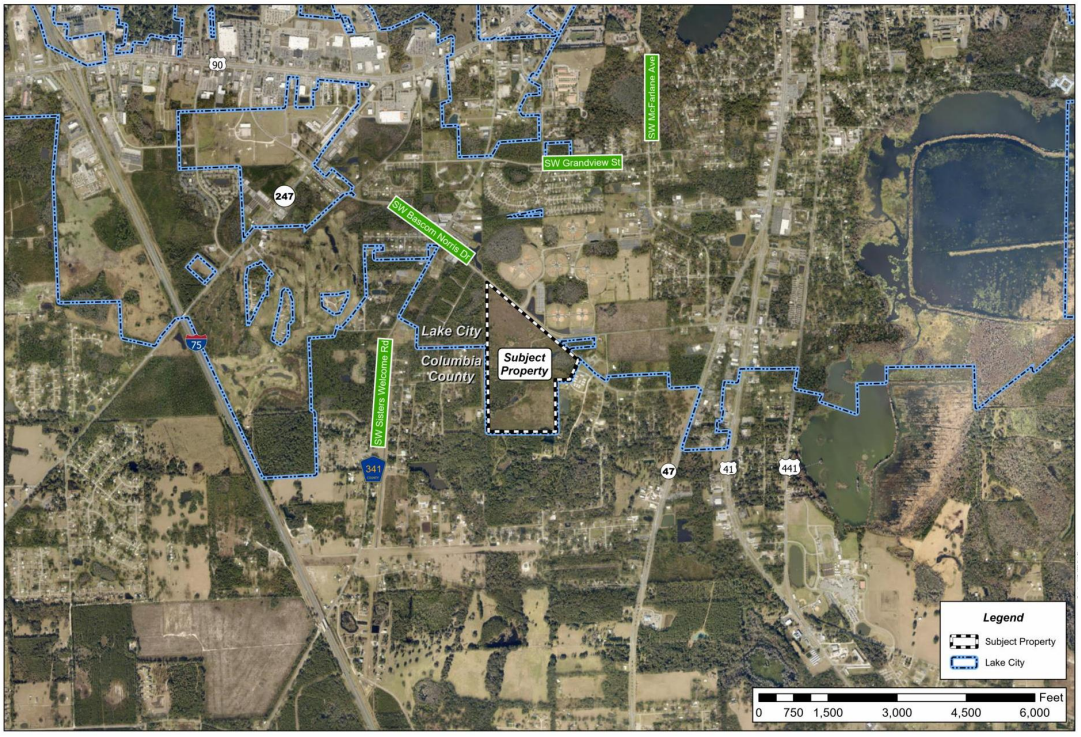
Hunter's Creek

PRD Rezoning Application



Prepared For: City of Lake City

Prepared on behalf of: Garden Street Communities

Date: 01/27/2023
PN# 22-0281

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

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7. **Property Deed**
8. **Proof of Payment of Taxes**
9. **Vicinity Map Set**
10. **Plan Set**
    a. **Preliminary Development Plan**
    b. **Site Analysis Map**
    c. **Preliminary Utility Service Plan**

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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–Planned Residential Development Rezoning 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;
- Vicinity map set;
- Preliminary Development Plan;
- Site Analysis Map; and
- Preliminary Utility Service Plan

A fee check of $2,500 is also included with this application. This payment is for both this Planned Residential Development rezoning application and a concurrently-submitted Large-scale Comprehensive Plan Amendment 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 Residential Single-Family (RSF-2), Columbia County Commercial, Intensive (CI), and Lake City Commercial, General (CG) to Lake City Planned Residential Development. The intention of this PRD rezoning application is to create a new residential community in the City of Lake City that is not possible with any existing zoning district. This community will include townhomes and single-family detached dwelling units, with lot sizes not possible in any existing Lake City residential zoning district.

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, Florida 32055
Telephone (386) 719-5750
growthmanagement@lcfla.com

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

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

PLANNED RESIDENTIAL DEVELOPMENT ZONING AND PRELIMINARY DEVELOPMENT PLAN

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. Future Land Use Map Designation: Residential Moderate (requested in concurrently-submitted application)
5. Existing Zoning Designation: Columbia County Residential Single-Family (RSF-2) and Commercial Intensive (CI); Lake City Commercial General
6. Proposed Zoning Designation: Planned Residential Development (PRD)
7. Acreage: ±93.8
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. CPA_____
   Site Specific Amendment to the Official Zoning Atlas (Rezoning): □Yes_____■No_____
   Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
   Variance:□Yes_____■No_____
   Variance Application No. _____
   Special Exception: □Yes_____ ■No_____
   Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Planned Residential Development Zoning and Preliminary Development Plan Approval. The applicant shall submit to the Land Development Regulation Administrator a request for change to a Planned Residential Development zoning district containing the following exhibits:

   a. A statement of objectives describing:

      (1) The general purpose of the proposed development; and

      (2) The general character of the proposed development.

   b. A Vicinity Map showing the location of the proposed Planned Residential Development in relation to:

      (1) Surrounding streets and thoroughfares;

      (2) Existing zoning on the site and surrounding areas; and

      (3) Existing land use on the site and surrounding areas.

      The Vicinity Map shall be drawn at a scale to show an area of no less than one thousand (1,000) feet surrounding the property. A greater area may be required if the Planning and Zoning Board determines information on a larger vicinity is needed.

   c. A Boundary Survey and legal description of the property.

   d. A Topographic Survey for the most recent United States Geological Service topographic survey may be used if more detailed topographic information is not available.

   e. A Site Analysis Map at the same scale as the Preliminary Development Plan described below shall be submitted indicating flood prone areas, areas with slopes greater than five (5) percent, areas of soils which are marginally suited for development purposes and tree cover.

   f. A Preliminary Development Plan drawn at a scale suitable for presentation, showing:

      (1) Proposed land uses;

      (2) Lot sizes indicated either by lot lines drawn in their proposed location or a statement on the face of the Preliminary Development Plan concerning proposed lot sizes, including minimum lot sizes; and

      (3) Building setbacks defining the distance buildings will be set back from:

(a) Surrounding property lines;

(b) Proposed and existing streets;

(c) Other proposed buildings;

(d) The center line of streams and creeks;

(e) The high-water line of lakes; and

(f) Other man-made or natural features which would be affected by building encroachment.

(4) Maximum height of buildings;

(5) Common open spaces;

(6) Arterial and collector streets and thoroughfares;

Local access streets and interior circulation should be shown on the Preliminary Development Plan for Planned Residential Developments which have no planned arterial or collector streets within the projects.

(7) Common outside storage areas; and

(8) Screening, buffering, and landscaped buffer areas. Special

Provisions:

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

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

g. A table showing acreage for each category of land use.

h. A statement concerning gross density and net residential acreage (see Section 4.18.5 for definition of gross density and net residential acreage).

i. A statement concerning proposed floor area ratios (percent of lot in relation to building floor area) and the maximum building coverage expressed as a percent of the total site area.

j. A Preliminary Utility Service Plan including sanitary sewers, storm drainage, and potable water supply, showing general locations of major water and sewer lines, plant location, lift stations, and indicating whether gravity or forced systems are planned. Size of lines, specific locations, and detailed calculations are not required at this stage.

k. A statement indicating the type of legal instruments that will be created to provide for the management of common areas and any private roads.

2. Processing the Planned Residential Development Zoning Application and Preliminary Development Plan Submittals. When the Land Development Regulation Administrator has received the application and submittals, and is satisfied that the application and submittals are complete, the application shall be processed as any other zoning application in accordance with the provisions of these land development regulations.

The Planning and Zoning Board shall make a recommendation to the City Council. The City Council's actions shall be one (1) of the following:

a. Approval as submitted.

b. Conditional approval.

c. Disapproval.

3. Final Development Plan. If the Preliminary Development Plan for the Planned Residential Development is approved, the applicant shall submit a Final Development Plan covering all or part of the approved Preliminary Development Plan within twelve (12) months to the Land Development Regulation Administrator. Thirty (30) days prior to any lapse date, the Land Development Regulation Administrator shall notify the City Council and the applicant of such date. Such notice to the applicant shall be mailed via certified mail, return receipt requested. If a Final Development Plan is not submitted within this twelve (12) month period or an additional twelve (12) month period granted by the City Council, the Land Development Regulation Administrator shall cause the Planned Residential Development district to be removed from the Official Zoning Atlas and reinstate the zoning district in effect prior to approval of the Planned Residential Development. The City Council may extend this lapse date for a period not to exceed an additional twelve (12) months, provided the request for extension is made in writing to the Land Development Regulation Administrator by the applicant prior to the expiration of the initial approval period.

   The Final Development Plan shall include the following exhibits:

   a. A statement of objectives:

      (1) The general purpose of the proposed development.

      (2) The general character of the proposed development.

   b. A Topographic Map drawn at a scale of one hundred (100) feet to one (1) inch by a surveyor or engineer registered in the state of Florida showing:

      (1) The location of existing private and public property rights-of-way, streets, buildings, water courses, transmission lines, sewers, bridges, culverts, and drain pipes, water mains, and any public utility easements;

      (2) Wooded areas, streams, lakes, marshes, and any other physical conditions affecting the site; and

      (3) Existing contours at intervals of one (1) foot.

   c. A Final Development Plan drawn at a scale of one hundred (100) feet to one (1) inch and showing:

      (1) The boundaries of the site, topography, and proposed grading plan;

      (2) Width, location, and names of surrounding streets;

      (3) Surrounding land use;

      (4) Proposed streets and street names and other vehicular and pedestrian circulation systems including offstreet parking;

      (5) The use, size, and location of all proposed building sites; and

      (6) Location and size of common open spaces and public or semi-public areas.

   d. A Utility Service Plan showing:

      (1) Existing drainage and sewer lines;

      (2) The disposition of sanitary waste and storm water;

      (3) The source of potable water;

      (4) Location and width of all utility easements or rights-of-way; and

      (5) Plans for the special disposition of stormwater drainage when it appears that said drainage could substantially harm a body of surface water.

e. A Landscaping Plan showing:

(1) Landscaped areas;

(2) Location, height, and material for walks, fences, walkways, and other man-made landscape features; and

(3) Any special landscape features such as, but not limited to, man-made lakes, land sculpture, and waterfalls.

f. Statistical information:

(1) Total acreage of the site;

(2) Maximum building coverage expressed as a percent of the area;

(3) Area of land devoted to landscaping and/or common open space usable for recreation purposes expressed as a percent of the total site area; and

(4) Calculated gross density and net residential acreage for the proposed development (see Section 2.1 for definition of gross density and net residential acreage).

g. The substance of covenants, grants, easements, or other restrictions to be imposed on the use of the land, buildings, and structures, including proposed easements for public and private utilities. All such legal documents, including homeowners' associations and deed restrictions, shall be approved by the City Attorney before final approval of the plan.

4.18.2 ISSUANCE OF BUILDING PERMITS

No building permit shall be issued for any portion of a proposed Planned Residential Development until the Final Development Plan has been approved.

4.18.3 REVISION OF A PLANNED RESIDENTIAL DEVELOPMENT

A proposed substantial change in the approved Preliminary Development Plan which affects the intent and character of the development, the density or land use patterns, proposed buffers, the location or dimensions of arterial or collector streets, or similar substantial changes, shall be reviewed by the Planning and Zoning Board and the City Council in the same manner as the initial application. A request for a revision of the Preliminary Development Plan shall be supported by a written statement and by revised plans demonstrating the reasons the revisions are necessary or desirable. All revisions to the approved Preliminary Development Plan shall only be approved if they are consistent with the original purpose, intent, overall design, and integrity of the approved Preliminary Development Plan.

Minor changes, and/or deviations from the Preliminary Development Plan which do not affect the intent or character of the development shall be reviewed by the Land Development Regulation Administrator and shall be approved only if they are consistent with the original purpose, intent and overall design and integrity of the approved preliminary development plan.

Upon approval of the revision, the applicant shall make revisions to the plans and submittals and file the revised plans with the Land Development Regulation Administrator within thirty (30) days.

Examples of substantial and minor changes are:

Substantial changes:

1. Perimeter changes.

2. Major street relocation.

3. Change in building height, density, land use patterns, or buffers. Minor changes:

1. Change in alignment, location, or length of local street.

2. Adjustments or minor shifts in dwelling unit mixes, not resulting in increased overall density.

3. Reorientation or slight shifts in building locations.

4.18.4 PLANNED RESIDENTIAL DEVELOPMENT TIME LIMITATIONS

If substantial construction, as determined by the Land Development Regulation Administrator, has not begun within two (2) years after approval of the Final Development Plan, the approval of the Planned Residential Development will lapse. Thirty (30) days prior to any lapse date, the Land Development Regulation Administrator shall notify the City Council and the applicant of such date. Such notice to the applicant shall be mailed via certified mail, return receipt requested. The City Council may extend the period for beginning construction, at the request of the applicant for a period not to exceed an additional two (2) years, provided the request for extension is made in writing to the Land Development Regulation Administrator prior to the expiration of the initial approval period. If the Planned Residential Development lapses under this provision, the Land Development Regulation Administrator shall cause the Planned Residential Development district to be removed from the Official Zoning Atlas and reinstate the zoning district which was in effect prior to the approval of the Planned Residential Development.

4.18.5 DEVIATION FROM THE FINAL DEVELOPMENT PLAN

Any unapproved deviation from the accepted Final Development Plan shall constitute a breach of agreement between the applicant and the City Council. Such deviation may cause the City to immediately revoke the Final Development Plan until such time as the deviations are corrected or become a part of the accepted Final Development Plan.

4.18.6 PHASING

The City Council may permit or require the phasing of a Planned Residential Development. When provisions for phasing are included in the Final Development Plan, each phase of development shall be so planned and so related to previous development, surrounding properties, and available public facilities and services so that a failure to proceed with subsequent phases of development will have no adverse impact on the Planned Residential Development or surrounding properties.

4.18.7 DEVELOPMENT STANDARDS FOR PLANNED RESIDENTIAL DEVELOPMENTS

1. The minimum size parcel for Planned Residential Development shall be five (5) acres.
2. Conformance with the Comprehensive Plan. Densities for Planned Residential Developments shall be based upon and be consistent with the Comprehensive Plan. No Final Development Plan may be approved unless it is in conformance with the Comprehensive Plan.
3. Relationship to Zoning District. An approved Planned Residential Development is a separate zoning district in which the Final Development Plan, as approved, establishes the restrictions and regulations according to which the development shall occur. Upon approval, the Official Zoning Atlas shall be changed to indicate the area as a Planned Residential Development.
4. Residential Density and Housing Types. Any combination of residential density and housing types is permitted for a Planned Residential Development, as long as the overall gross density does not exceed the prescribed total number of dwelling units of the Comprehensive Plan land use classifications contained on the project site.
5. Dimensional and Bulk Restriction. The location of all proposed building sites shall be shown on the Final Development Plan subject to minimum lot sizes, setback lines, lot coverage and floor area specified by the Preliminary Development Plan as approved by the City Council.
6. Internal Compatibility. All land uses proposed within a Planned Residential Development shall be compatible with other proposed uses; that is, uses shall be able to coexist in relative proximity to other uses in a stable fashion over time such that no other uses are unduly, negatively impacted, directly or indirectly by such uses. An evaluation of the internal compatibility by a Planned Residential Development shall be based on the following factors:

a. The existence or absence of and the location of common open spaces and recreational areas;

b. The use of existing and proposed landscaping;

c. The treatment of pedestrian ways;

d. The use of topography, physical environment, and other natural features;

e. The traffic and pedestrian circulation pattern;

f. The use and variety of building setback lines, separations and buffering;

g. The use and variety of building groupings;

h. The use and variety of building sizes;

i. The separation and buffering of parking areas and sections of parking area;

j. The variety and design of dwelling types;

k. The proposed land uses and the conditions and limitations thereon;

l. The form of ownership proposed for various uses; and

m. Any other factor deemed relevant to the privacy, safety, preservation, protection, or welfare of any proposed use within the Planned Residential Development.

7. External Compatibility. All land uses proposed within a Planned Residential Development shall be compatible with existing and planned uses of properties surrounding the Planned Residential Development; that is, internal uses shall be able to coexist in relative proximity to existing or planned surrounding uses in a stable fashion over time such that neither internal nor surrounding uses are unduly, negatively impacted, directly or indirectly by such uses. An evaluation of the external compatibility of a Planned Residential Development should be based on the following factors:

   a. All of these factors listed in this Section, with particular attention to those areas of the Planned Residential Development located on or near its perimeter;

   b. The uses proposed near the Planned Residential Development perimeter and the conditions and limitations thereon;

   c. the type, number, and location of surrounding external uses;

   d. the Comprehensive Plan designation and zoning on surrounding lands; and

   e. any other factor deemed relevant to the privacy, safety, preservation, protection, or welfare of lands surrounding the Planned Residential Development and any existing or planned use of such lands.

8. Intensity of Development. The residential density and intensity of use of a Planned Residential Development shall:

   a. Be compatible with the physical and environmental characteristics of the site;

   b. Be able to coexist in relative proximity to existing or planned surrounding uses in a stable fashion over time such that neither internal nor surrounding uses are unduly, negatively impacted, directly or indirectly by such densities and intensities of use; and

   c. Comply with the policies and density limitations set forth in the Comprehensive Plan.

   Specific densities and intensity of uses within a Planned Residential Development shall be determined based on the following factors:

a. The locations of various proposed uses within the Planned Residential Development and the degree of compatibility of such uses with each other and with surrounding uses;

a. The amount and type of protection provided for the safety, habitability, and privacy of land uses both internal and external to the Planned Residential Development;

b. The existing residential density and intensity of use of surrounding lands;

c. The availability and location of utility services and public facilities and services;

d. The amount and size of common open spaces and recreation areas;

e. The existence and treatment of any environmentally sensitive areas on the Planned Residential Development property or surrounding lands;

f. The access to and suitability of transportation arteries proposed within the Planned Residential Development and existing external transportation systems and arteries; and

g. Any other factor deemed relevant to the limitation of the intensity of development for the benefit of the public health, safety welfare.

9. Common Open Space. At least fifteen (15) percent of the area covered by a Final Development Plan shall be usable, common open space owned and operated by the applicant or dedicated to a homeowner association or similar group, provided that in establishing the density per gross acre the City Council may increase the percentage of common open space in order to carry out the intent and purpose set forth in this Article; and provided that any Planned Residential Development which only consists of one family dwellings with individually deeded lots shall only be required to have five (5) percent usable, common open space. Not more than one-half (1/2) of the total common open space area may be in a flood plain, buffer area, and/or water bodies.

   Special Provisions:

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

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

10. Access and Parking. All streets, thoroughfares, and access ways shall be designed to relate to the traffic circulation plans of the area. Adequate offstreet parking shall meet the requirements specified for the uses found in the District Regulations and Section 4.2 of these land development regulations.

11. External Transportation Access. A Planned Residential Development shall provide direct access to, a major street (arterial or collector) unless, due to the size of the Planned Residential Development and the type of uses proposed, it will not adversely affect the traffic on adjoining minor (local) streets.

12. Internal Transportation Access. Every dwelling unit or other use permitted in a Planned Residential Development shall have access to a public street either directly or by way of a private road. Permitted uses are not required to front on a dedicated public road. Private roads shall be constructed according to City specifications as found in Article 5, Subdivision Regulations. If the Planned Residential Development contains private roads, such private roads shall be owned and maintained by the applicant or dedicated to a homeowner's association or similar group.

13. Perimeter Requirements. Structures, buildings and streets located at the perimeter of the development shall be permanently screened by a landscaped buffer area (see Section 4.2).

14. Control of Area Following Completion. After completion of a Planned Residential Development, the use of the land and/or modification or alteration of any buildings or structures within the area covered by the Final Development Plan shall continue to be regulated in accordance with the approved Final Development Plan except as otherwise provided for herein.

    a. Minor extensions, alterations or modifications of existing buildings or structures may be permitted after review and approval by the Land Development Regulation Administrator

provided they are substantially consistent with the original purpose, intent, overall design, and integrity of the Final Development Plan.

b. Substantial change in permitted uses, location of buildings, or other specifications of the Final Development Plan may be permitted following public hearing and approval by the City Council upon receipt of the recommendation of the Planning and Zoning Board, as long as such changes are consistent with the original purpose, intent, overall design, and integrity of the Final Development Plan.

NOTICE TO APPLICANT

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

A total of eighteen (18) copies of the proposed Planned Residential Development Zoning and Preliminary Development Plan Application and support material, and a PDF copy on a CD, are required at the time of submittal.

ACKNOWLEDGEMENT, SIGNATURES AND NOTARY ON FOLLOWING PAGE

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 — 1.12.23

Applicant/Agent Signature — Date

STATE OF FLORIDA
COUNTY OF Alachua

I hereby certify that on this day, Gerry Dedenbach *personally appeared before me, by means of* ✓ *physical presence or* ___ *online notarization, who is personally known to me or who has produced* _____ *as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that they executed the same for the uses and purposes therein expressed.*

Witnessed by my hand and official seal, this 18th *day of* January, 2020. 2023

Sherry Stinson
Signature of Notary

(NOTARY SEAL or STAMP)

SHERRY STINSON
Notary Public - State of Florida
Commission # HH 290762
My Comm. Expires Aug 27, 2026
Bonded through National Notary Assn.

Sherry Stinson
Printed Name of Notary

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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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2. Planned Residential Development Zoning Application
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. Vicinity Map Set
10. Plan Set
    a. Preliminary Development Plan
    b. Site Analysis Map
    c. Preliminary Utility Service Plan

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:

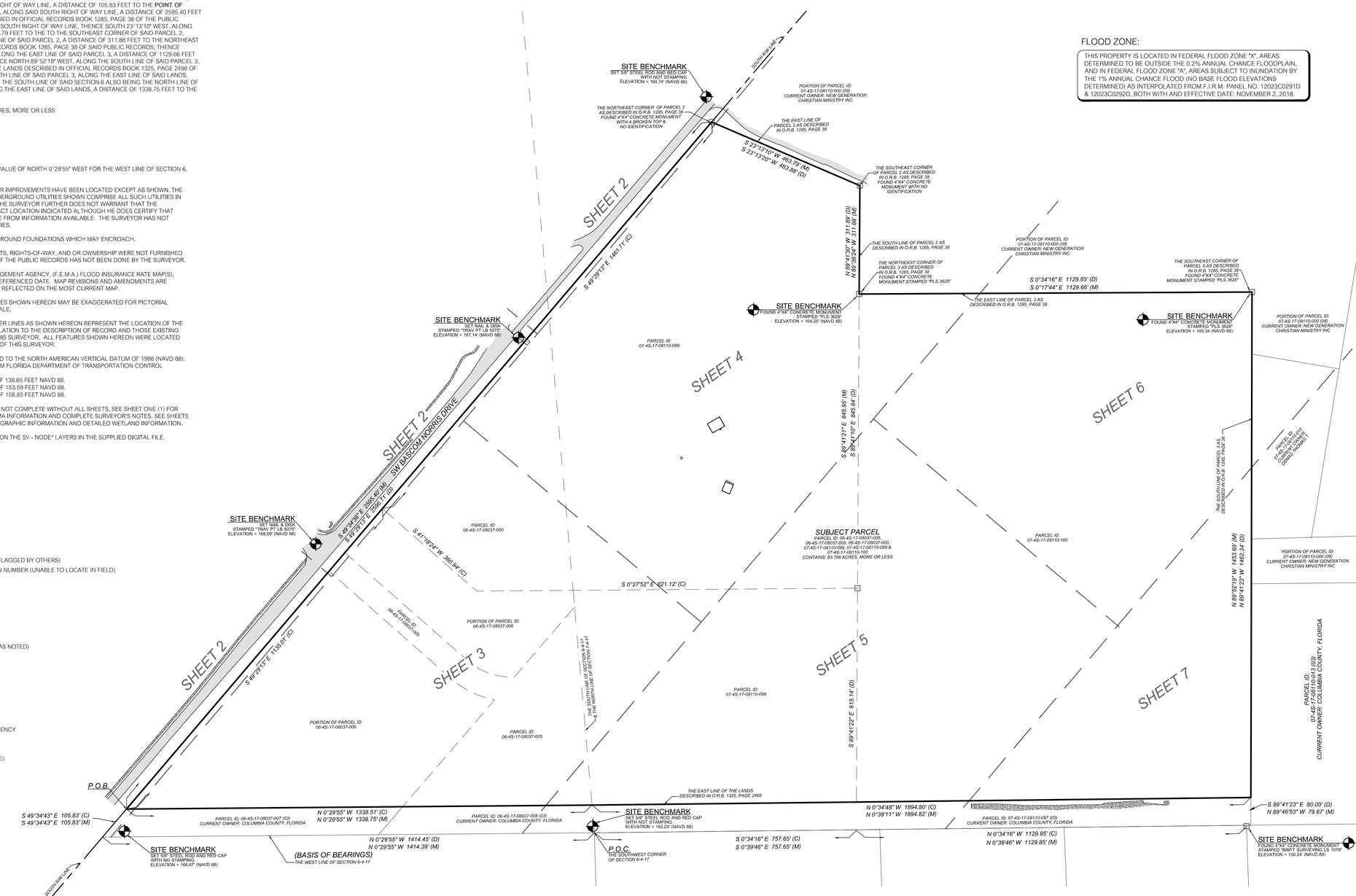
- = BENCHMARK
- = CONCRETE POWER POLE
- = WOODEN POWER POLE
- = GUY ANCHOR
- = ELECTRIC METER
- = TELEPHONE PEDESTAL
- = FIBER OPTIC BOX
- = FIBER OPTIC LINE MARKER
- = WELL
- = TREE (SIZE AND TYPE AS NOTED)
- = SIGN
- = WETLAND FLAG & DESIGNATION NUMBER (FLAGGED BY OTHERS)
- = COMPUTED WETLAND FLAG & 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
- 102 = 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
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(352) 331-1976
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est. 1988 FLORIDA CA-5075

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SCALE: 1" = 150'

VERIFY SCALE
BAR IS ONE 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: WM
DRAWN BY: AMS
FIELD BOOK & PAGE: 660 / 32 - 50

A. KEVIN SMITH
License Number 7132
STATE OF FLORIDA
Professional Surveyor and Mapper

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

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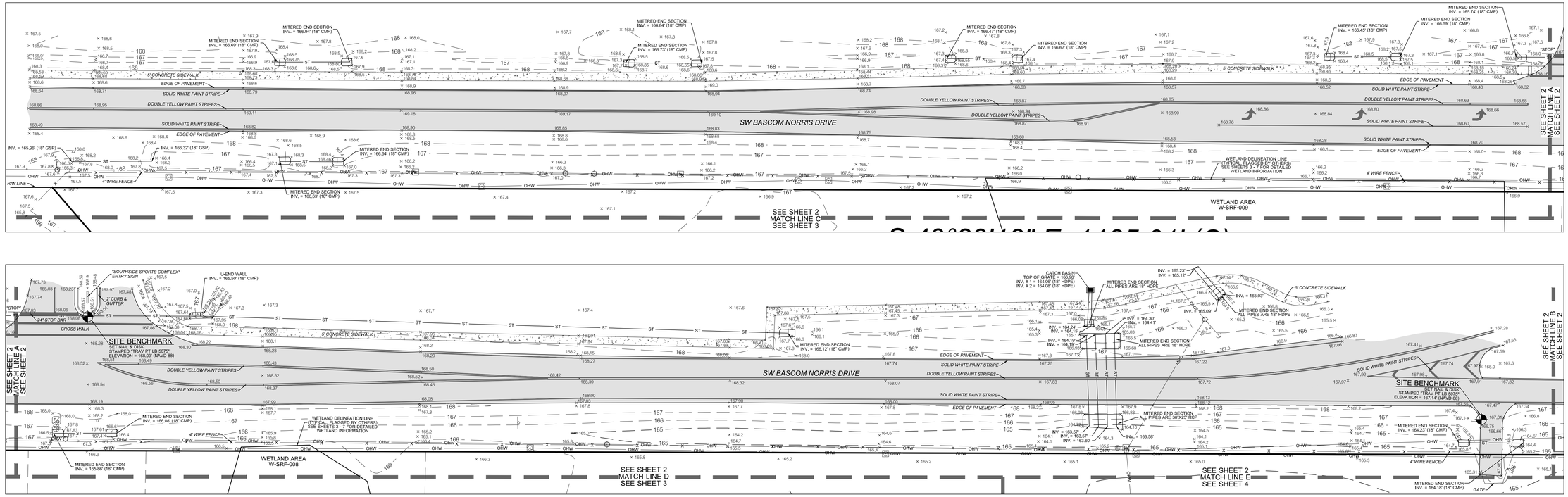
BOUNDARY & TOPOGRAPHIC SURVEY

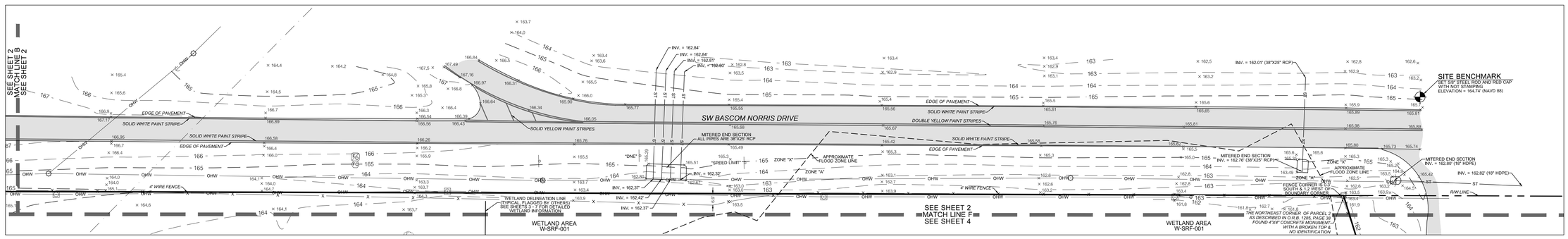
LOCATED IN SECTIONS 6 & 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

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





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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'
L55	N 88°54'55" W	34.23'
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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SCALE: 1" = 50'

VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE
0 50 100
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:	MB
CHECKED BY:	ARS
FIELD BOOK & PAGE:	660 / 32 - 50

This map prepared by:

ANDREW K. SMITH

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

SEE SHEET ONE OF SEVEN

Professional Surveyor & Mapper Fla. License No. 7132

SHEET NO.:
3 OF 7

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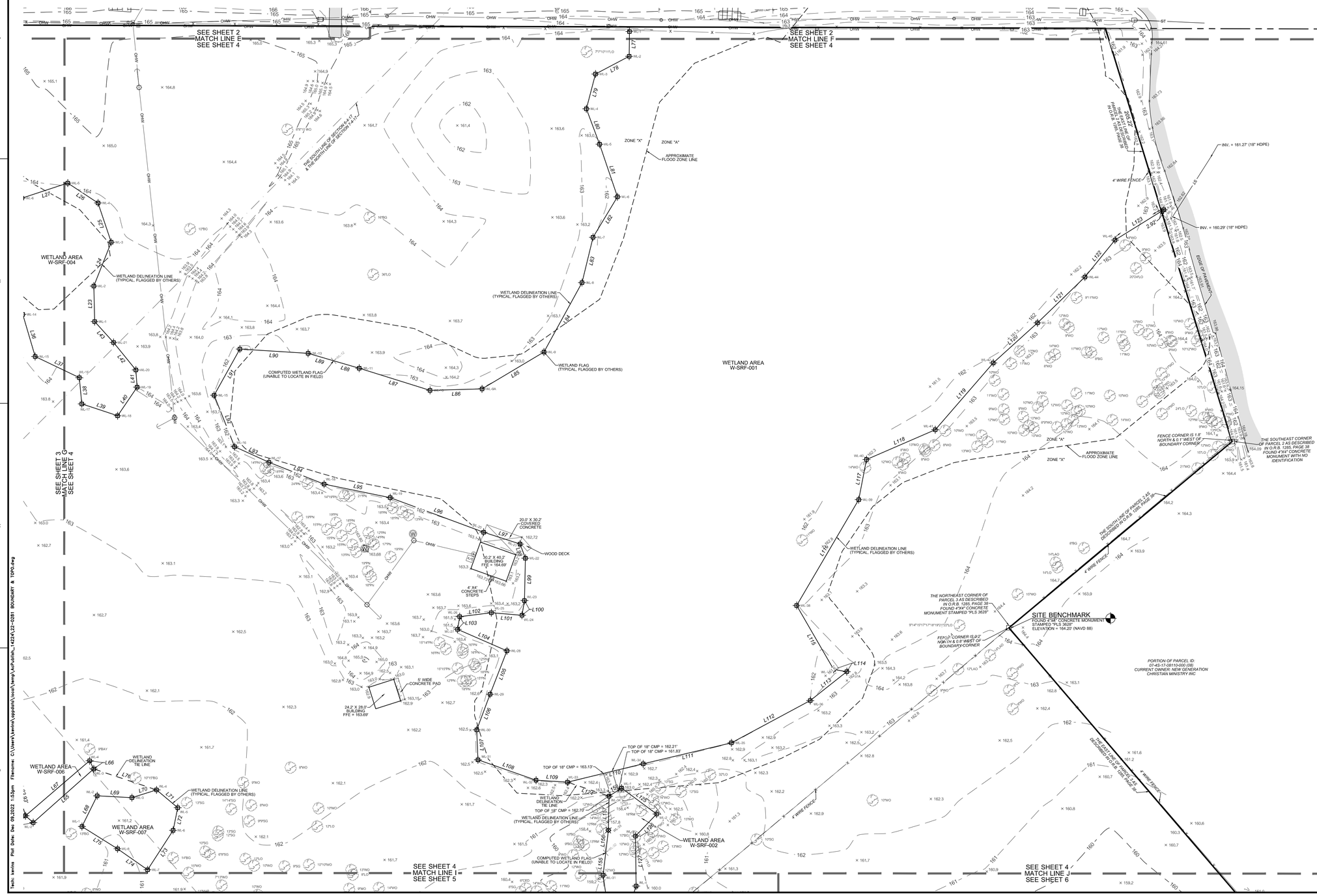
BOUNDARY & TOPOGRAPHIC SURVEY

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

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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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GARDEN STREET COMMUNITIES SOUTHEAST

CERTIFIED TO:

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

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

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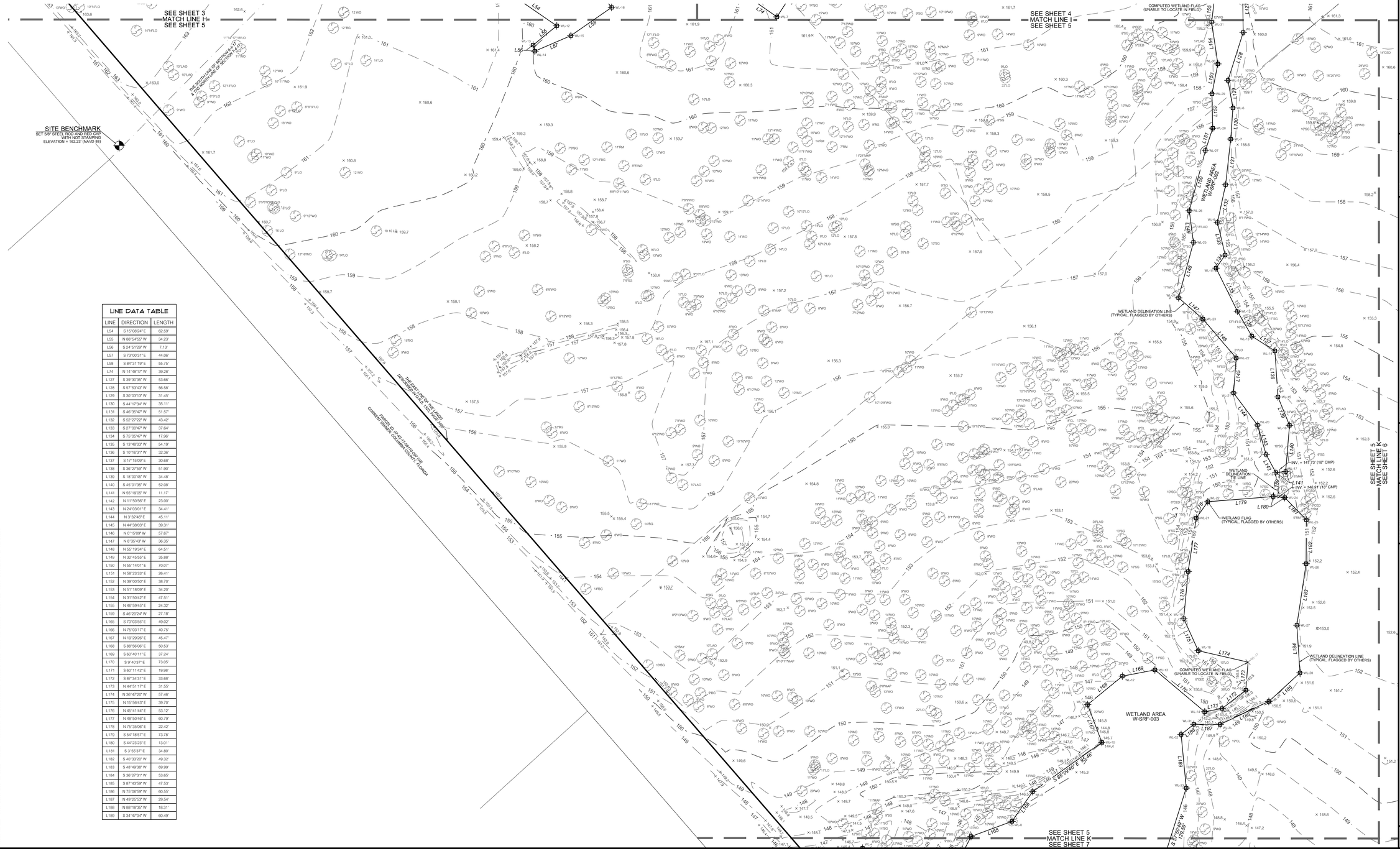
BOUNDARY & TOPOGRAPHIC SURVEY

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

SURVEYOR'S NOTES:

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GRAPHIC SCALE
0 25 50 100



LINE DATA TABLE		
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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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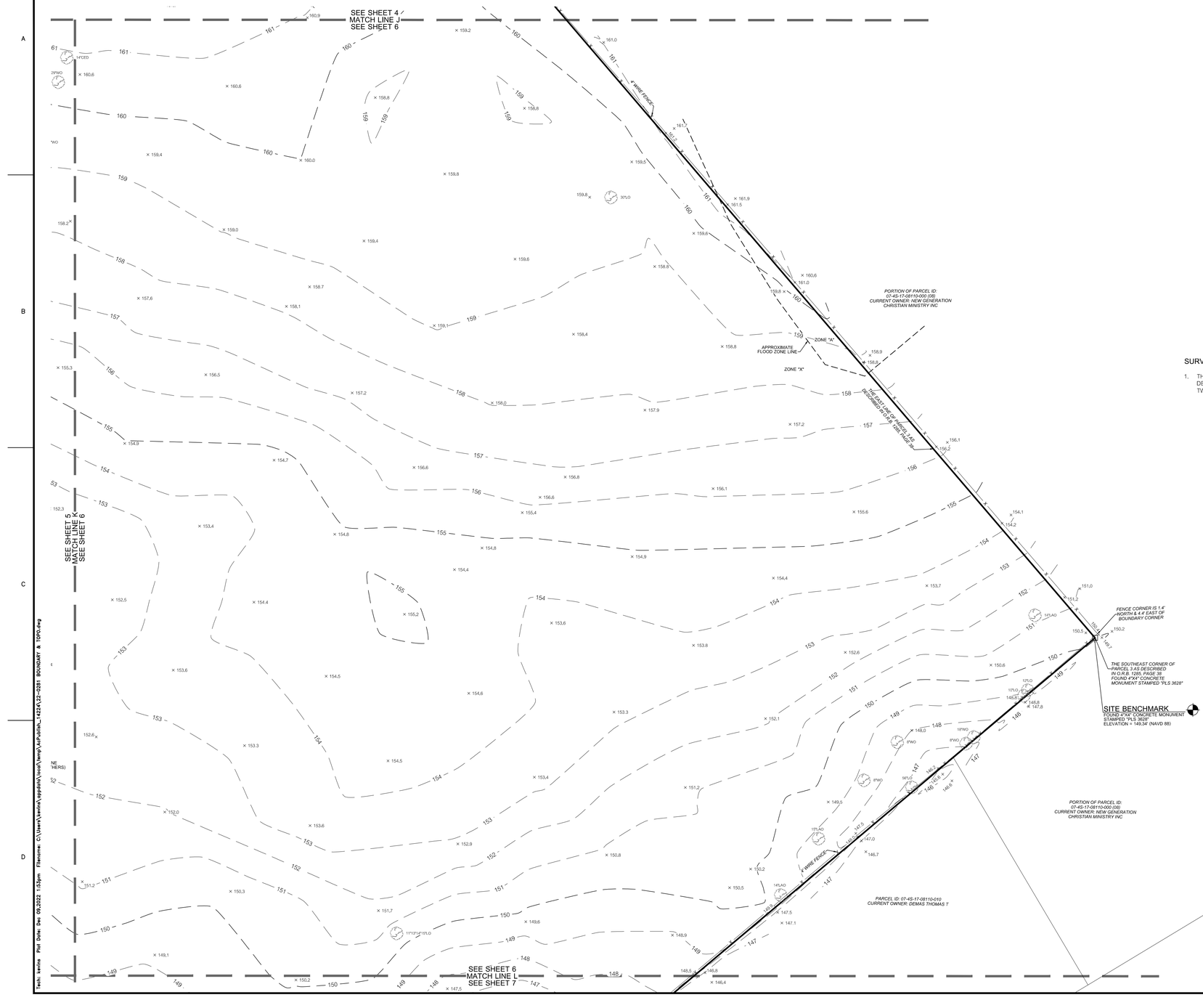
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BOUNDARY & TOPOGRAPHIC SURVEY

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

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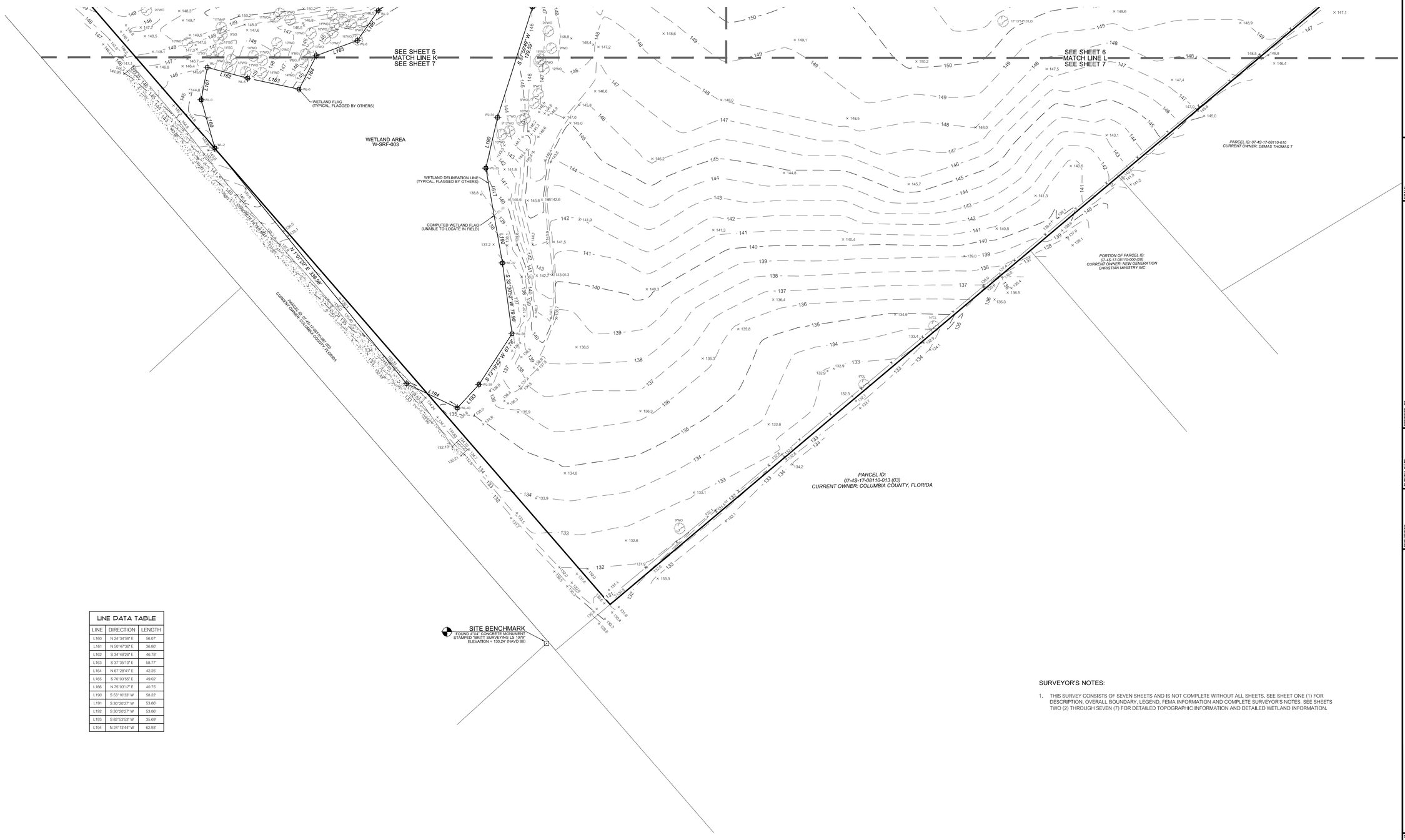
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BOUNDARY & TOPOGRAPHIC SURVEY

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

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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REVISION DATE: N/A
PROJECT NUMBER:

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CREW CHIEF: WM
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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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2. Planned Residential Development Zoning Application
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. Vicinity Map Set
10. Plan Set
    a. Preliminary Development Plan
    b. Site Analysis Map
    c. Preliminary Utility Service Plan

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HUNTER'S CREEK

Planned Residential Development Rezoning

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 ZON.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 – Planned Residential Development (PRD) Rezoning 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 conspicuous and accessible location	**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.

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 Planned Residential Development (±93.8 ac)* **±325 dwelling units** **Proposed Max. Permitted Density:** N/A
Net Change This request may allow an increase of up to **±171 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. 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 zoning classification of ±93.8 acres of land in the City of Lake City from Columbia County Residential Single-Family (RSF-2), Columbia County Commercial, Intensive (CI), and Lake City Commercial, General (CG) to Lake City Planned Residential Development. 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 intention of this PRD rezoning application is to create a new residential neighborhood in the City of Lake City that is not possible with any existing zoning district. This community will include both townhomes and single-family detached dwelling units, with lot sizes not possible in any existing Lake City residential zoning district.

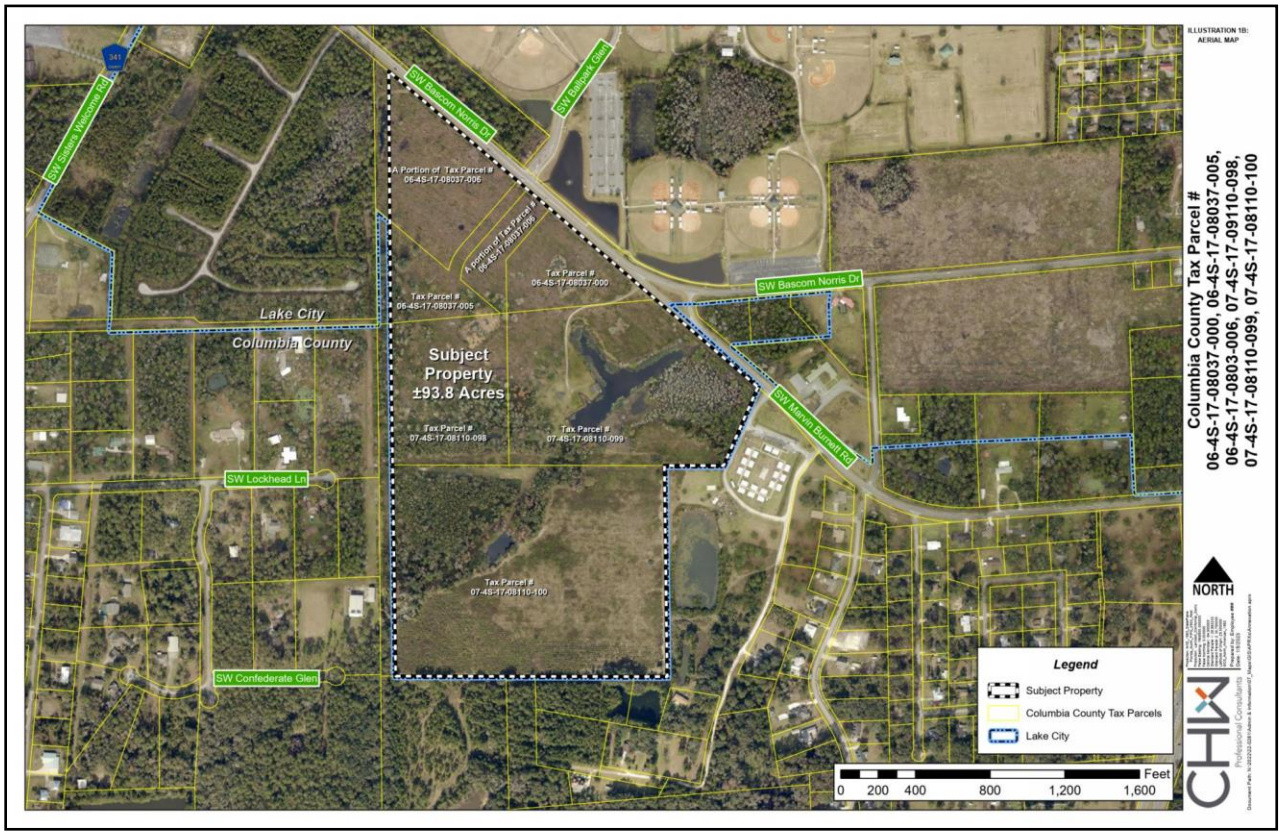


Figure 1: Aerial Map

This application is submitted concurrently with a Large-scale Comprehensive Plan Amendment (LSCPA) application, requesting Lake City Residential Moderate Density 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)

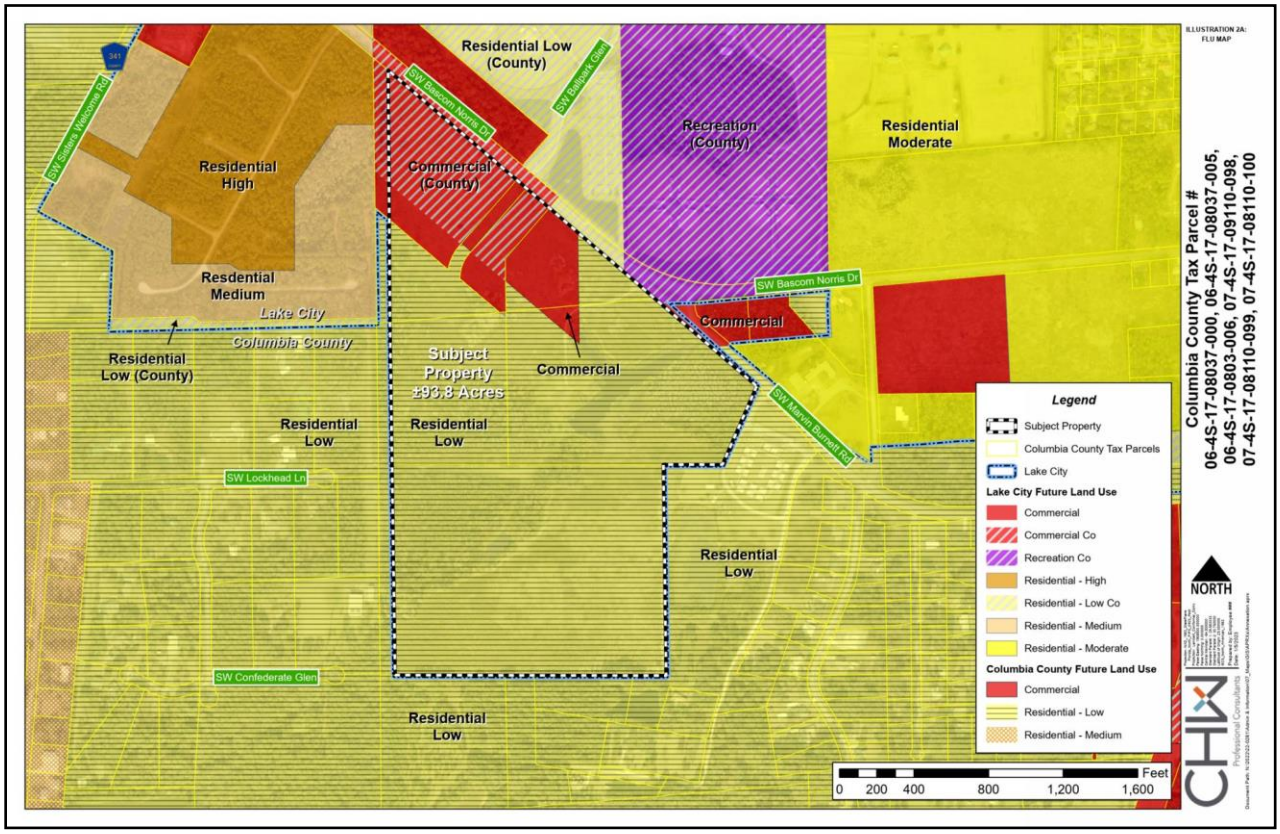


Figure 2: Existing Future Land Use Map

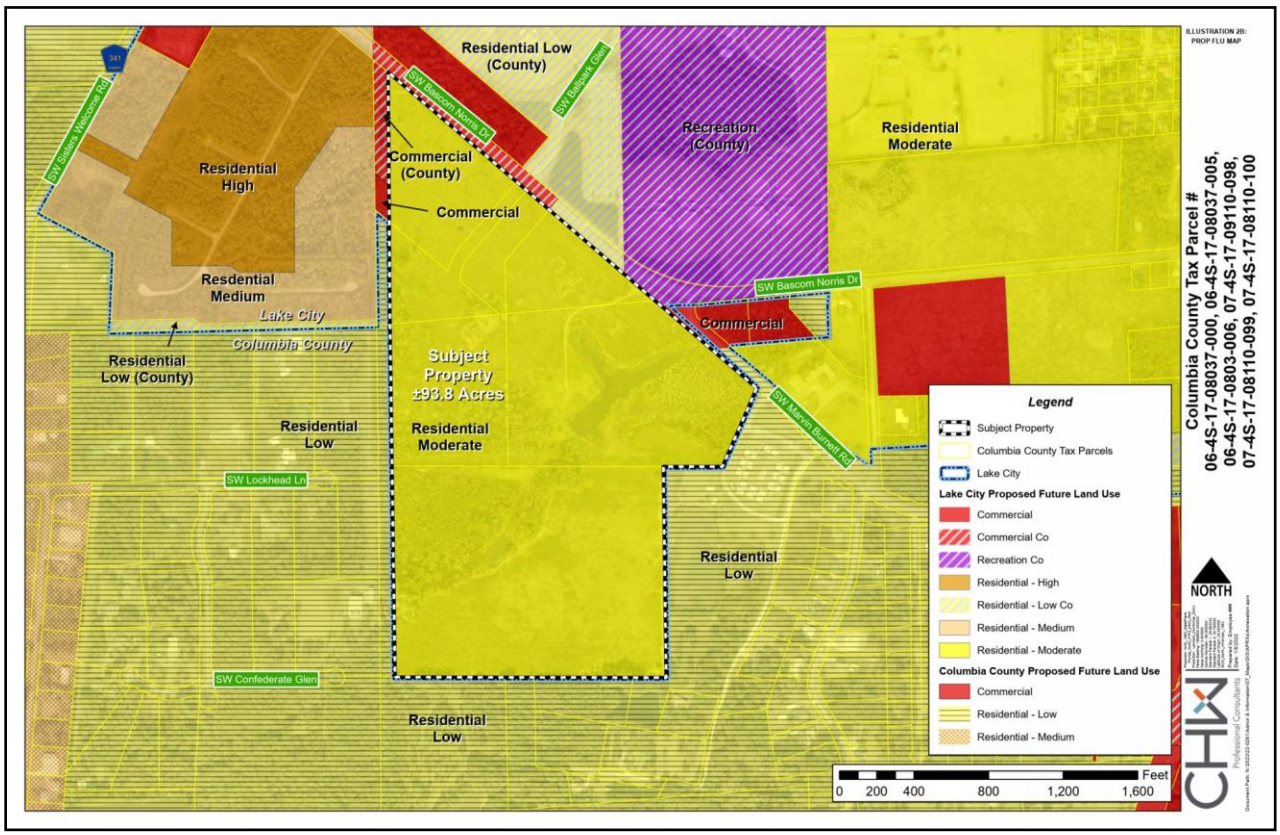


Figure 3: Proposed Future Land Use Map

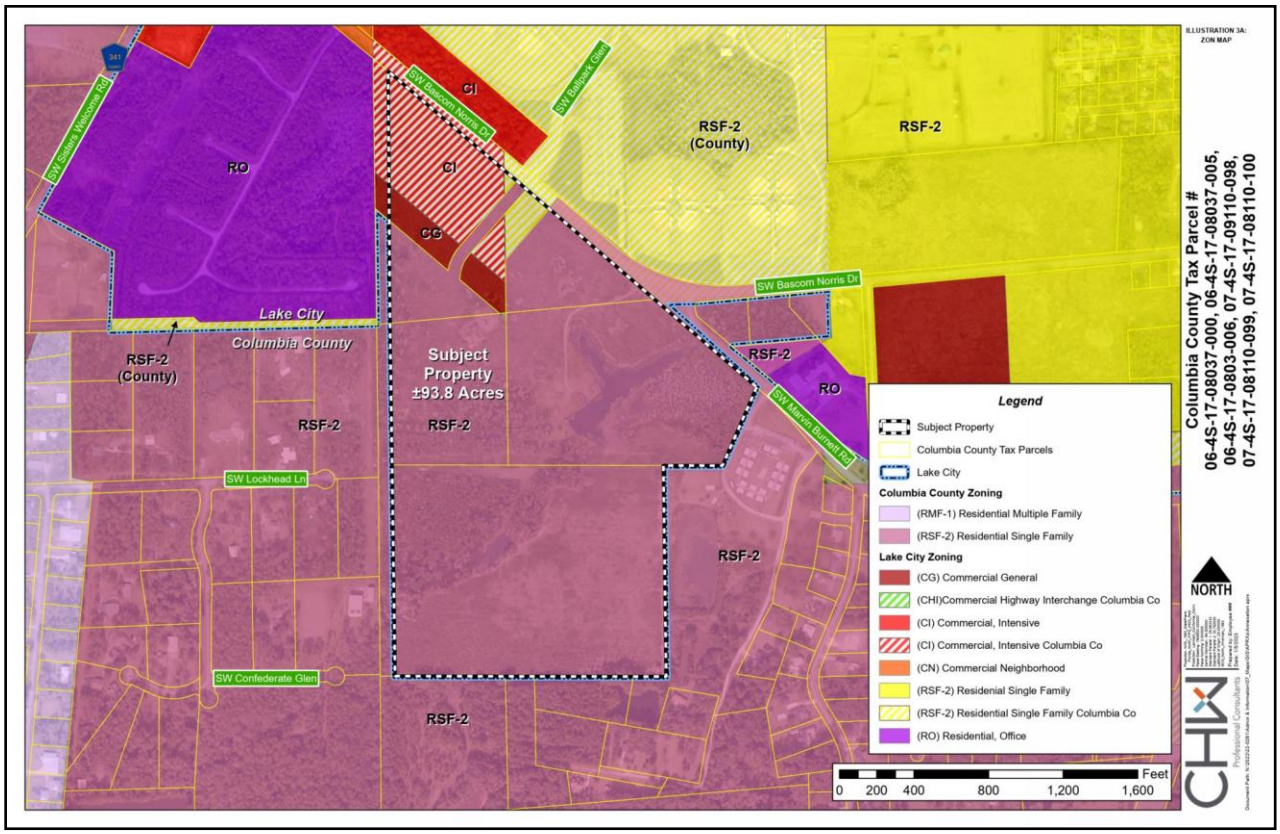


Figure 4: Existing Zoning Map

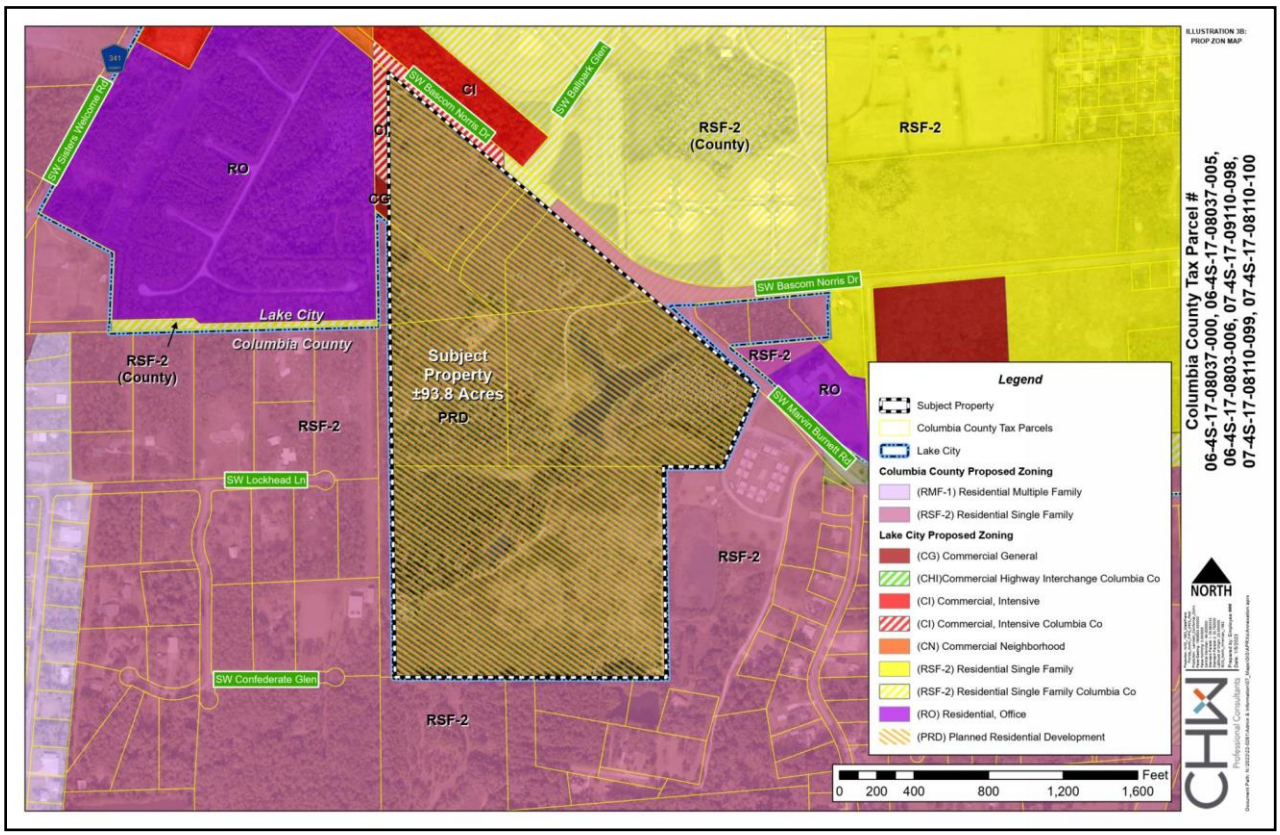


Figure 5: Proposed Zoning Map

3. CONCURRENCY UIMPACT ANALYSIS

This rezoning application requests to change the ±93.8-acre property's existing zoning district to Planned Residential Development (PRD), with a maximum of 325 dwelling units. 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 Planned Residential Development (±93.8 ac)* **±325 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 **±171 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.	

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.

Transportation

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, single-family	286	300	4	343,200
Residential, multiple	39	200	4	31,200
Subtotal	-	-	-	*374,400*
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	**-**	**-**	**-**	***112,900.24***

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, single-family	286	300	4	343,200
Residential, multiple	39	200	4	31,200
Subtotal	-	-	-	*374,400*
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	**-**	**-**	**-**	***112,900.24***

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	325 dwelling units	616.85	1,125.75
Existing			
Residential	154 dwelling units	292.29	533.43
Nonresidential	716,997.6 sq. ft.	1,570.22	2,865.65
Subtotal	-	*1,862.51*	*3,399.08*
Net Demand	**-**	***-1,151.51***	***-2,273.33***

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 significant 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. 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 subsequent appropriate development. The PRD requested to implement this FLU classification will allow a density of ±3.46 dwelling units per acre.

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.

The PRD requested to implement the Residential Moderate FLU classification will allow a density of ±3.46 dwelling units per acre. This density is within that allowed by the Residential Moderate FLU and is a compatible density for the 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.

The smaller lot size and housing type diversity made possible by the requested PRD will meet the needs of a diverse array of existing and future residents, by increasing housing accessibility in a way not possible any existing Lake City zoning district.

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 is requested with this 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. The provisions regarding PRDs in the City's Land Development Regulations are adhered to and addressed in Section 5 of this application.

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

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 increases the ability for housing supply to meet housing demand, and thus helps to proactively keep housing costs down in the City.

The PRD requested to implement the Residential Moderate Density FLU will also assist in furthering this goal. The PRD proposes lot sizes smaller than what is currently allowed in traditional Lake City zoning districts and supports a mixture of townhomes and single-family detached dwelling units. These unique offerings will both contribute to the overall supply of housing and offer new housing options at a price point that is likely not practicable in other zoning districts 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 PRD zoning district and is submitted concurrently with a LSCPA application requesting Residential Moderate Density FLU classification. The Residential Moderate FLU classification allows up to 4.0 dwelling units per acre, and the PRD requests ±3.46 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. CONSISTENCY WITH CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

This section identifies how this application is consistent with Levy County's Land Development Code (LDC). Language from the LDC is provided in normal font, and the consistency statements are provided in **bold** font.

ARTICLE FOUR ZONING REGULATIONS
SECTION 4.18 "PRD" PLANNED RESIDENTIAL DEVELOPMENT
4.18.1 DISTRICTS AND INTENT
The "PRD" Planned Residential Development category includes one (1) zone district: "PRD". The purpose of this district is to permit Planned Residential Developments, which are intended to:

1. Encourage the development of planned residential development of land;

The proposed PRD will encourage the development of planned residential development of land by allowing for diversity of lot sizes and dwelling unit types not possible within one property elsewhere in the City of Lake City.

2. Encourage flexible and creative concepts of site planning;

The proposed PRD will encourage flexible and creative concepts of site planning by facilitating a unique configuration of lot sizes and dwelling unit types not possible in other single-family zoning districts in Lake City.

3. Preserve the natural amenities of the land by encouraging scenic and functional open areas;

The proposed PRD will preserve the natural amenities through the provision of open areas throughout the Subject Property, as well as via appropriate mitigation and/or buffering for onsite natural features.

4. Accomplish a more desirable environment than would be possible through strict application of the minimum requirements of these land development regulations;

Strict application of the minimum requirements of the City's Land Development Regulations would result in lots as small as 6,000 sq. ft. at minimum width of 50 feet. The development under this strict application would only include single-family detached dwellings.

Through the application of the PRD, a smaller minimum lot size and minimum lot width is achievable with smaller minimum lot width, and housing type diversity within the Subject Property is achievable.

5. Provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and

The Subject Property is within the Urban Development Area, minimizing the extension of utilities. The proposed configuration on the Subject Property, as demonstrated on the Preliminary Development Plan, will also promote efficiency through the clustering of lots in designated areas. Finally, the proposed minimum lot size will lower housing costs by allowing lots smaller than currently allowed under other single-family residential zoning districts in the City.

6. Provide a stable environmental character compatible with surrounding areas.

The Subject Property, for which the PRD is proposed, is in an area characterized by residential entitlements, as detailed in Table 1. The proposed PRD will be highly compatible with the character of the surrounding area by placing residential zoning on the Subject Property, consistent with the context area.

4.18.6 PROCEDURE FOR APPROVAL OF A PLANNED RESIDENTIAL DEVELOPMENT
The procedure for obtaining a change in zoning for the purpose of undertaking a Planned Residential Development shall be as follows:

1. Planned Residential Development Zoning and Preliminary Development Plan Approval. The applicant shall submit to the Land Development Regulation Administrator a request for change to a Planned Residential Development zoning district containing the following exhibits:
    a. A statement of objectives describing:
        1) The general purpose of the proposed development; and
        2) The general character of the proposed development.

The general purpose of the proposed development is a residential subdivision, inclusive of multiple lot size offerings and townhomes.

The general character of the proposed development is residential, which is the general character of the context area as depicted by the Future Land Use Map.

    b. A Vicinity Map showing the location of the proposed Planned Residential Development in relation to:
        1) Surrounding streets and thoroughfares;
        2) Existing zoning on the site and surrounding areas; and
        3) Existing land use on the site and surrounding areas.

        The Vicinity Map shall be drawn at a scale to show an area of no less than on thousand (1,000) feet surrounding the property. A greater area may be required if the Planning and Zoning Board determines information on a larger vicinity is needed.

Vicinity Maps showing surrounding streets and thoroughfares, existing surrounding zoning, and existing surrounding land use, at a scale depicting at least 1,000 feet surrounding the property, are included in this application.

    c. A Boundary Survey and legal description of the property.

A boundary survey with legal description is included in this application package.

    d. A Topographic Survey for the most recent United States Geological Service topographic survey may be used if more detailed topographic information is not available.

A topographic survey is included in this application package.

e. A Site Analysis Map at the same scale as the Preliminary Development Plan described below shall be submitted indicating flood prone areas, areas with slopes greater than five (5) percent, areas of soils which are marginally suited for development purposes and tree cover.

A Site Analysis Map depicting this information is included in this application package.

f. A Preliminary Development Plan drawn at a scale suitable for presentation, showing:
    1) Proposed land uses;
    2) Lot sizes indicated either by lot lines drawn in their proposed location or a statement on the face of the Preliminary Development Plan concerning proposed lot sizes, including minimum lot sizes; and
    3) Building setbacks defining the distance buildings will be set back from:
        a) Surrounding property lines;
        b) Proposed and existing streets;
        c) Other proposed buildings;
        d) The center line of streams and creeks;
        e) The high water line of lakes; and
        f) Other man-made or natural features which would be affected by building encroachment.
    4) Maximum height of buildings;
    5) Common open spaces;
    6) Arterial and collector streets and thoroughfares;
        Local access streets and interior circulation should be shown on the Preliminary Development Plan for Planned Residential Developments which have no planned arterial or collector streets within the projects.
    7) Common outside storage areas; and
    8) Screening, buffering, and landscaped buffer areas.
        Special Provisions:
        The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

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

A Preliminary Development Plan inclusive of the elements listed is included in this application package.

g. A table showing acreage for each category of land use.

A table showing acreage for each category of land use is included as part of the Preliminary Development Plan.

h. A statement concerning gross density and net residential acreage (see Section 4.18.5 for definition of gross density and net residential acreage).

Section 4.18.5 defines gross density as "the total number of dwelling units divided by the total number of acres within the perimeter boundaries of a Planned Residential Development." This Planned Residential Development Proposes 325 dwelling units on ±93.8 acres of land. This yields a gross density of ±3.46 dwelling units per acre.

Section 4.18.6 defines net residential acreage as "the total number of acres within the perimeter boundaries of a Planned Residential Development excluding areas devoted to streets, rights-of-way, easements, lakes, public and private open space, recreation, and other permitted non-residential uses." The net residential acreage for this PRD is ±55.2 acres.

i. A statement concerning proposed floor area ratios (percent of lot in relation to building floor area) and the maximum building coverage expressed as a percent of the total site area.

In addition to meeting the required lot yard, building height, lot coverage, and landscaped buffering requirements, no structure shall exceed a 0.6 Floor Area Ratio (FAR).

j. A Preliminary Utility Service Plan including sanitary sewers, storm drainage, and potable water supply, showing general locations of major water and sewer lines, plant location, lift stations, and indicating whether gravity or forced systems are planned. Size of lines, specific locations, and detailed calculations are not required at this stage.

A Preliminary Utility Service Plan inclusive of the elements listed is included in this application package.

k. A statement indicating the type of legal instruments that will be created to provide for the management of common areas and any private roads.

The type of legal instrument that will be created to provide for the management of common areas and any private roads will be a Homeowners Association (HOA).

ARTICLE FIFTEEN AMENDMENTS
SECTION 15.2. PLANNING AND ZONING BOARD REPORT.
15.2.2 Nature and Requirements of Planning and Zoning Board Report.

When pertaining to the rezoning of land, the report and recommendation of the Planning and Zoning Board to the City Council required by Section 15.2.1 above shall show that the Planning and Zoning Board has considered the proposed change in relation to the following, where applicable:

1. Conformity with the Comprehensive Plan and the effects upon the Comprehensive Plan.

Section 4 of this report demonstrates this application's conformity with the Comprehensive Plan and its effects upon the Comprehensive Plan. This application is submitted concurrently with a LSCPA application, requesting to amend the Future Land Use Map as it relates to the property to City of Lake City Residential Moderate Density, a land use with which the requested PRD is highly compatible.

2. The existing land use pattern.

The existing Future Land Use and zoning designations of the surrounding area are described in Table 1 and depicted in Figures 2-5. The existing Future Land Use pattern is characterized primarily by residential land use classifications, including Columbia County Residential Low, and Lake City Residential Moderate, Medium, and High. These classifications range in density from 2.0 dwelling units per acre to 20.0 dwelling units per acre. The zoning pattern carries this trend, characterized by a mixture of Columbia County RSF-2, Lake City RSF-2, and Lake City RO.

The area also has some commercial zoning districts nearby, including Columbia County CI, Lake City CI, and Lake City CG. These commercial zoning districts complement the primarily residential nature of the area's land use pattern by allowing development of needed goods and services for area residents.

The proposed change will both continue and complement the existing land use pattern, by converting the majority of the property from County commercial and residential zoning districts to a City residential zoning district. The conversion of the limited onsite commercial zoning districts to residential will allow for unified development of the Subject Property. The conversion to a PRD zoning, rather than a standard residential zoning, will allow for a unique residential development that is complementary to the context area. This unique residential development will provide new housing options in a manner not possible under any existing Lake City zoning district.

3. The creation of an isolated district unrelated to adjacent and nearby districts.

This request does not create an isolated district unrelated to adjacent and nearby districts. Instead, the requested PRD zoning district is highly related to its surroundings, with similarly residential-focused districts characterizing the majority of the area to the Subject Property's north, south, east, and west. Moreover, the size of the Subject Property, at ±93.8 acres in area, precludes any concern for "spot zoning."

4. The impact of the proposed change upon population density pattern and the load on public facilities such as schools, utilities, streets, etc.

The impact of the proposed zoning will allow for a <u>maximum</u> of up to ±325 dwelling units, ±171 units more than the ±154 dwelling units allowed to be built on the property with current zoning. This increase in potential number of dwelling units is due in part to the proposed conversion from commercial zoning to residential zoning. This conversion would also result in a significant decrease of up to ±716,997.6 sq. ft. of nonresidential development possible on the Subject Property.

The potential maximum load on public facilities is examined in Section 3 of this report. As this section demonstrates, the potential maximum load is not anticipated to exceed the capacity of public infrastructure.

5. The existing district boundaries in relation to existing conditions on the property proposed for change.

The existing conditions on the property proposed for change are primarily Columbia County entitlements, while the property is now within the City of Lake City. This presents issue for utilization of the Subject Property.

Given the PRD zoning is a unique, site-specific zoning district, the existing district boundaries in the City are somewhat discontiguous. However, the existing conditions of the context area of the Subject Property is characterized primarily by other residential zoning districts, ensuring compatibility between the proposed PRD and its surroundings.

6. Changed or changing conditions which justify the recommended action on the proposed amendment.

The majority of the Subject Property was recently annexed into the City of Lake City. This change in conditions justifies an amendment to the Zoning Atlas, as entitling the property with City zoning is necessary for use of the property.

This necessary amendment to the Zoning Atlas creates an opportunity for new zoning on the new City land. The PRD zoning mechanism allows for a unique utilization of the ±93.8-acre property for residential utilization, at a lot size and configuration not possible anywhere else in Lake City.

7. The impact of the proposed change upon living conditions in the neighborhood.

At ±93.8 acres, residential development of the Subject Property would result in a new neighborhood, thus not interfering with the existing conditions or quality of life within surrounding existing neighborhoods.

Furthermore, the proposed change in zoning would not have a deleterious impact on living conditions of surrounding neighborhoods. Instead, the proposed change would allow for the possibility of new neighbors, and with them new business partners, employees, friends, and contributors to the Lake City community.

8. The impact of the proposed change upon traffic with particular regard to congestion or other public safety matters.

As demonstrated in Table 3 of this report, the proposed zoning change would yield a net <u>decrease</u> in traffic relative to a maximum development scenario of the existing FLU and zoning designations.

9. The impact of the proposed change upon drainage.

Stormwater management will be addressed in subsequent development planning of the Subject Property, to occur upon approval of the proposed change.

The proposed change may result in up to ±146 more dwelling units compared to what is possible on the Subject Property currently, as well as a reduction of up to ±716,997.6 sq. ft. of nonresidential development compared to what is possible on the Subject Property currently.

Current nonresidential zoning on the property allows a Floor Area Ratio of up to 1.0, which would result in a large amount of impervious surface area on the property, when considering commercial development factors such as building footprints, parking areas, and parking area drive aisles. It is possible that removal of commercial entitlements from the property may have a benefit to drainage, as it is likely to result in less impervious surface area overall.

10. The impact of the proposed change upon light and air to adjacent areas.

The proposed change in zoning will not impact light or air in adjacent areas. Given the proposed change is to a residential zoning district which is highly compatible with the surrounding context area, no intense commercial uses will occupy the Subject Property, thus not presenting the opportunity for the light or air pollution issues associated with such uses. Instead, the property will be utilized for single-family detached and attached housing.

Furthermore, the lighting necessary for residential development is far lower than that necessary for commercial development, as signage, parking lots, and other characteristics typical of commercial development will not be included.

11. The impact of the proposed change upon property values in the adjacent area.

The proposed change in zoning is not anticipated to impact property values in the adjacent area.

12. The impact of the proposed change upon the improvement or development of adjacent property in accordance with existing regulations.

The proposed change of zoning is not anticipated to have any impact on the improvement or development of adjacent properties in accordance with existing regulations. Any offsite improvements required for development of the Subject Property would likely be determined in development planning, which would occur upon approval of this request.

13. The granting of special privilege to an individual owner as contrasted with the needs of the overall public welfare.

The requested change does not grant special privilege to any individual property owner. All property owners are able to request a change in zoning.

14. Substantial reasons why, if any, the property cannot be used in accordance with existing zoning.

The majority of the Subject Property, which was recently annexed into the City of Lake City, is designated with Columbia County zoning districts. In order for the property to be used, Lake City zoning is necessary.

15. The impact of the proposed change with regard to the scale of needs of the neighborhood or the City.

The impact of the proposed change is the potential for up to ±146 more dwelling units relative to what currently allowed on the property, and the potential for up to ±716,997.6 fewer sq. ft. of commercial development relative to what is currently allowed on the property.

Development to follow this change will be in scale with the context area of the Subject Property. The area is characterized primarily by other residential land use classifications, including Columbia County Residential Low, and Lake City Residential Moderate, Medium, and High Density. These classifications range in density from 2.0 dwelling units per acre to 20.0 dwelling units per acre.

The phasing of said development will be in accordance with community housing need and economic demand.

16. The availability of alternate adequate sites in the City in districts already permitting such use.

The driving factor behind this request is not the availability of adequate sites within the City. Rather, the driving factor of this request is to fully bring the Subject Property into the City. It has recently been annexed into the City, and thus needs City zoning.

Furthermore, no other sites in the City have the same requested zoning district, as the requested PRD is site-specific.

Finally, the applicant does not own land elsewhere or have the ability to propose the project elsewhere.

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1. Cover Letter
2. Planned Residential Development Zoning Application
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. Vicinity Map Set
10. Plan Set
    a. Preliminary Development Plan
    b. Site Analysis Map
    c. Preliminary Utility Service Plan

Columbia County Schools
Office of the Superintendent
372 West Duval Street
Lake City, Florida 32055-3990
(386) 755-8003
carswella@columbiak12.com
www.columbiak12.com

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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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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8. Vicinity Map Set
9. Plan Set
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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: 12/19/2022 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

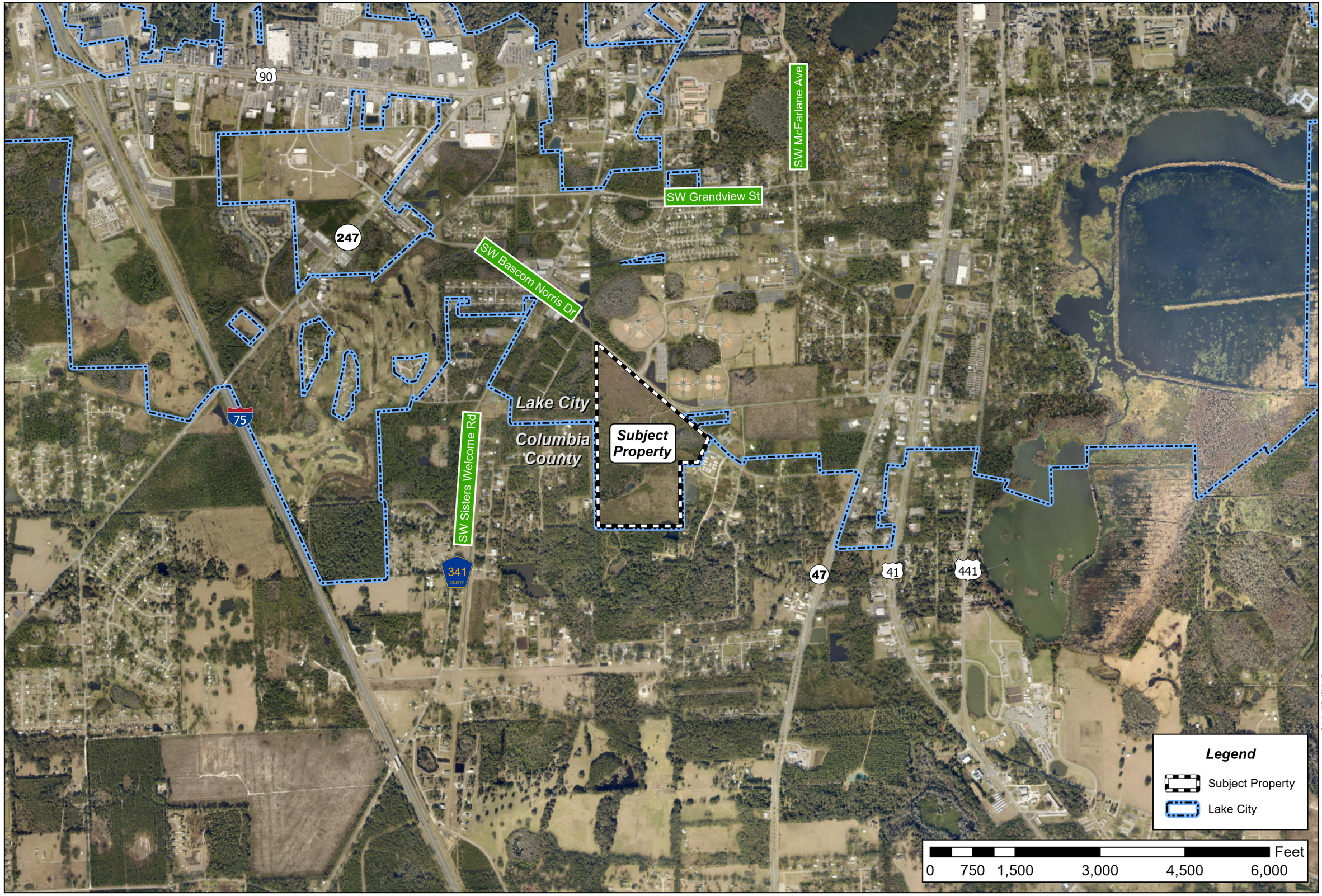
NO DELINQUENT TAXES

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10. Plan Set
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    b. Site Analysis Map
    c. Preliminary Utility Service Plan

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

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False Northing: 0.000000
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Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
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Prepared by: Employee ###
Date: 12/30/2022

CHW
Professional Consultants

Document Path: N:\2022\22-0281\Admin & Information\07_Maps\GIS\APRXs\Annexation.aprx

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

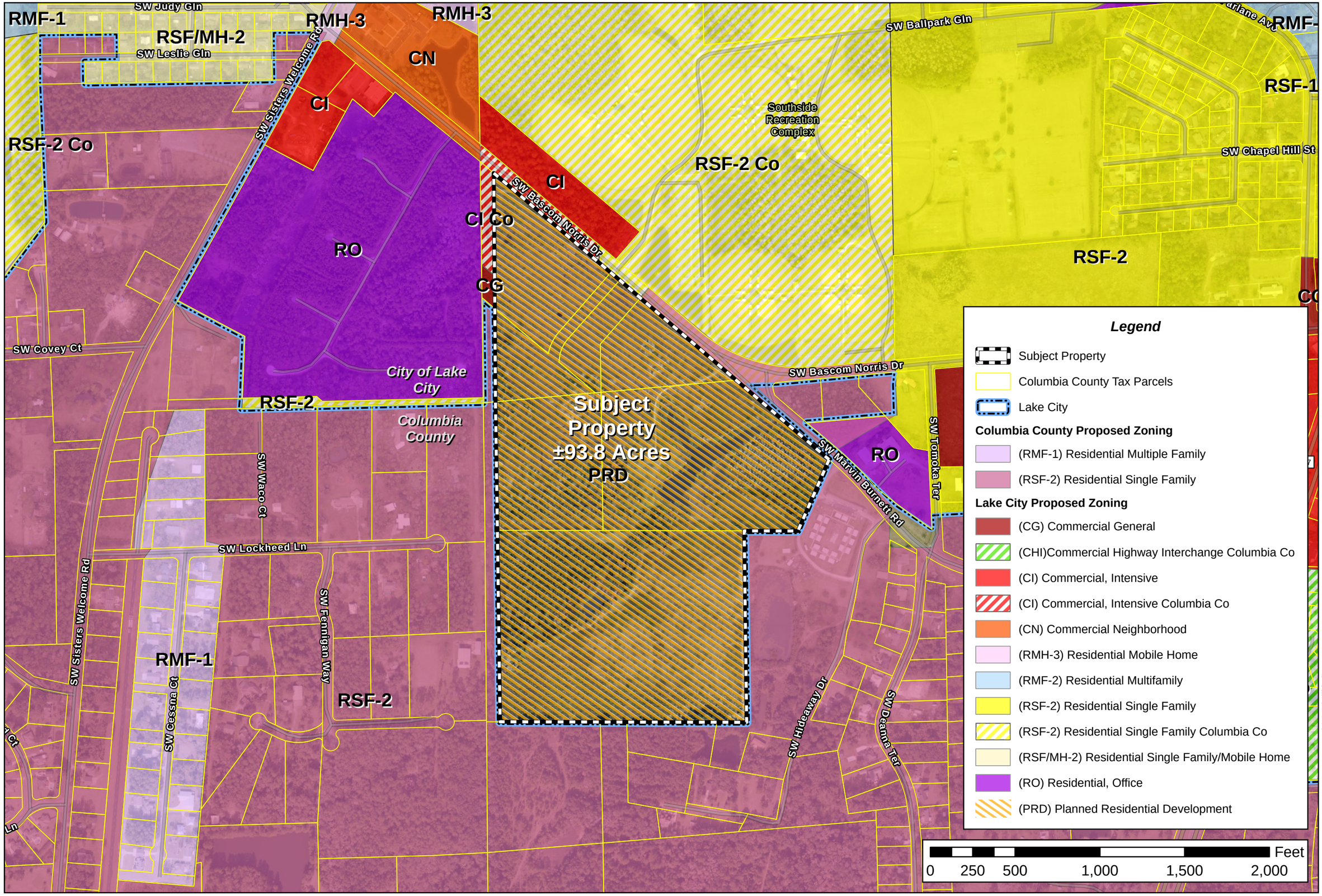
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Prepared by: Employee ####
Date: 1/18/2023

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CHW Professional Consultants



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

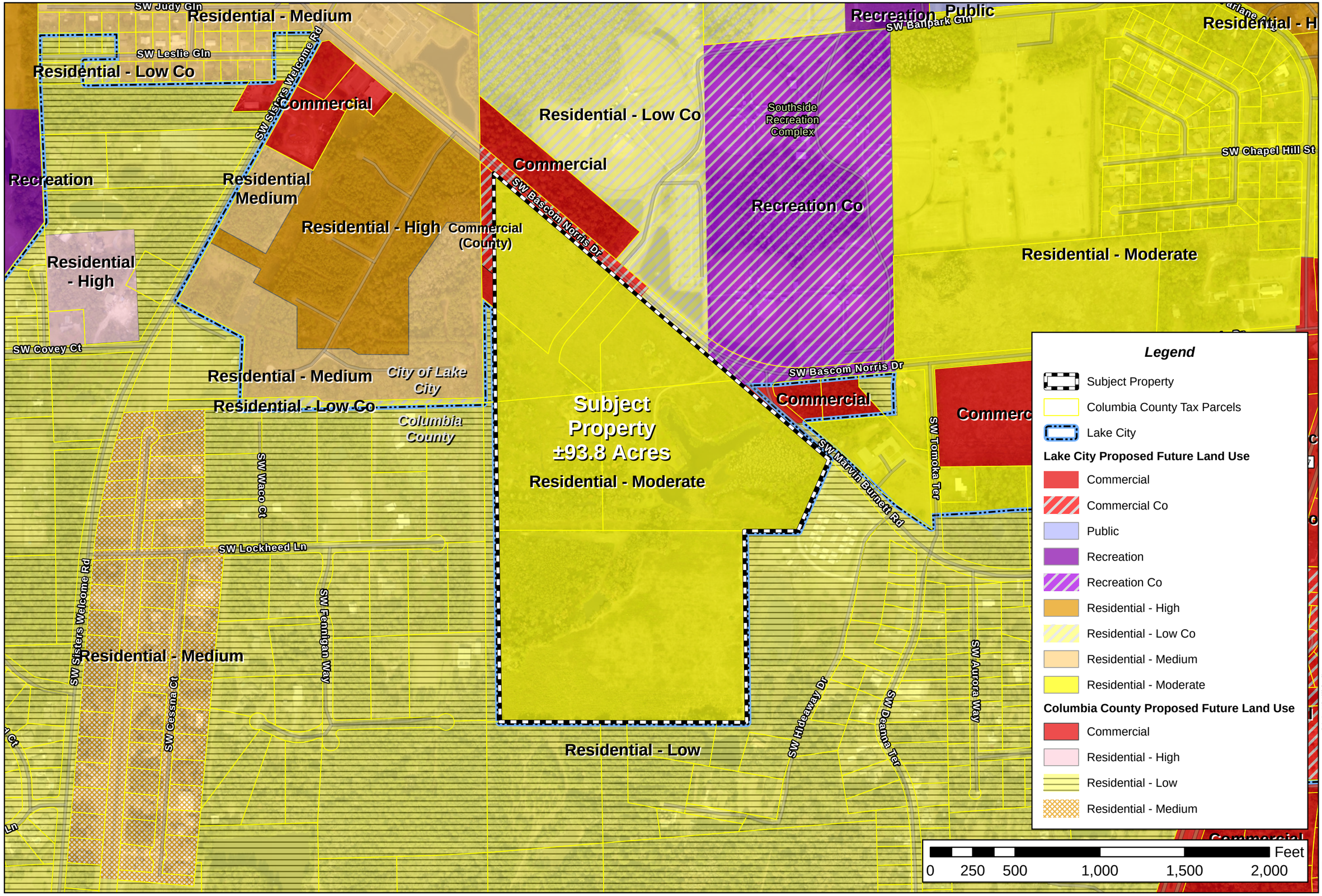
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Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
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Prepared by: Employee ###
Date: 1/19/2023

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

Professional Consultants

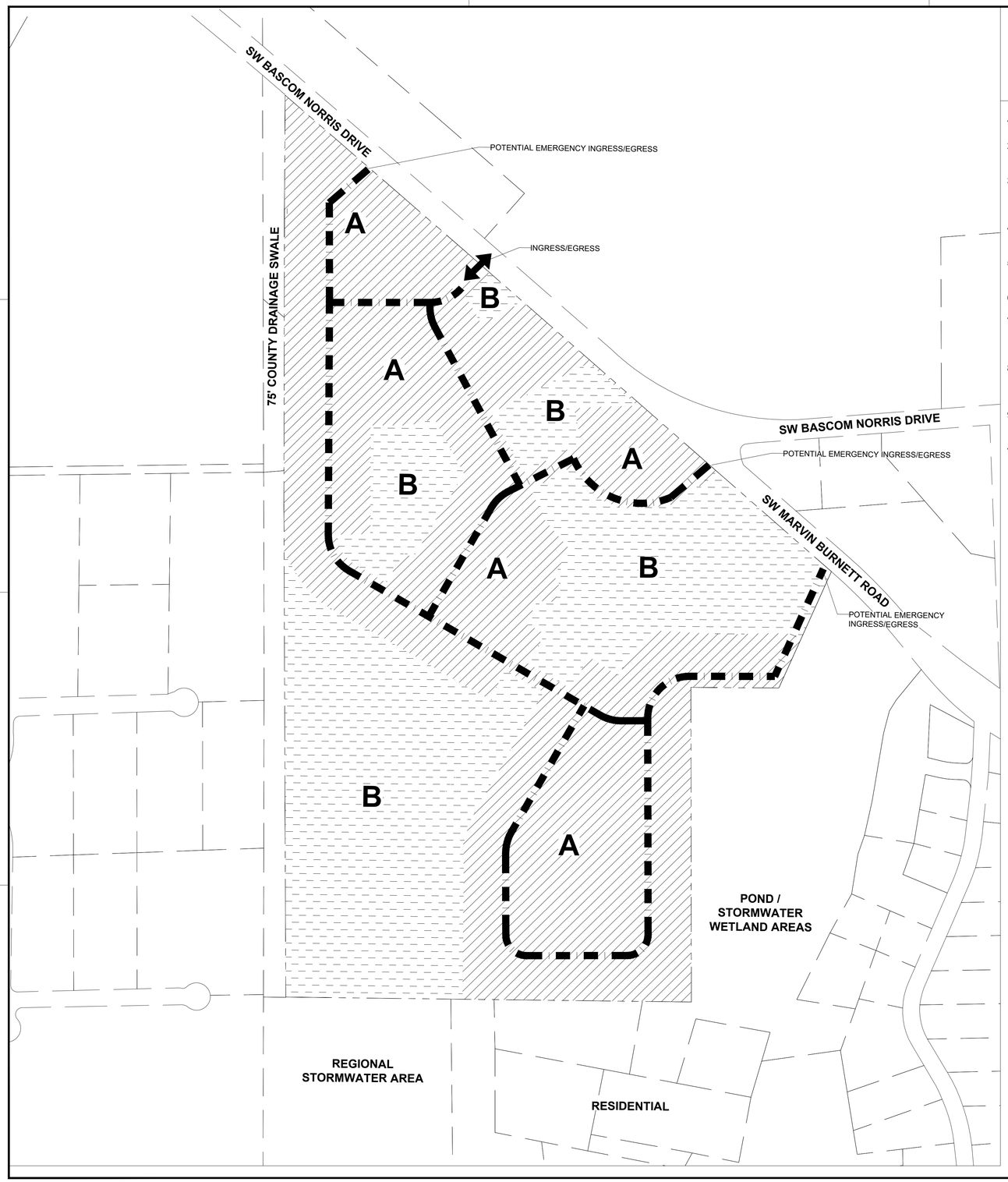
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    b. **Site Analysis Map**
    c. **Preliminary Utility Service Plan**



HUNTER'S CREEK
PRELIMINARY DEVELOPMENT PLAN

GENERAL NOTES

1. **LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THIS PRELIMINARY DEVELOPMENT PLAN.
2. **ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE.
3. **STATEMENT OF UNDERLYING FUTURE LAND USE (FLU) GROSS DENSITY.** THE SUBJECT PROPERTY IS WITHIN THE RESIDENTIAL MODERATE DENSITY FLU CLASSIFICATION. THIS CLASSIFICATION ALLOWS A GROSS DENSITY OF 4 DWELLING UNITS PER ACRE. THIS YIELDS AN ALLOWANCE OF 375 DWELLING UNITS ON THE SUBJECT PROPERTY. HOWEVER, THIS APPLICATION REQUESTS ONLY 325 DWELLING UNITS, AS DETAILED IN NOTE 4.
4. **STATEMENT ON GROSS DENSITY.** THIS PLANNED RESIDENTIAL DEVELOPMENT PROPOSES 325 DWELLING UNITS ON ±93.8 ACRES. THIS YIELDS A GROSS DENSITY OF ±3.46 DWELLING UNITS PER ACRE.
5. **STATEMENT ON NET RESIDENTIAL ACREAGE.** THE TOTAL NUMBER OF ACRES OF THE PLANNED RESIDENTIAL DEVELOPMENT DEVOTED TO RESIDENTIAL DEVELOPMENT IS ±55.2 ACRES.
6. **BUILDING SEPARATIONS.** BUILDING SEPARATIONS SHALL, AT A MINIMUM, MEET THE REQUIREMENT(S) OF THE FLORIDA BUILDING CODE.
7. **OPEN SPACE.** OPEN SPACE AREAS MAY INCLUDE STORMWATER MANAGEMENT FACILITIES, ACTIVE RECREATION OPPORTUNITIES, AND PASSIVE RECREATION OPPORTUNITIES INCLUDING BUT NOT LIMITED TO NATURE TRAILS AND WILDLIFE VIEWING AREAS. THE FINAL LOCATION AND SIZE OF OPEN SPACE MAY BE ADJUSTED BASED ON FINAL ENGINEERING TO ACHIEVE AN APPROVABLE SITE PLAN.
8. **RESIDENTIAL AMENITIES.** RESIDENTIAL AMENITIES MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, PASSIVE OR ACTIVE RECREATION OPPORTUNITIES, OR OTHER USES CUSTOMARILY ACCESSORY AND CLEARLY RELATED TO RESIDENTIAL USES. RESIDENTIAL AMENITIES SHALL BE THE ONLY NONRESIDENTIAL USE PERMITTED IN AREAS A AND B.
9. **ROADWAY DESIGN.** ONSITE TRANSPORTATION FACILITIES SHALL BE DESIGNED TO MEET CITY STANDARDS. THE ROADWAYS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE IN FINAL ENGINEERING.
10. **DEFERENCE TO LDR.** IN INSTANCES WHERE A SPECIFIC STANDARD IS NOT INCLUDED WITHIN THIS PRD, THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS SHALL APPLY.

DEVELOPMENT STANDARDS

	AREA A - SINGLE-FAMILY DETACHED	AREA A - TOWNHOMES, ATTACHED	AREA B - OPEN SPACE, STORMWATER MANAGEMENT, ENVIRONMENTAL FEATURES
MIN. LOT WIDTH (FT)	40	20	-
MIN. LOT DEPTH (FT)	115	80	
MIN. SETBACK, FRONT (FT)	20	20	-
MIN. SETBACK, SIDE (FT)	5	10* *MEASURED BETWEEN BUILDINGS	-
MIN. SETBACK, REAR (FT)	5	5	
MAX. BUILDING HEIGHT (FT)	35	35	-
MIN. WETLAND BUFFER (FT)	35	35	35
PERMITTED USES	DWELLING, SINGLE FAMILY; RESIDENTIAL AMENITIES; DWELLING, SINGLE FAMILY; DWELLING, MULTIPLE [TOWNHOMES]; RESIDENTIAL AMENITIES		COMMON OPEN SPACE; STORMWATER MANAGEMENT FACILITIES
MAX. LOT COVERAGE	1. RESIDENTIAL BUILDINGS AND THEIR ACCESSORY BUILDINGS: 60% 2. OTHER PERMITTED BUILDINGS IN CONNECTION WITH PERMITTED USES, INCLUDING THEIR ACCESSORY BUILDINGS: 60%		
MAX. FLOOR AREA RATIO	IN ADDITION TO MEETING THE REQUIRED LOT, YARD, BUILDING HEIGHT, LOT COVERAGE, AND LANDSCAPED BUFFERING REQUIREMENTS OF THIS SECTION, NO STRUCTURE SHALL EXCEED A 0.6 FLOOR AREA RATIO.		

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA AC	AREA %
	SUBJECT PROPERTY	93.8	100%
	AREA A - RESIDENTIAL USES	55.2	58.9%
	AREA B - OPEN SPACE, STORMWATER MANAGEMENT, ENV. FEATURES	38.6	41.1%

LEGEND

	SUBJECT PROPERTY
	SURROUNDING TAX PARCELS
	INTERNAL CIRCULATION NETWORK

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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
SUBMITTAL - 18 JANUARY 2023

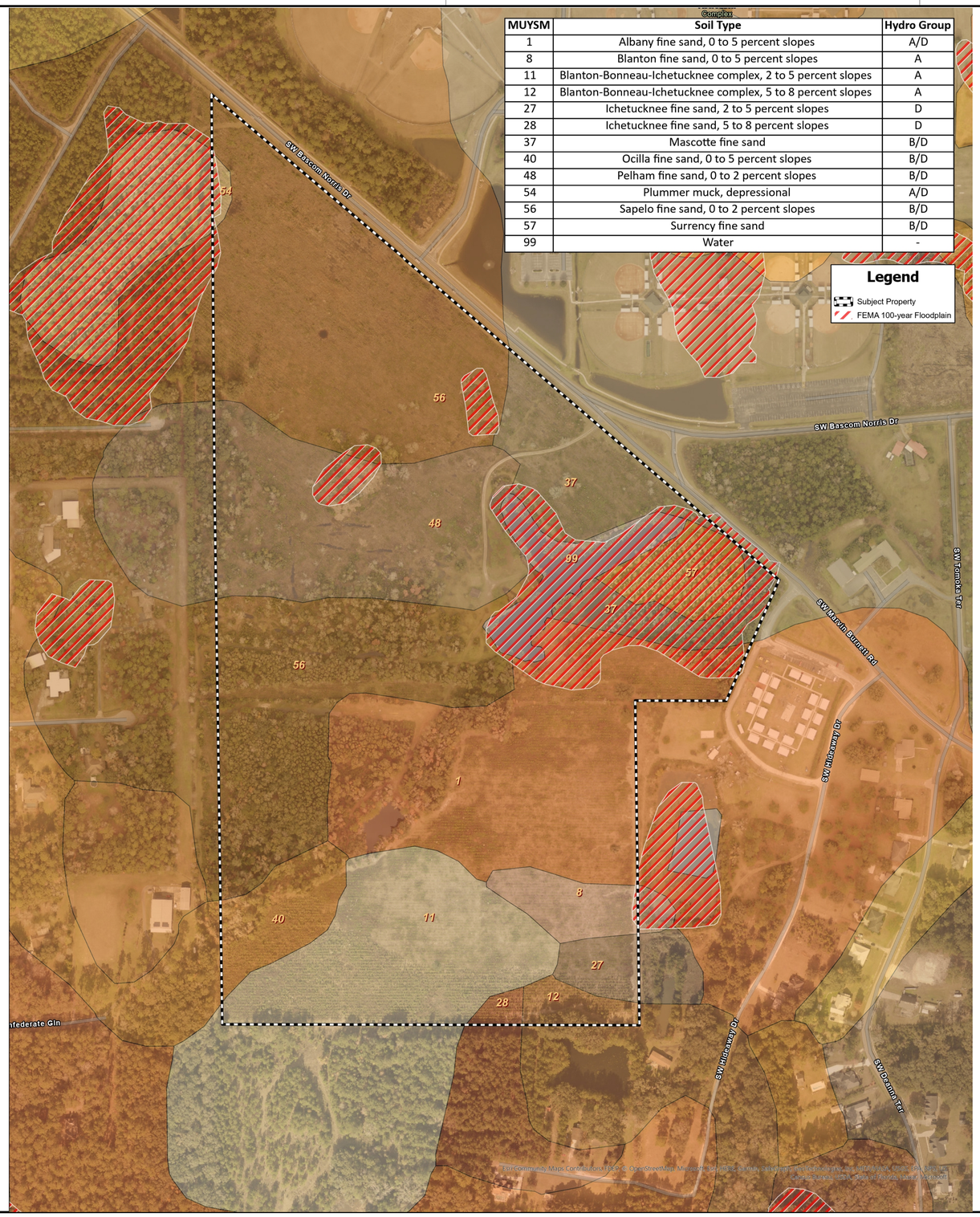
CLIENT: GARDEN STREET COMMUNITIES
PROJECT: HUNTER'S CREEK
SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN

TECHNICIAN: S. WOOD
DESIGNER: S. WOOD
QUALITY CONTROL: G. DEDENBACH
PROJECT #: 22-0281

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SHEET NO.:
1 of 3

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MUYSM	Soil Type	Hydro Group
1	Albany fine sand, 0 to 5 percent slopes	A/D
8	Blanton fine 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 fine sand, 2 to 5 percent slopes	D
28	Ichetucknee fine sand, 5 to 8 percent slopes	D
37	Mascotte fine sand	B/D
40	Ocilla fine sand, 0 to 5 percent slopes	B/D
48	Pelham fine sand, 0 to 2 percent slopes	B/D
54	Plummer muck, depressional	A/D
56	Sapelo fine sand, 0 to 2 percent slopes	B/D
57	Surrency fine sand	B/D
99	Water	-

HUNTER'S CREEK
SITE ANALYSIS MAP

GENERAL NOTES

1. **SCALE.** THE SITE ANALYSIS MAP IS AT THE SAME SCALE AS THE PRELIMINARY DEVELOPMENT PLAN, 1 INCH : 200 FEET.

2. **FLOOD PRONE AREAS.** FLOOD PRONE AREAS ARE DEPICTED IN THE SITE ANALYSIS MAP, LABELED AS "FEMA 100-YEAR FLOODPLAIN" IN THE LEGEND.

3. **AREAS WITH SLOPES GREATER THAN FIVE (5) PERCENT.** ONSITE SLOPES ARE DESCRIBED AS A COMPONENT OF SOIL CLASSIFICATION.

4. **AREAS OF SOILS WHICH ARE MARGINALLY SUITED FOR DEVELOPMENT PURPOSES.** ONSITE SOILS ARE DEPICTED BY THEIR USDA NATURAL RESOURCE CONSERVATION SERVICE CLASSIFICATION AND HYDROLOGIC SOIL GROUP.

5. **TREE COVER.** ONSITE TREE COVER IS DEPICTED WITH THE AERIAL IMAGE. TREE COVERAGE IS DEPICTED IN GREATER DETAIL IN THE SURVEY PROVIDED WITH THIS SUBMITTAL PACKAGE.

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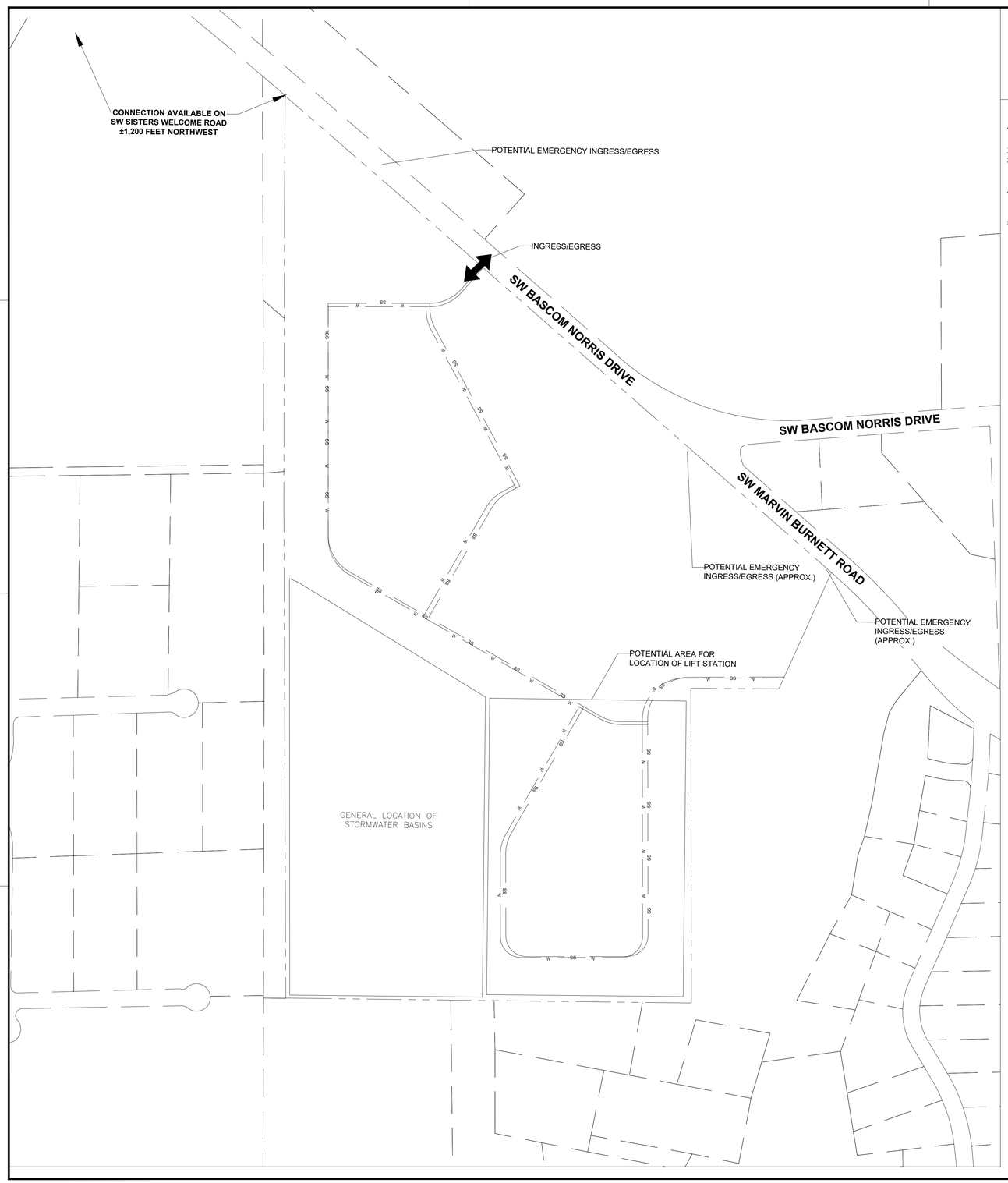
SUBMITTALS:
SUBMITTAL - 18 JANUARY 2023

CLIENT: GARDEN STREET COMMUNITIES
PROJECT: HUNTER'S CREEK
SHEET TITLE: SITE ANALYSIS MAP

TECHNICIAN: S. WOOD
DESIGNER: S. WOOD
QUALITY CONTROL: C. DEDENBACH
PROJECT NO.: 22-0281

SHEET NO.:
2 of 3

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HUNTER'S CREEK
PRELIMINARY UTILITY SERVICE PLAN

GENERAL NOTES

1. **ACCURACY AND DETAIL.** ALL UTILITIES SHOWN ARE APPROXIMATE IN THEIR LAYOUT, CONFIGURATION, AND LOCATION. THEY ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
2. **GRAVITY SYSTEM.** A GRAVITY SYSTEM WILL BE UTILIZED ONSITE.
3. **LIFT STATION AND FORCED SYSTEM.** A LIFT STATION WILL BE PLACED IN THE LOWEST PRACTICABLE CENTRAL LOCATION ONSITE, FOR COLLECTION OF EFFLUENT AND WASTEWATER. THIS LIFT STATION WILL CONNECT TO A FORCED SYSTEM, WHICH WILL BE UTILIZED FOR CONNECTION TO EXISTING INFRASTRUCTURE NORTHWEST OF THE SUBJECT PROPERTY, IN SISTERS WELCOME ROAD.
4. **EXISTING UTILITY INFRASTRUCTURE.** IT IS THE APPLICANT'S UNDERSTANDING AT THIS TIME THAT THE FOLLOWING UTILITY INFRASTRUCTURE IS AVAILABLE:
   - 4.1. SANITARY SEWER: ±1,000 FEET OF LINE NEAR THE SOCIAL SECURITY OFFICE.
   - 4.2. POTABLE WATER: THREE POTENTIAL TIE-INS, ALL OF WHICH ARE 6" PIPES. NO LARGE-SCALE WATER LINES ARE AVAILABLE.
5. **SIZE OF LINES, SPECIFIC LOCATIONS, AND DETAILED CALCULATIONS.** THE SIZE OF LINES, SPECIFIC LOCATIONS, AND DETAILED CALCULATIONS ARE NOT REQUIRED AT THIS STAGE. THEY WILL BE INCLUDED WITH FINAL ENGINEERING.

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CONSTRUCTION/ASI REVISIONS:

SUBMITTALS:
SUBMITTAL - 18 JANUARY 2023

CLIENT: GARDEN STREET COMMUNITIES
PROJECT: HUNTER'S CREEK
SHEET TITLE: PRELIMINARY UTILITY SERVICE PLAN

TECHNICIAN: S. WOOD
DESIGNER: S. WOOD
QUALITY CONTROL: C. DEDENBACH
PROJECT NO.: 22-0281

SHEET NO.: 3 of 3

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