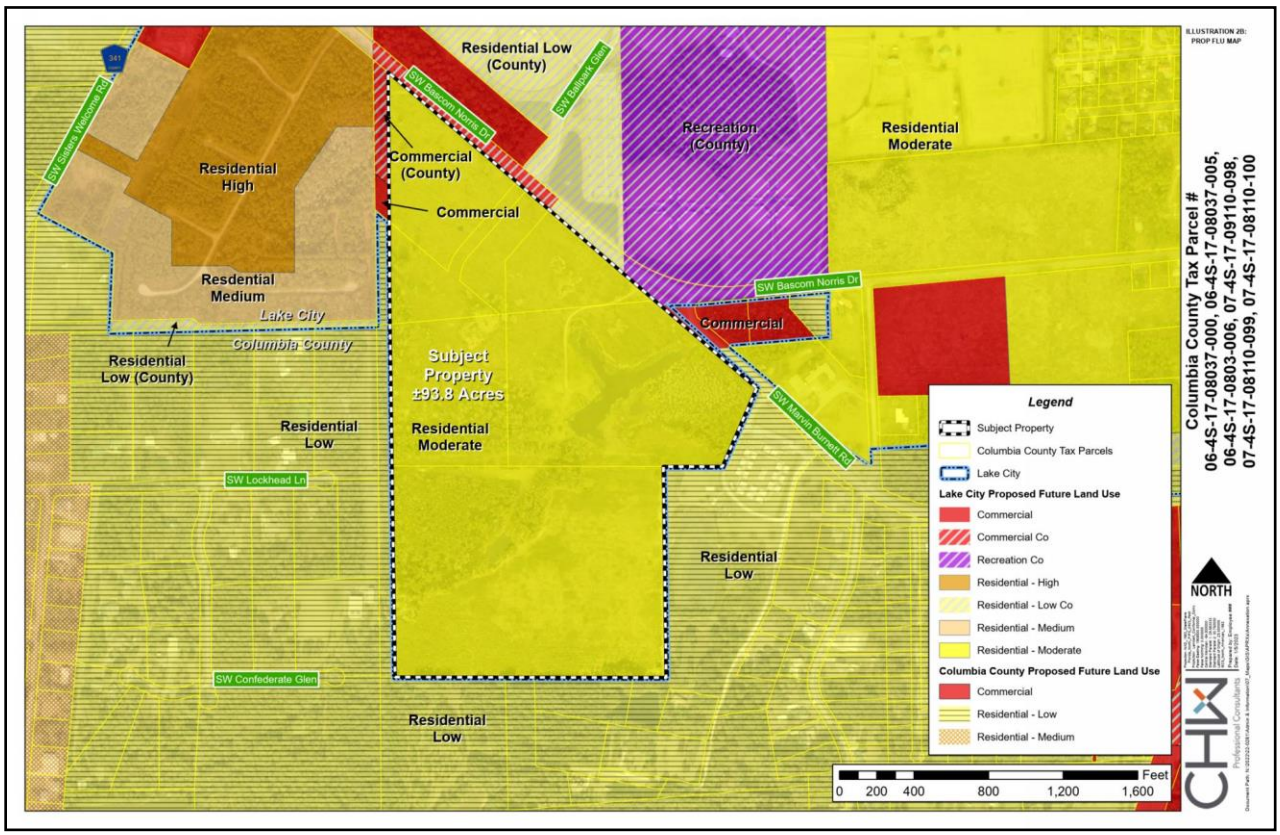


Figure 3: Proposed Future Land Use Map

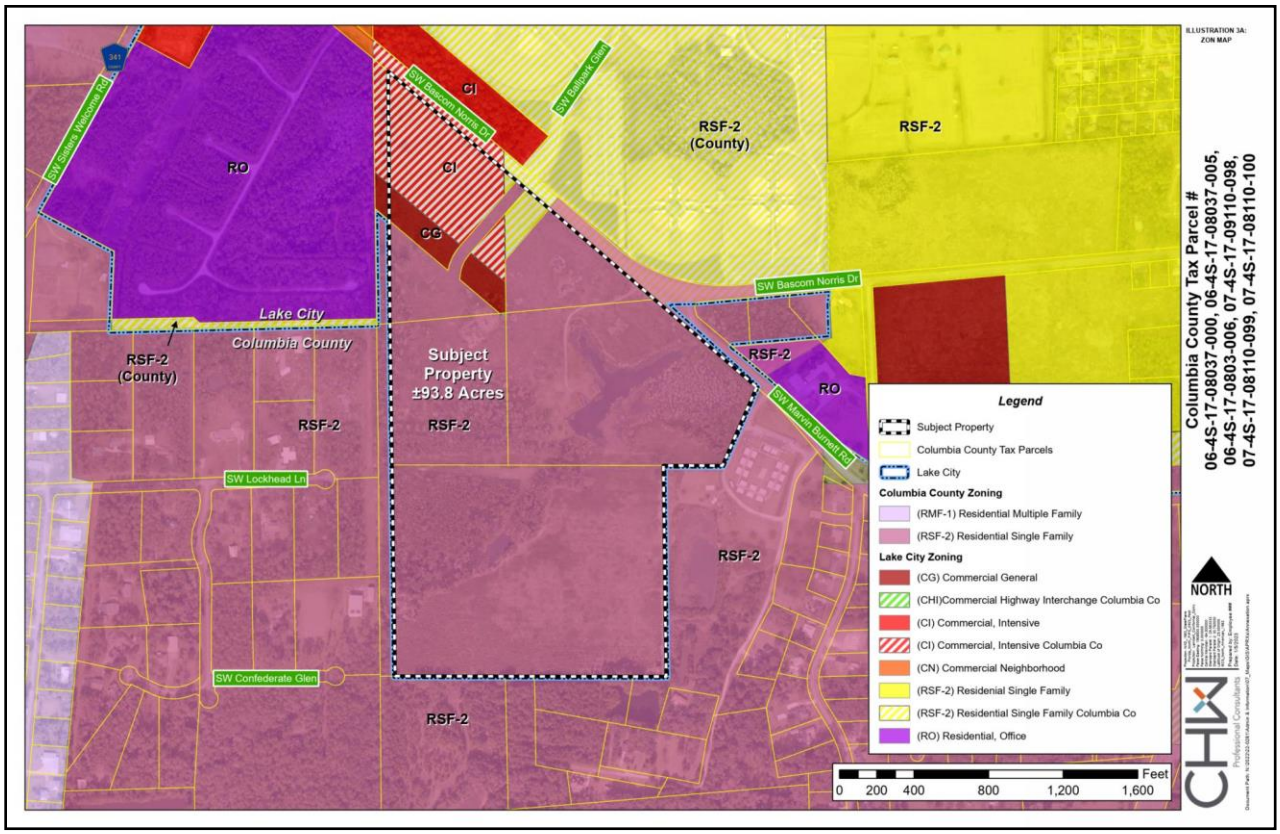


Figure 4: Existing Zoning Map

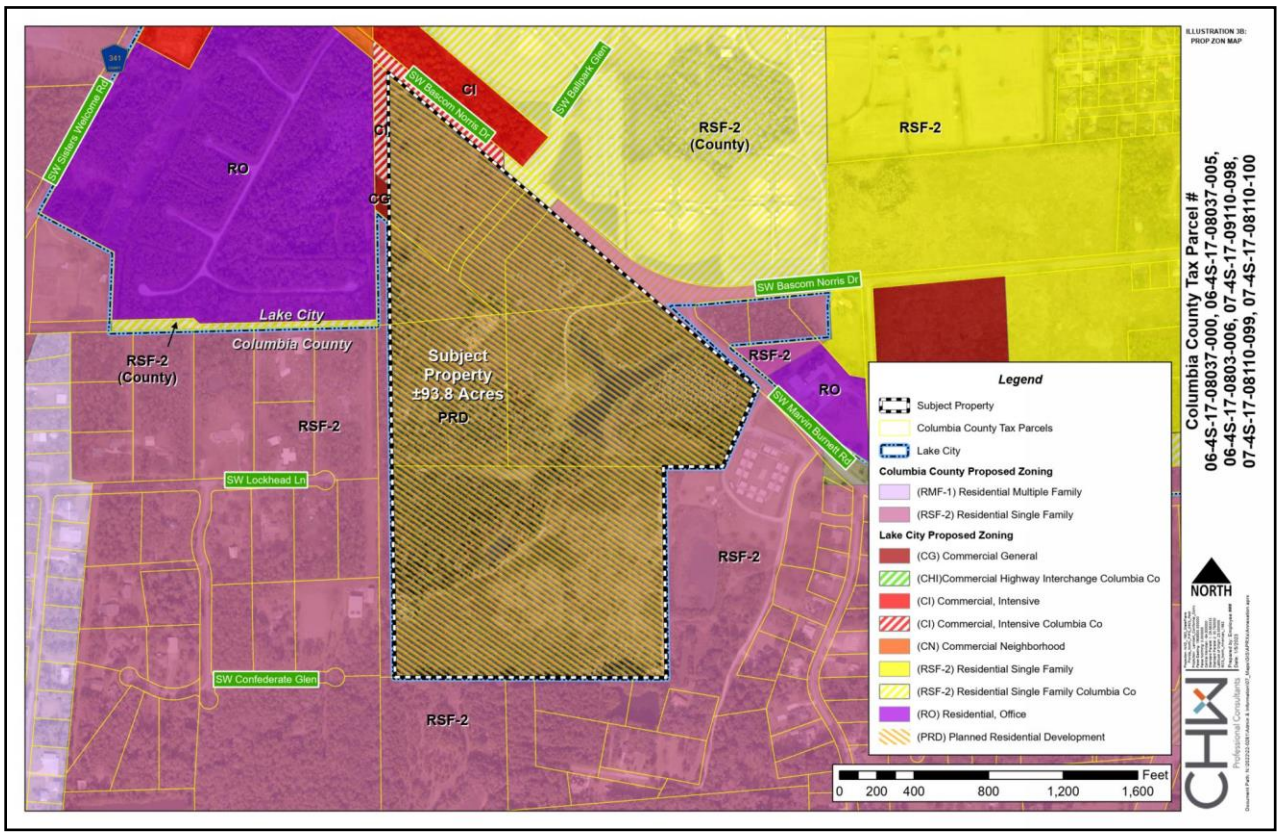


Figure 5: Proposed Zoning Map

3. CONCURRENCY IMPACT ANALYSIS

This LSCPA application requests to change the ±93.8-acre property's existing FLU designations from Columbia County Commercial, Columbia County Residential Low, and Lake City Commercial to Lake City Residential Moderate Density. This will change the maximum density and intensity allowed on the Subject Property. A comparison of existing and proposed density and intensity is provided in **Table 2**, below.

Table 2. Existing and Proposed Maximum Density Comparison

Existing Maximum Permitted Density	**Proposed Maximum Permitted Density**
Columbia County Residential Low (±77.34 ac) ±77.34 ac * 2 du/ac = **±154 dwelling units**	*Lake City Residential Moderate Density (±93.8 ac)* ±93.8 acres * 4 du/ac = **±375 dwelling units**
Existing Maximum Permitted Intensity	**Proposed Maximum Permitted Intensity**
Columbia County Commercial (±13.97 ac) ±13.97 ac * 1.0 FAR = **±608,533.2 sq. ft.** *Lake City Commercial (±2.49 ac)* ±2.49 ac * 1.0 FAR = **±108,464.4 sq. ft.** **Total intensity: ±716,997.6 sq. ft.**	N/A
This request may allow an increase of up to **±221 dwelling units** compared to what is currently allowed by the onsite zoning districts, and a decrease of up to **±716,997.6 square feet** of nonresidential development compared to what is currently allowed by the onsite zoning districts. *Note: the results of these calculations demonstrate a theoretical maximum development scenario. They are not to be taken as the intent of the property owner for development following application approval. In reality, this application is submitted concurrently with a PRD application, requesting 325 dwelling units.*	

The following sections demonstrate the potential impacts of the proposed change on public facilities, including Transportation, Potable Water, Sanitary Sewer, Solid Waste, and Public Schools, in accordance with application requirement D.3.

Please note: this section demonstrates the theoretical maximum impacts of the FLU classification proposed. In reality, this application is submitted with a PRD application requesting a maximum of 325 dwelling units.

Transportation

This application is submitted concurrently with a Planned Residential development Rezoning application, proposing 325 dwelling units. The following table demonstrates the potential number of trips generated by this development compared to the Subject Property's existing entitlements.

Table 3: Trip Generation Table

Land Use	ITE LU Code	Variable Type	Variable Quantities	Daily	AM Peak			PM Peak		
				Total	Total	In	Out	Total	In	Out
Proposed Land Use										
Single-Family Detached Housing	210	DU	286	2,653	194	49	145	267	168	99
Single-Family Attached Housing (Townhomes)	215	DU	39	254	15	4	11	20	12	8
Total				**2,907**	**209**	**53**	**156**	**287**	**180**	**107**
Permitted Existing Landuses										
Single-Family Detached Housing	210	DU	154	1,501	110	28	82	149	94	55
Shopping Center	820	KSF	600	21,530	488	302	186	2,050	984	1,066
General Office	710	KSF	100	1,160	167	147	20	166	28	138
Food Outlet	850	KSF	16.997	1,957	49	29	20	184	92	92
Total				**26,148**	**814**	**506**	**308**	**2,549**	**1,198**	**1,351**
Difference				**(23,241)**	**605**	**-**	**-**	**(2,262)**	**-**	**-**

Conclusion: A maximum development scenario resulting from the application's approval would yield a substantial net decrease in traffic impacts when compared to the potential traffic generated from existing FLU and zoning designations. The proposed FLU and zoning are projected to generate substantially ***fewer*** trips, and thus substantially ***less traffic***, than what is currently allowed on the property. *Approval of this application does not reserve capacity for the applicant.*

Potable Water

Table 4: Maximum Development Potential Potable Water Impacts

Land Use	Maximum Units	Gallons Per Day[1]	Multiplier[2]	Estimated Demand (GPD)
Proposed maximum				
Residential	375	300	4	450,000
Existing				
Residential	154	300	4	184,800
Shopping Center	600,000	0.1 gallon / sq. ft. / day	-	60,000
Office	100,000	15 gallons / 100 sq. ft. / day	-	15,000
Food Outlet	16,997.6	10 gallons / 100 sq. ft. / day	-	1,699.76
Subtotal:	-	-	-	*261,499.76*
Net Demand	-	-	-	***188,500.24***

1. *Source: Ch. 62E-6.008, Table 1, Florida Administrative Code*
2. *Source: "Recommended Standards for Wastewater Facilities" by Great Lakes-upper Mississippi River Board of State and Provincial Public Health and Environmental Managers, Page 10-6, Figure 1.*

Conclusion: A maximum development scenario resulting from this application's approval would yield a modest net increase in potable water demand. This increase is not anticipated to exceed capacity of the City's adopted LOS for potable water, established as 150 gallons per capita per day. *Approval of this application does not reserve capacity for the applicant.*

Sanitary Sewer

Table 5: Maximum Development Potential Sanitary Sewer Impacts

Land Use	Maximum Units	Gallons Per Day[1]	Multiplier[2]	Estimated Demand (GPD)
Proposed maximum				
Residential	375	300	4	450,000
Existing				
Residential	154	300	4	184,800
Shopping Center	600,000	0.1 gallon / sq. ft. / day	-	60,000
Office	100,000	15 gallons / 100 sq. ft. / day	-	15,000
Food Outlet	16,997.6	10 gallons / 100 sq. ft. / day	-	1,699.76
Subtotal:	-	-	-	*261,499.76*
Net Demand	-	-	-	***188,500.24***

1. *Source: Ch. 62E-6.008, Table 1, Florida Administrative Code*
2. *Source: "Recommended Standards for Wastewater Facilities" by Great Lakes-upper Mississippi River Board of State and Provincial Public Health and Environmental Managers, Page 10-6, Figure 1.*

Conclusion: A maximum development scenario resulting from this application's approval would yield a modest net increase in sanitary sewer demand. This increase is not anticipated to exceed capacity of the City's adopted LOS for potable water, established as 135 gallons per capita per day. *Approval of this application does not reserve capacity for the applicant.*

Solid Waste

Table 6: Maximum Development Potential Solid Waste Impacts

Land Use	Units	Solid Waste Generated (lbs/day)[1]	Solid Waste Generated (tons/year)[2]
Proposed			
Residential	375 dwelling units	711.75	1,298.94
Existing			
Residential	154 dwelling units	292.29	533.43
Nonresidential	716,997.6 sq. ft.	1,570.22	2,865.66
Subtotal	-	*1,862.51*	*3,399.09*
Net Demand	**-**	***-1,151.51***	***-2,100.15***

1. Formulas per Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.
*a. Formula used, residential: du * 2.6 persons per du * .73 per capita*
*b. Formula used, nonresidential: (((12 lbs. / 1,000 ft^2/day * [XXX sq. ft.]) * 365)/2,000)*
*2. Formula used, pounds per day to tons per year: ([lbs/day] * 0.005) * 365*

Conclusion: A maximum development scenario resulting from this application's approval would yield a net decrease in solid waste demand. The Level of Service Standard is established as 0.85 tons per capita per year. *Approval of this application does not reserve capacity for the applicant.*

Public Schools

A letter from the Columbia County Schools Office of the Superintendent is provided as attachment to this application, in regard to the potential student population that may be generated by the concurrently-submitted PRD application.

This letter indicates that homes on the Subject Property would be within the school zones of Melrose Park Elementary School, Richardson Sixth Grade Academy, Lake City Middle School, and Columbia High School. According to this letter, the district has capacity in Columbia County schools to provide education and support to the students that may live in the 325 proposed dwelling units.

4. CONSISTENCY WITH CITY OF LAKE CITY COMPREHENSIVE PLAN

This section identifies specific City of Lake City Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. This section fulfills application requirement D.4. Text from the Comprehensive Plan is provided in normal font. Consistency statements are provided in **bold font**.

FUTURE LAND USE ELEMENT

Policy I.1.1 The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.

The Subject Property fronts Bascom Norris Drive, which is identified as a Rural Major Collector in Comprehensive Plan Illustration A-IX, Future Transportation Map 2025. The Subject Property sits within the Urban Development Area, per Comprehensive Plan Illustration A-XII, Designated Urban Development Area.

This proposal fulfills this policy by directing the Residential Moderate Density FLU classification, a higher density residential classification that allows up to 4 dwelling units per acre, to an area adjacent to a designated collector road, where public facilities are available to support appropriate subsequent development.

Policy I.1.2 The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:

. . .

RESIDENTIAL

Residential use classifications provide locations for dwelling units at low, moderate medium, and high density within the City as defined within this Comprehensive Plan. Public, charter, and private elementary and middle schools are permitted within low and moderate density residential land use classifications. Public, charter, and private elementary, middle schools and high schools are permitted in medium and high density residential land use classifications. In addition, churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, childcare centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.50 floor area ratio. Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories.

Residential low density shall be limited to a density of less than or equal to 2.0 dwelling units per acre.

Residential moderate density shall be limited to a density of less than or equal to 4.0 dwelling units per acre.

Residential medium density shall be limited to a density of less than or equal to 8.0 dwelling units per acre.

The medium density residential use classification can also provide location for professional and business activities along arterial and collector streets in transitional areas buffering residential neighborhoods from intensive non-residential areas and such activities shall be limited to an intensity of 1.0 floor area ratio.

Residential high density shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

The Residential Moderate Density FLU classification is requested for the Subject Property. This FLU classification allows up to 4.0 dwelling units per acre.

This land use is compatible with the context area. The area is characterized primarily by other residential land use classifications, including Columbia County Residential Low (2 du/ac), and Lake City Residential Moderate (4 du/ac), Medium (8 du/ac), and High (20 du/ac) Density. These classifications are all within a 500-foot radius of the Subject Property and are visible in Figures 2 and 3.

As evidenced by the existing land use classification composition of the area, the proposed Residential Moderate Density FLU classification is appropriate for the Subject Property and its context area.

Policy I.1.3 The City shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

The conversion of currently vacant commercially-zoned land on Bascom Norris Drive to a residential land use classification will help the City proactively meet existing and future housing needs for existing and future residents. This urban land use will be located within the Urban Development Area.

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

1. A concept which requires land to be under unified control, planned and developed as a whole in a single development or in an approved, programmed series of developments for dwelling units and related uses and facilities;
2. A plan which, when adopted, becomes the land development regulations for the land to which it is applied;
3. Inclusive of principal and accessory structures substantially related to the character of the development itself and the surrounding area of which it is a part; and
4. A concept which, when implemented, allows for development according to comprehensive and detailed plans that include streets, utilities, building sites and the like and site plans and elevations for all buildings as intended to be located, constructed, used, and related to each other. It also includes detailed plans for other uses and the improvements on the land as related to the buildings.

A PRD rezoning application is submitted concurrently with this LSCPA application. This PRD will include residential lots at a range of sizes and promote a diversity of housing types, highly compatible with the diverse housing opportunity in the context area. This new housing will help meet the needs of existing and future residents.

Objective I.5 The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area, except that water line extensions may be made outside such designated urban development area to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside such designated urban development area. The boundary of this designated urban development area is depicted within the Future Land Use Map Series of this Comprehensive Plan.

The Subject Property is within the Urban Development Area. This will limit the need for extension of utilities for any development following this application's approval.

HOUSING ELEMENT

GOAL III - PROVIDE DECENT, SAFE AND SANITARY HOUSING IN SUITABLE ENVIRONMENTS AT AFFORDABLE COSTS TO MEET THE NEEDS OF THE CITY'S PRESENT AND FUTURE CITIZENS, INCLUDING THOSE RESIDENTS WITH SPECIAL NEEDS.

The Residential Moderate Density FLU classification is proposed for the Subject Property. This will allow up to ±375 dwelling units to be built in the City of Lake City. This increases the ability for housing supply to meet housing demand, and thus helps to proactively keep housing costs down in the City.

Policy IV.6.2 The City's land development regulations shall permit residential densities in excess of 2 dwelling units per acre, but less than or equal to 4 dwelling units per acre, only within areas served by the City's centralized potable water system, and residential densities in excess of 4 dwelling units per acre only within areas served by the City's centralized potable water and centralized sewer systems.

This application requests the Residential Moderate Density FLU classification. This classification allows up to 4.0 dwelling units per acre. The Subject Property is also within the Urban Development Area, per Comprehensive Plan Illustration A-XII, Designated Urban Development Area. Maximum theoretical impacts to potable water systems are demonstrated in Section 3 of this report.

5. URBAN SPRAWL ANALYSIS

Approval of this LsCPA does not constitute urban sprawl. As defined in Florida Statutes 163.3164(52), 'Urban Sprawl' means "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses."

I. Section 163.3177(6)(a)9a., Florida Statutes Analysis

Section 163.3177(6)(a)9a, Florida Statutes, requires that any amendment to the FLU shall discourage the proliferation of urban sprawl. The evaluation of the presence of 13 indicators of urban sprawl shall consist of an analysis of the Plan Amendment "within the context of features and characteristics unique to each locality in order to determine whether" the Plan Amendment exhibits any of the indicators.

As demonstrated by the following analysis, the proposed LsCPA does not trigger any urban sprawl indicators, and adoption of this Plan Amendment will discourage the proliferation of urban sprawl within the City of Lake City and Columbia County. All statutory indicators will be shown in normal font, while consistency statements will be provided in **bold**.

(I) Promotes, allows or designates for substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

This request does not promote, allow, or designate for substantial areas to develop as low-intensity, low-density, or single-use development.

The FLU classification requested, Residential Moderate Density, allows for a moderate density of development, at up to 4.0 dwelling units per acres. This moderate density discourages a low-density, sprawling development pattern, and is compatible with the diverse residential densities permitted in the property's context area.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

This request does not promote, allow, or designate significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands available for development.

Instead, this request allows urban residential development within the City of Lake City's Urban Development Area, fronting a major roadway, near other major roadways, and proximate to existing development.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

This request does not promote, allow, or designate urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

This request will promote urban development in accordance with the City of Lake City's standards. Rather than being isolated, the Subject Property is proximate to multiple major roadways and existing developments. Furthermore, this LSCPA is submitted

concurrently with a request to rezone the property to Planned Residential Development (PRD). This site-specific zoning district will further ensure development does not occur in a radial, strip, or ribbon pattern, but instead in a cohesive, master-planned format.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

This request does not fail to adequately protect and conserve natural resources.

The Subject Property contains wetlands and FEMA floodplains onsite. Development planning to follow approval of this LSCPA application will adhere to all pertinent protection, mitigation, and buffering requirements for these sensitive areas.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

This request does not fail to adequately protect adjacent agricultural areas and activities.

There is no land designated with Agricultural land use adjacent to the Subject Property. The area is characterized by Residential land use classifications, with limited Commercial and Recreational land use classifications.

(VI) Fails to maximize use of existing public facilities and services.

This request will not fail to maximize use of existing public facilities and services. The Subject Property is within the City of Lake City Urban Development Area and will utilize existing public facilities and services.

(VII) Fails to maximize use of future public facilities and services.

This request will not fail to maximize use of future public facilities and services. The Subject Property is within the City of Lake City Urban Development Area and will utilize future public facilities and services when available.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

This request will not allow for land use patterns which disproportionately increase the cost in time, money, or energy of providing and maintaining facilities and services.

The Subject Property is within the City's Urban Development Area, indicating public facilities are available and no disproportionate cost in extension will be imposed.

(IX) Fails to provide a clear separation between rural and urban uses.

This request will not fail to provide a clear separation between rural and urban uses. The Subject Property is within the Urban Development Area, where the City limits utility extension and hopes to focus urban development.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

This request will not discourage or inhibit development or redevelopment of existing neighborhoods or communities. The Subject Property is not within any existing neighborhoods.

(XI) Fails to encourage a functional mix of uses.

This request will not fail to encourage a functional mix of uses. Instead, it will encourage a functional mix of uses at the City scale, by making enabling use of the property. The majority of the Subject Property was recently annexed into the City of Lake City. This newly annexed portion is currently designated with Columbia County FLU classifications. Until the entire property is assigned City FLU classification(s), no use of the property can occur.

(XII) Results in poor accessibility among linked or related land uses.

This request will not result in poor accessibility among linked or related uses. Subsequent development of the Subject Property would not hinder existing roadways, nor would any roadways be permanently closed should development occur. Furthermore, residential development at the Subject Property's scale is likely to include roadway construction, thus potentially resulting in improved accessibility.

(XIII) Results in the loss of significant amounts of functional open space.

This request will not result in the loss of significant amounts of functional open space. The Subject Property is privately owned and does not currently serve as functional open space.

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria for use when evaluating a future land use or plan amendment. This section states that, if four (4) or more of the eight (8) criteria are met, one can presume that the amendment discourages urban sprawl.

The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (IV), and (V).

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The proposed amendment directs economic growth and associated land development to a geographic area of the community that does not have an adverse impact on and protects natural resources and ecosystems. The Subject Property is within the Urban Development Area, where the City intends to focus growth and development. While there

are FEMA floodplains and wetlands on the property, they will be protected or mitigated for as required in any subsequent development.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The proposed amendment promotes the efficient and cost-effective extension of public infrastructure by focusing density within an area where provision is possible. The Subject Property is within the City of Lake City Urban Development Area. This is an area in which public infrastructure is available. The City only extends public infrastructure within this area.

(IV) Promotes conservation of water and energy.

The proposed amendment promotes the conservation of water and energy by focusing a moderate density land use classification within the urbanized area of the City of Lake City. This will concentrate residential development in an area where public utility infrastructure and service is available, precluding their costly extension.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

The proposed amendment preserves agricultural areas and activities by proposing single-family residential land use within an area currently characterized by residential land use classifications. This helps to preserve agricultural areas and activities by not attempting to convert prime farmland to residential land.

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4. Boundary Survey and Legal Description
5. Justification Report
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7. Property Deed
8. Proof of Payment of Taxes
9. Map Set

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SUPERINTENDENT
ALEX L. CARSWELL, JR

ASSISTANT SUPERINTENDENTS
HOPE JERNIGAN
TODD WIDERGREN

MEMBERS OF THE BOARD
DANA BRADY-GIDDENS
CHERIE HILL
KEITH HUDSON
HUNTER PEELER
NARRAGANSETT SMITH

January 12, 2023

VIA EMAIL
sethw@chw-inc.com

TO: Seth Wood, AICP
CHW Professional Consultants

RE: Garden Street Communities – Bascom Norris Property

The Columbia County School District ("District") acknowledges the intent to develop the project known as Garden Street Communities – Bascom Norris Property. The District further acknowledges that this development will consist of up to 325 dwelling units with 39 townhomes and 286 single-family detached dwelling units on the 93.8 +/- acres located off of Bascom Norris Drive (Parcel numbers: 06-4S-17-08037-000; 06-4S-17-08037-005; 06-4S-17-08037-006; 07-4S-17-08110-098; 07-4S-17-08110-099; and 07-4S-17-08110-100). These properties will be zoned for:

- Melrose Park Elementary School
- Richardson Sixth Grade Academy
- Lake City Middle School
- Columbia High School

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

Sincerely,

Alex L. Carswell, Jr.
Superintendent

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9. Map Set

This Instrument Prepared by and Return to:
Teresa Byrd Morgan
Morgan Law Center
234 East Duval Street
Lake City, Florida 32055

Grantees:
JOHN B. HUNTER and **MICHAEL D. POKITKO**, Trustees or their successors in trust, under **JOHN B. HUNTER REVOCABLE TRUST, dated February 11, 2003,** and any amendments thereto.

Parcel Identification No.
06-4S-17-08037-000;
07-4S-17-08110-099;
06-4S-17-08037-006;
06-4S-17-08037-005;
07-4S-17-08110-098; and
07-4S-17-08110-100.

Inst:201412018011 Date:11/20/2014 Time:2:05 PM
Doc Stamp-Deed:0.70
DC,P.DeWitt Cason,Columbia County Page 1 of 4 B:1285 P:38

WARRANTY DEED

THIS WARRANTY DEED, made this 5th day of August, 2014, between **JOHN B. HUNTER**, a single person, whose post office address is Post Office Box 958, Lake City, Florida 32056, (herein "Grantor"), and **JOHN B. HUNTER and MICHAEL D. POKITKO**, Trustees or their successors in trust, under **JOHN B. HUNTER REVOCABLE TRUST, dated February 11, 2003,** and any amendments thereto, whose post office address is Post Office Box 958, Lake City, Florida 32056, (herein "Grantees").

The terms "Grantors," "Grantees," and "Trustees" shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number shall include the singular and the singular number shall include the plural.

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of $10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantees forever the following described property in **Columbia County, Florida**:

See Attached Schedule A

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any.

The subject property is not the homestead of the Grantor, the Grantor's spouse, or the Grantor's children, if any. The subject property is not contiguous to the homestead of the Grantor, the Grantor's spouse, or the Grantor's children, if any.

TOGETHER WITH all the tenements, hereditaments, privileges, rights, interests, reversions, remainders, appurtenances, and easements in any way appertaining to the said property.

TO HAVE AND TO HOLD the said described property, in trust, upon the conditions and for the uses and purposes set out in the said Trust Agreement, to which reference is made, and it is made a part hereof by reference.

The Trustees, and their successors, are hereby conferred with full power and authority to protect and conserve said property; to sell, contract to sell, and grant options to purchase said property and any rights, title or interest therein on any terms; to exchange said property or any part thereof for any other real or personal property upon any terms; to convey said property by deed or other conveyance to any person or entity, with or without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, grant options to lease and renew, extend, amend and otherwise modify leases on said property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; to release, convey or assign any other right, title or interest whatsoever, in, to or about said property or any part thereof, and otherwise to manage and dispose of the above property as Trustee under the provisions of Section 689.071, Florida Statutes (or any successor statute).

No party dealing with said Trustee in relation to said property in any manner whatsoever, shall be (a) obliged to see to the application of any purchase money, rent, or money borrowed or otherwise advanced on said property, (b) obliged to see that the terms of the trust have been complied with (c) obliged to inquire into the authority, necessity or expedience of any act of said Trust or Trustee, or (d) privileged to inquire into any of the terms of the Trust Agreement. Every deed, mortgage, lease or other instrument executed by the then current Trustee in relation to said property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder: (a) that at the time of the delivery thereof the Trust was in full force and effect, (b) that such instrument was executed in accordance with the terms and conditions hereof and of the Trust Agreement and is binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver such instrument, and (d) that (upon filing an affidavit stating that they are the current Trustee) any successor Trustee has been properly appointed and is fully vested with all the title, estate, rights, powers, duties and obligations of their predecessor in trust.

The interest of every beneficiary under said Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails and proceeds arising from the rental, sale or other disposition of said property. Such interest is hereby declared to be personal property, and no beneficiary thereunder shall have any right, title or interest, legal or equitable, in or to said property, as such, but only an interest in the earnings, avails and proceeds.

Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This document was prepared with a property description furnished to the preparer, and without the benefit of a survey,

or any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages including reasonable attorney fees resulting from an inaccurate or improper legal description.

IN WITNESS WHEREOF, the said Grantors have executed this deed on the day and year first above written.

Signed, sealed and delivered in our presence:

Shana R. Teems Miller, Witness

JOHN B. HUNTER (SEAL)

Angela H. Cranford, Witness

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 5th day of August, 2014, by **JOHN B. HUNTER**, who is personally known to me and who did not take an oath.

SHANA R. TEEMS MILLER
Notary Public - State of Florida
My Comm. Expires Jan 24, 2015
Commission # EE 54571
Bonded Through National Notary Assn

SHANA R. TEEMS MILLER,
NOTARY PUBLIC, STATE OF FLORIDA

SCHEDULE A

PARCEL 1:
BEGIN AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH 00°29'55" WEST ALONG THE WEST LINE OF SECTION 6, A DISTANCE OF 1414.39 FEET TO A POINT ON THE SOUTHWESTERLY MAINTAINED RIGHT-OF-WAY LINE OF BURNETT ROAD (A COUNTY MAINTAINED ROAD); THENCE SOUTH 49°34'43" EAST ALONG SAID SOUTHWESTERLY MAINTAINED RIGHT-OF-WAY LINE 1980.00 FEET TO A POINT ON THE NORTH LINE OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST; THENCE CONTINUE SOUTH 49°34'43" EAST STILL ALONG SAID SOUTHWESTERLY MAINTAINED RIGHT OF WAY LINE OF BURNETT ROAD 722.65 FEET; THENCE SOUTH 23°07'50" WEST, A DISTANCE OF 463.88 FEET; THENCE NORTH 89°46'53" WEST, A DISTANCE OF 1854.23 FEET TO A POINT ON THE WEST LINE OF SECTION 7; THENCE NORTH 00°39'46" WEST ALONG SAID WEST LINE, BEING ALSO THE EAST LINE OF "CANNON CREEK ESTATES," A SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGES 60 AND 60-A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 757.65 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT OF WAY.

ALSO, LESS AND EXCEPT:
BEGIN AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST,COLUMBIA COUNTY, FLORIDA AND RUN NORTH 00°30'04" WEST ALONG THE WEST LINE OF SECTION 6, A DISTANCE OF 1414.45 FEET TO A POINT ON THE SOUTHWESTERLY MAINTAINED RIGHT-OF-WAY LINE OF BURNETT ROAD; THENCE SOUTH 49°34'43" EAST ALONG SAID SOUTHWESTERLY MAINTAINED RIGHT-OF-WAY LINE OF BURNETT ROAD A DISTANCE OF 1241.03 FEET; THENCE SOUTH 41°12'54" WEST A DISTANCE OF 360.94 FEET; THENCE SOUTH 00°33'22" EAST A DISTANCE OF 277.33 FEET TO A POINT ON THE NORTH LINE OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°33'22" EAST,A DISTANCE OF 821.12 FEET; THENCE NORTH 89°46'52" WEST,A DISTANCE OF 696.38 FEET TO A POINT ON THE WEST LINE OF SECTION 7, BEING ALSO THE EAST LINE OF CANNON CREEK ESTATES, A SUBDIVSION RECORDED IN PLAT BOOK 5,PAGES 60 AND 60-A; THENCE NORTH 00°40'20" WEST ALONG SAID LINE A DISTANCE OF 757.59 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
BEGIN AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH 00°30'04" WEST ALONG THE WEST LINE OF SECTION 6, A DISTANCE OF 1414.45 FEET TO A POINT ON THE SOUTHWESTERLY MAINTAINED RIGHT-OF-WAY LINE OF BURNETT ROAD; THENCE SOUTH 49°34'43" EAST ALONG SAID SOUTHWESTERLY MAINTAINED RIGHT-OF-WAY LINE OF BURNETT ROAD A DISTANCE OF 1241.03 FEET; THENCE SOUTH 41°12'54" WEST A DISTANCE OF 360.94 FEET; THENCE SOUTH 00°33'22" EAST A DISTANCE OF 277.33 FEET TO A POINT ON THE NORTH LINE OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST,COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°33'22" EAST, A DISTANCE OF 821.12 FEET; THENCE NORTH 89°46'52" WEST,A DISTANCE OF 696.38 FEET TO A POINT ON THE WEST LINE OF SECTION 7, BEING ALSO THE EAST LINE OF CANNON CREEK ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 5,PAGES 60 AND 60-A; THENCE NORTH 00°40'20" WEST ALONG SAID LINE A DISTANCE OF 757.59 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 7; TOWNSHIP 4 SOUTH; RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN SOUTH 00°39'46" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 757.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°46'53" EAST 1542.34 FEET; THENCE SOUTH 00°39'46" EAST PARALLEL TO THE WEST LINE OF SECTION 7, A DISTANCE OF 1129.85 FEET; THENCE NORTH 89°46'53" WEST 1542.34 FEET TO A POINT ON THE WEST LINE OF SECTION 7, BEING ALSO THE EAST LINE OF "CANNON CREEK ESTATES",A SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGES 60 AND 60-A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE NORTH 00°39'46'WEST ALONG SAID LINE 1129.85 FEET TO THE POINT OF BEGINNING.

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Last Update: 12/19/2022 11:55:33 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R08037-000	REAL ESTATE	2022

Mailing Address
HUNTER TERRY L
HUNTER JOHN B REVOCABLE TRUST
P O BOX 958
LAKE CITY FL 32056

Property Address

GEO Number
064S17-08037-000

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail NO EXEMPTIONS

Millage Code 002

Escrow Code

Legal Description (click for full description)
06-4S-17 5600/56005.70 Acres W1/2 OF SW1/4 AS LIES S OF BURNETT RD & THAT PART OF SE1/4 OF SW1/4 LYING S & W OF BURNETT RD. & EX 18.75 ACRES OFF WEST SIDE DESC ORB 1053-2625. 649-691, 667-715, 679-184, 740-1328, 979-550, WD 1246-2236, WD 1285-038,

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	1,636	0	$1,636	$12.79
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	1,636	0	$1,636	$1.22
LOCAL	3.2990	1,636	0	$1,636	$5.40
CAPITAL OUTLAY	1.5000	1,636	0	$1,636	$2.46
SUWANNEE RIVER WATER MGT DIST	0.3368	1,636	0	$1,636	$0.55
LAKE SHORE HOSPITAL AUTHORITY	0.0001	1,636	0	$1,636	$0.00

Total Millage	13.6989	Total Taxes	$22.42

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	$0.00

Total Assessments	$0.00
Taxes & Assessments	$22.42

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2022	PAYMENT	3200305.0001	2022	$21.52

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

Last Update: 12/19/2022 11:55:44 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R08037-005	REAL ESTATE	2022

Mailing Address
HUNTER TERRY L
HUNTER JOHN B REVOCABLE TRUST
P O BOX 958
LAKE CITY FL 32056

Property Address

GEO Number
064S17-08037-005

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail NO EXEMPTIONS

Millage Code 002

Escrow Code

Legal Description (click for full description)
06-4S-17 5500/55004.66 Acres BEG AT SW COR OF SEC, RUN N 1414.45 FT TO S R/W OF SW BASCOM NORRIS DR, SE ALONG R/W 1241.03 FT, SW 360.94 FT, S 277.33 FT TO SEC LINE, W ALONG SEC LINE TO POB EX APPROX .99 AC DESC IN WD 1325-2498. JOINS #08110-098 & #08110-100) See Tax Roll For Extra Legal

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	2,106	0	$2,106	$16.46
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	2,106	0	$2,106	$1.57
LOCAL	3.2990	2,106	0	$2,106	$6.95
CAPITAL OUTLAY	1.5000	2,106	0	$2,106	$3.16
SUWANNEE RIVER WATER MGT DIST	0.3368	2,106	0	$2,106	$0.71
LAKE SHORE HOSPITAL AUTHORITY	0.0001	2,106	0	$2,106	$0.00

Total Millage	13.6989	Total Taxes	$28.85

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	$0.00

Total Assessments	$0.00

Taxes & Assessments	$28.85

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2022	PAYMENT	3200305.0002	2022	$27.70

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

Last Update: 12/30/2022 8:40:55 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R08037-006	REAL ESTATE	2022

Mailing Address
HUNTER TERRY L
HUNTER JOHN B REVOCABLE TRUST
P O BOX 958
LAKE CITY FL 32056

Property Address

GEO Number
064S17-08037-006

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail NO EXEMPTIONS

Millage Code 001

Escrow Code

Legal Description (click for full description)
06-4S-17 5500/550013.37 Acres BEG AT SW COR OF SEC, RUN N 1414.45 FT TO S R/W OF SW BASCOM NORRIS DR, SE ALONG R/W 1241.03 FT, SW 360.94 FT, S 277.33 FT TO SEC LINE, W ALONG SEC LINE TO POB EX APPROX 1.43 AC DESC IN WD 1325-2498. JOINS #08110-098 & #08110-100) See Tax Roll For Extra Legal

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	6,043	0	$6,043	$29.61
BOARD OF COUNTY COMMISSIONERS	7.8150	6,043	0	$6,043	$47.23
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	6,043	0	$6,043	$4.52
LOCAL	3.2990	6,043	0	$6,043	$19.94
CAPITAL OUTLAY	1.5000	6,043	0	$6,043	$9.06
SUWANNEE RIVER WATER MGT DIST	0.3368	6,043	0	$6,043	$2.04
LAKE SHORE HOSPITAL AUTHORITY	0.0001	6,043	0	$6,043	$0.00

Total Millage	18.5989	Total Taxes	$112.40

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	$0.00

Total Assessments	$0.00
Taxes & Assessments	$112.40

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2022	PAYMENT	3200305.0003	2022	$107.90

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

Last Update: 12/30/2022 8:43:40 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R08110-098	REAL ESTATE	2022

Mailing Address
HUNTER TERRY L
HUNTER JOHN B REVOCABLE TRUST
P O BOX 958
LAKE CITY FL 32056

Property Address

GEO Number
074S17-08110-098

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail NO EXEMPTIONS

Millage Code 002

Escrow Code

Legal Description (click for full description)
07-4S-17 5500/550011.25 Acres BEG AT NW COR OF SEC, RUN S 757.59 FT, E 696.38 FT, NORTH 821.12 FT TO SEC LINE, W ALONG SEC LINE TO POB EX APPROX 1.25 AC DESC IN WD 1325-2498. JOINS #08037-005 & #08110-100. 1053-2625, WD 1196-1527, WD 1246-2236,

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	5,085	0	$5,085	$39.74
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	5,085	0	$5,085	$3.80
LOCAL	3.2990	5,085	0	$5,085	$16.78
CAPITAL OUTLAY	1.5000	5,085	0	$5,085	$7.63
SUWANNEE RIVER WATER MGT DIST	0.3368	5,085	0	$5,085	$1.71
LAKE SHORE HOSPITAL AUTHORITY	0.0001	5,085	0	$5,085	$0.00

Total Millage	13.6989	Total Taxes	$69.66

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	$0.00

Total Assessments	$0.00
Taxes & Assessments	$69.66

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2022	PAYMENT	3200305.0004	2022	$66.87

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

Last Update: 12/19/2022 11:55:47 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R08110-099	REAL ESTATE	2022

Mailing Address
HUNTER TERRY L
HUNTER JOHN B REVOCABLE TRUST
P O BOX 958
LAKE CITY FL 32056

Property Address

GEO Number
074S17-08110-099

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail NO EXEMPTIONS

Millage Code 002

Escrow Code

Legal Description (click for full description)
07-4S-17 5000/500022.85 Acres COMM NW COR RUN S 757.59 FT, RUN E 696.38 FT FOR POB, N 821.12 FT TO SEC LINE, E ALONG SEC LINE TO SW R/W OF BASCOM NORRIS DR, SE 722.65 FT SW 463.88 FT, WEST TO POB. WD 1246-2236, WD 1285-38,

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	101,234	0	$101,234	$791.14
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	105,004	0	$105,004	$78.54
LOCAL	3.2990	105,004	0	$105,004	$346.41
CAPITAL OUTLAY	1.5000	105,004	0	$105,004	$157.51
SUWANNEE RIVER WATER MGT DIST	0.3368	101,234	0	$101,234	$34.10
LAKE SHORE HOSPITAL AUTHORITY	0.0001	101,234	0	$101,234	$0.01

Total Millage	13.6989	Total Taxes	$1,407.71

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	$269.98
GGAR	SOLID WASTE - ANNUAL	$198.06

Total Assessments	$468.04
Taxes & Assessments	$1,875.75

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2022	PAYMENT	3200305.0005	2022	$1,800.72

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

Last Update: 12/19/2022 11:55:48 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R08110-100	REAL ESTATE	2022

Mailing Address
HUNTER TERRY L
HUNTER JOHN B REVOCABLE TRUST
P O BOX 958
LAKE CITY FL 32056

Property Address

GEO Number
074S17-08110-100

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail NO EXEMPTIONS

Millage Code 002

Escrow Code

Legal Description (click for full description)
07-4S-17 5500/550037.74 Acres COMM NW COR, RUN S 757.65 FT FOR POB, E 1542.34 FT, S 1129.85 FT, W 1542.34 FT, N 1129.85 FT TO POB EX APPROX 2 AC DESC IN WD 1325-2498. 754-1981, 1053-2625, WD 1196-1527, WD 1246-2236, WD 1285-038,

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	17,058	0	$17,058	$133.31
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	17,058	0	$17,058	$12.76
LOCAL	3.2990	17,058	0	$17,058	$56.27
CAPITAL OUTLAY	1.5000	17,058	0	$17,058	$25.59
SUWANNEE RIVER WATER MGT DIST	0.3368	17,058	0	$17,058	$5.75
LAKE SHORE HOSPITAL AUTHORITY	0.0001	17,058	0	$17,058	$0.00

Total Millage	13.6989	Total Taxes	$233.68

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	$0.00

Total Assessments	$0.00

Taxes & Assessments	$233.68

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2022	PAYMENT	3200305.0006	2022	$224.33

Prior Years Payment History

Prior Year Taxes Due

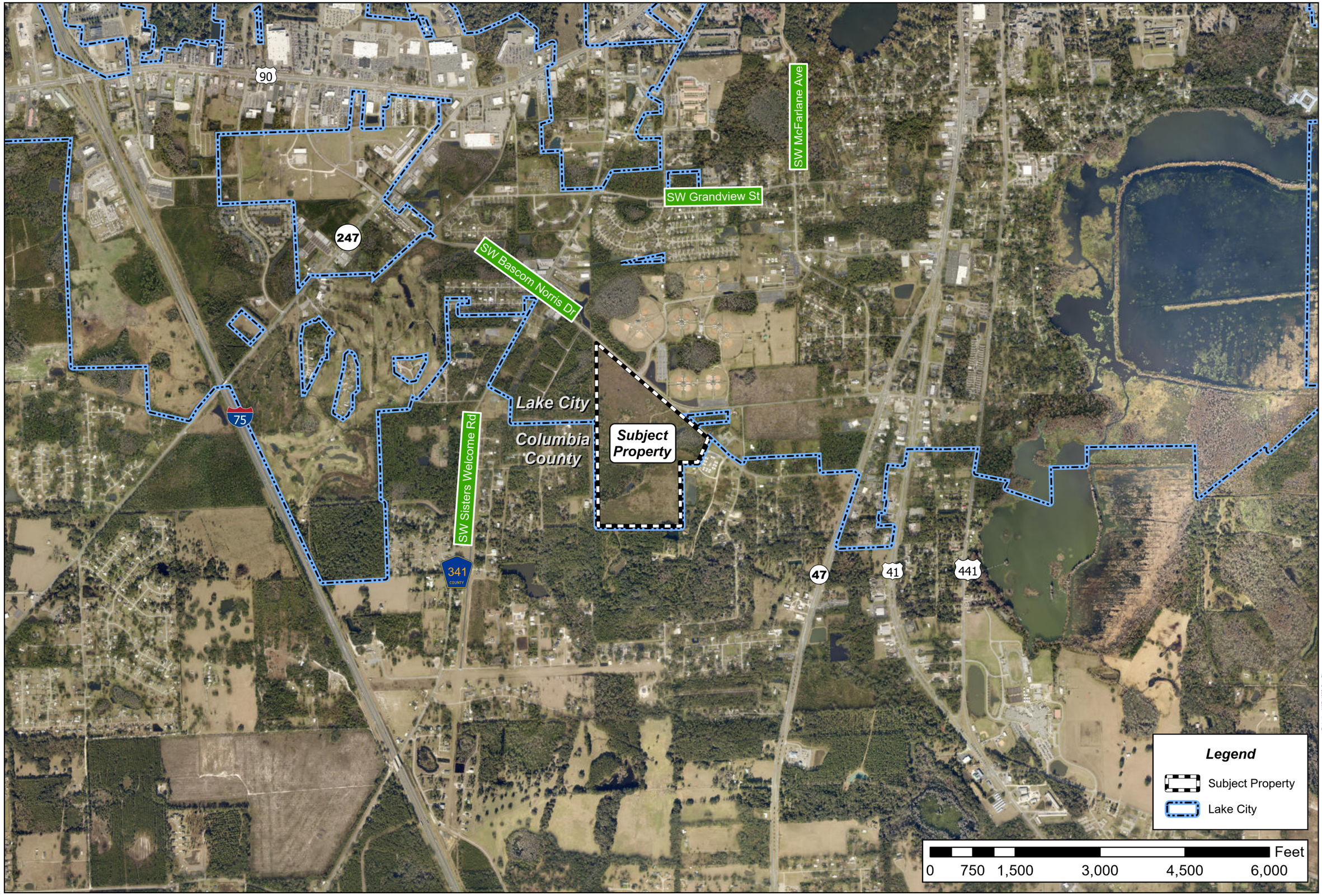
NO DELINQUENT TAXES

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ILLUSTRATION 1A:
CONTEXT MAP

Columbia County Tax Parcel # 06-4S-17-08037-000, 06-4S-17-08037-005, 06-4S-17-0803-006, 07-4S-17-09110-098, 07-4S-17-08110-099, 07-4S-17-08110-100



NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.333333
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 12/30/2022

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ILLUSTRATION 1B:
AERIAL MAP

Columbia County Tax Parcel # 06-4S-17-08037-000, 06-4S-17-08037-005, 06-4S-17-0803-006, 07-4S-17-09110-098, 07-4S-17-08110-099, 07-4S-17-08110-100

SW Sisters Welcome Rd

341 COUNTY

SW Bascom Norris Dr

SW Ballpark Glen

A Portion of Tax Parcel # 06-4S-17-08037-006

A portion of Tax Parcel # 06-4S-17-08037-006

Tax Parcel # 06-4S-17-08037-000

Tax Parcel # 06-4S-17-08037-005

Lake City

Columbia County

Subject Property ±93.8 Acres

Tax Parcel # 07-4S-17-08110-098

Tax Parcel # 07-4S-17-08110-099

Tax Parcel # 07-4S-17-08110-100

SW Bascom Norris Dr

SW Marvin Burnett Rd

SW Lockhead Ln

SW Confederate Glen

Legend

- Subject Property
- Columbia County Tax Parcels
- Lake City

0 200 400 800 1,200 1,600 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Latitude of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ####
Date: 1/18/2023

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ILLUSTRATION 2A:
FLU MAP

Columbia County Tax Parcel
06-4S-17-08037-000, 06-4S-17-08037-005,
06-4S-17-0803-006, 07-4S-17-09110-098,
07-4S-17-08110-099, 07-4S-17-08110-100

341
SW Sisters Welcome Rd
SW Bascom Norris Dr
SW Ballpark Glen
Residential Low (County)
Commercial (County)
Recreation (County)
Residential Moderate
Residential High
Residential Medium
Lake City
Columbia County
Residential Low (County)
Subject Property ±93.8 Acres
Commercial
SW Bascom Norris Dr
Commercial
SW Marvin Burnett Rd
Residential Low
Residential Low
SW Lockhead Ln
Residential Low
SW Confederate Glen
Residential Low

Legend

- Subject Property
- Columbia County Tax Parcels
- Lake City

Lake City Future Land Use

- Commercial
- Commercial Co
- Recreation Co
- Residential - High
- Residential - Low Co
- Residential - Medium
- Residential - Moderate

Columbia County Future Land Use

- Commercial
- Residential - Low
- Residential - Medium

NORTH

0 200 400 800 1,200 1,600 Feet

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1,968,500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Scenic Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 1/18/2023

Professional Consultants

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ILLUSTRATION 2B:
PROP FLU MAP

Columbia County Tax Parcel #
06-4S-17-08037-000, 06-4S-17-08037-005,
06-4S-17-0803-006, 07-4S-17-09110-098,
07-4S-17-08110-099, 07-4S-17-08110-100

341
SW Sisters Welcome Rd
SW Bascom Norris Dr
SW Ballpark Glen
SW Marvin Burnett Rd
SW Lockhead Ln
SW Confederate Glen

Commercial (County)
Commercial
Residential High
Residential Medium
Residential Low (County)
Residential Low (County)
Residential Low
Residential Low
Residential Low
Residential Low (County)
Recreation (County)
Residential Moderate
Commercial
Residential Low
Residential Moderate

Lake City
Columbia County

Subject Property ±93.8 Acres

Legend

- Subject Property
- Columbia County Tax Parcels
- Lake City

Lake City Proposed Future Land Use

- Commercial
- Commercial Co
- Recreation Co
- Residential - High
- Residential - Low Co
- Residential - Medium
- Residential - Moderate

Columbia County Proposed Future Land Use

- Commercial
- Residential - Low
- Residential - Medium

0 200 400 800 1,200 1,600 Feet

NORTH

Projection: NCD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
Datum: D_North_American_1983
False Northing: 0.000000
False Easting: 1968500.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

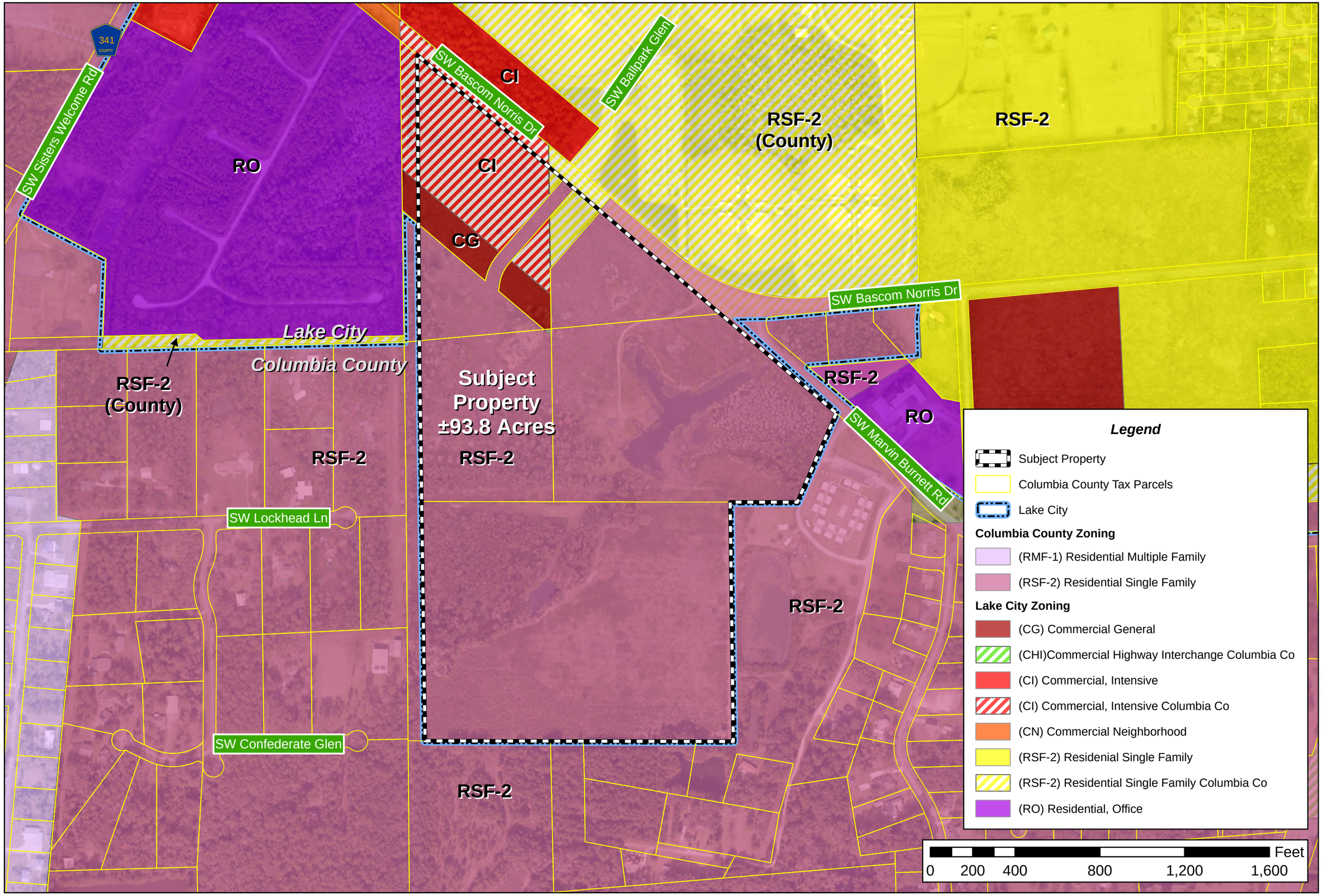
Prepared by: Employee ###
Date: 1/18/2023

CHW
Professional Consultants

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ILLUSTRATION 3A:
ZON MAP

Columbia County Tax Parcel
06-4S-17-08037-000, 06-4S-17-08037-005,
06-4S-17-0803-006, 07-4S-17-09110-098,
07-4S-17-08110-099, 07-4S-17-08110-100



NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Linear Unit: Foot_US (0.304801)
GCS_North_American_1983

Prepared by: Employee ####
Date: 1/19/2023

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ILLUSTRATION 3B:
PROP ZON MAP

Columbia County Tax Parcel
06-4S-17-08037-000, 06-4S-17-08037-005,
06-4S-17-0803-006, 07-4S-17-09110-098,
07-4S-17-08110-099, 07-4S-17-08110-100

341
COUNTY

SW Sisters Welcome Rd

SW Bascom Norris Dr

SW Ballpark Glen

SW Marvin Burnett Rd

SW Lockhead Ln

SW Confederate Glen

RO

CI

CG

RSF-2
(County)

RSF-2

Lake City

Columbia County

Subject
Property
±93.8 Acres
PRD

Legend

- Subject Property
- Columbia County Tax Parcels
- Lake City

Columbia County Proposed Zoning

- (RMF-1) Residential Multiple Family
- (RSF-2) Residential Single Family

Lake City Proposed Zoning

- (CG) Commercial General
- (CHI)Commercial Highway Interchange Columbia Co
- (CI) Commercial, Intensive
- (CI) Commercial, Intensive Columbia Co
- (CN) Commercial Neighborhood
- (RSF-2) Residential Single Family
- (RSF-2) Residential Single Family Columbia Co
- (RO) Residential, Office
- (PRD) Planned Residential Development

Feet
0 200 400 800 1,200 1,600

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Linear Unit: Foot_US (0.304801)
GCS_North_American_1983

Prepared by: Employee ###
Date: 1/18/2023

Professional Consultants

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ILLUSTRATION 4:
ENV MAP

Columbia County Tax Parcel # 06-4S-17-08037-000, 06-4S-17-08037-005, 06-4S-17-0803-006, 07-4S-17-09110-098, 07-4S-17-08110-099, 07-4S-17-08110-100

SW Sisters Welcome Rd
SW Bascom Norris Dr
SW Ballpark Glen
SW Bascom Norris Dr
SW Marvin Burnett Rd
SW Lockhead Ln
SW Confederate Glen

Subject Property
±93.8 Acres
Flood Zone: X

Flood Zone: A
Flood Zone: A
Flood Zone: A
Flood Zone: A
Flood Zone: A

165 170 170 170 170 165 165 900 170 170 170 175 160 165 155 160 130 120 150 145 140 135 130 125 115 120 115

Legend

- Subject Property
- Columbia County Tax Parcels
- 5 ft. Contours
- Delineated Wetlands

FEMA 100 Year Floodplain

- FEMA 100-year Floodplain

National Wetlands Inventory Wetlands

- Intermittently Exposed
- Permanently Flooded
- Saturated
- Seasonally Flooded
- Semipermanently Flooded

0 200 400 800 1,200 1,600 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ####
Date: 1/18/2023

CHW Professional Consultants

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ILLUSTRATION 5:
SOILS MAP

Columbia County Tax Parcel
06-4S-17-08037-000, 06-4S-17-08037-005,
06-4S-17-0803-006, 07-4S-17-09110-098,
07-4S-17-08110-099, 07-4S-17-08110-100

SW Sisters Welcome Rd
341 COUNTY
SW Bascom Norris Dr
SW Ballpark Glen
SW Bascom Norris Dr
SW Marvin Burnett Rd
SW Lockhead Ln
SW Confederate Glen

Subject Property
±93.8 Acres

54
56
37
48
99
57
37
56
1
8
40
11
27
28
12

MUYSM	Soil Type	Hydro Group
1	Albany fne sand, 0 to 5 percent slopes	A/D
8	Blanton fne sand, 0 to 5 percent slopes	A
11	Blanton-Bonneau-Ichetucknee complex, 2 to 5 percent slopes	A
12	Blanton-Bonneau-Ichetucknee complex, 5 to 8 percent slopes	A
27	Ichetucknee fne sand, 2 to 5 percent slopes	D
28	Ichetucknee fne sand, 5 to 8 percent slopes	D
37	Masco te fne sand	B/D
40	Ocilla fne sand, 0 to 5 percent slopes	B/D
48	Pelham fne sand, 0 to 2 percent slopes	B/D
54	Plummer muck, depressional	A/D
56	Sapelo fne sand, 0 to 2 percent slopes	B/D
57	Surrency fne sand	B/D
99	Water	-

Legend

Subject Property

Columbia County Tax Parcels

0 200 400 800 1,200 1,600 Feet

NORTH

Projection: Lambert_Conformal_Conic
Datum: D_North_American_1983
False Easting: 0.000000
False Northing: 0.000000
Central Meridian: -84.333333
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Latitude of Origin: 29.166667
GCS_North_American_1983

Prepared by: Employee ####
Date: 1/18/2023

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