



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

PLANNING USE ONLY

Application # SPR23-11

Application Fee: **\$200.00**

Receipt No. 2023-00050827

Filing Date 5/3/23

Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: U-Haul at Gateway Crossing Lot 6
2. Address of Subject Property: _____
3. Parcel ID Number(s): 35-3S-16-02524-006
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: Commercial Highway Interchange
6. Acreage: 5.96 AC
7. Existing Use of Property: Commercial
8. Proposed use of Property: Commercial
9. Type of Development (Check All That Apply):
 - ☐ Increase of floor area to an existing structure: Total increase of square footage _____
 - ☒ New construction: Total square footage 260,000 SF
 - ☐ Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Logan B. Peters, PE Title: Engineering Project Manager
Company name (if applicable): JBPro
Mailing Address: 3530 NW 43rd Street, Suite 1
City: Gainesville State: Florida Zip: 32606
Telephone: (352) 375-8999 Fax: () Email: logan.peters@jbpro.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): U-Haul Co. of Florida
Mailing Address: 2727 N Central Ave
City: Phoenix State: Arizona Zip: 85142
Telephone: () Fax: () Email: _____

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: N/A
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property? ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes ☒ No
Future Land Use Map Amendment Application No. _____
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. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
- vii. Number of proposed parking spaces.
- viii. Street layout.
- ix. Layout of mobile home stands (for mobile home parks only).

- 3. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
- 4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
- 5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
- 6. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
- 7. Legal Description with Tax Parcel Number (In Word Format).
- 8. Proof of Ownership (i.e. deed).
- 9. Agent Authorization Form (signed and notarized).
- 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) 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 ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Logan B. Peters, PE

Applicant/Agent Name (Type or Print)

Logan Peters

4/6/23

Applicant/Agent Signature

Date

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 6th day of April, 2023, by (name of person acknowledging).

(NOTARY SEAL or STAMP)



Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

Jennifer Newbegin

Signature of Notary
Jennifer Newbegin
Printed Name of Notary

Personally Known X OR Produced Identification _____
Type of Identification Produced

GENERAL DEVELOPMENT INFORMATION

1. PROJECT NAME: LOT 6 - U-HAUL STORAGE FACILITY
2. PROJECT LOCATION: U-HAUL COMPANY OF FLORIDA, CONTACT: CHRIS FERGUSON (904) 446-1208
3. PREPARED BY: JBP PRO
4. CITY: JACKSONVILLE
5. SURVEY: JBP PRO
6. SITE MAP SHEET: 30-50-16-02524-006
7. JBP PRO
8. JBP PRO
9. JBP PRO
10. JBP PRO
11. JBP PRO
12. JBP PRO
13. JBP PRO
14. JBP PRO
15. JBP PRO
16. JBP PRO

17. CARBON REQUIREMENTS:
1. CARBON REQUIRED: 1,977,500 LB X 32.707 SP = 38 SPACES
2. TOTAL SPACES REQUIRED: 38 SPACES
3. PARKING PROVIDED: 38 SPACES
4. LOT CHIT ZONING CATEGORY: THE MINIMUM YARD REQUIREMENTS PER LANE CITY
5. LOT'S SECTION 415.7 ARE AS FOLLOWS:
1. FRONT YARD = 30 FT
2. SIDE YARD = 30 FT
3. REAR YARD = 30 FT
6. ALL BUILDINGS ARE SETBACK GREATER THAN 30 FT FROM FRONT, SIDE, AND REAR PROPERTY LINES
7. FRONT YARD SHALL INCLUDE MINIMUM 15 FT LANDSCAPED AREA

18. CARBON REQUIREMENTS:
1. CARBON REQUIRED: 1,977,500 LB X 32.707 SP = 38 SPACES
2. TOTAL SPACES REQUIRED: 38 SPACES
3. PARKING PROVIDED: 38 SPACES
4. LOT CHIT ZONING CATEGORY: THE MINIMUM YARD REQUIREMENTS PER LANE CITY
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1. FRONT YARD = 30 FT
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3. REAR YARD = 30 FT
6. ALL BUILDINGS ARE SETBACK GREATER THAN 30 FT FROM FRONT, SIDE, AND REAR PROPERTY LINES
7. FRONT YARD SHALL INCLUDE MINIMUM 15 FT LANDSCAPED AREA

CONSTRUCTION PLANS
OF
GATEWAY CROSSING LOT 6
U-HAUL STORAGE FACILITY
FOR
U-HAUL COMPANY
OF FLORIDA



LOCATION MAP
NTS

U-HAUL STORAGE FACILITY	
SHEET INDEX	
SHEET NO.	TITLE
CS-0	COVER SHEET
CS-1	LOCUS, APPROPRIATIONS, AND NOTES
CS-2	STORMWATER POLLUTION PREVENTION PLAN
CS-3	EROSION CONTROL, EROSION, AND SEDIMENTATION CONTROL PLAN
CS-4	POST-CONSTRUCTION MASTER DRAINAGE PLAN
CS-5	PAVING, GRADING, AND DRAINAGE PLAN
CS-6	MASTER UTILITY PLAN
CS-7	DETAILS AND NOTES
CS-8	ALTAIRPS LAND TILE SURVEY
CS-9	ALTAIRPS LAND TILE SURVEY
CS-10	ALTAIRPS LAND TILE SURVEY

NO.	DATE	DESCRIPTION	REVISIONS		DATE	BY	PROJECT NO.	SHEET NO.						
			NO.	DESCRIPTION										
PRELIMINARY NOT FOR CONSTRUCTION						COVER SHEET								
THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.						U-HAUL CO OF FLORIDA JACKSONVILLE, FLORIDA								
JBP Pro CIVIL ENGINEERING LAND PLANNING SURVEYING CONSTRUCTION SERVICES						U-HAUL STORAGE FACILITY								
3530 NW 43rd Street Gainesville, Florida 32606 4420 US-1 & Suite 1 St. Augustine, Florida 32086 Gainesville: (352) 375-8999 St. Augustine: (904) 799-9999 Toll Free: (844) 800-8999 Email: contact@jbp.com						APRIL 2023 897-23-01								
						C0.0								

[illegible]





Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086

 jbpro.com

 (844) Go-JBPro

 contact@jbpro.com

April 6, 2023

Sara Ferson, EI
Engineer III
SRWMD
9225 County Road 49
Live Oak, FL 32060

RE: Gateway Crossing Lot 6 – U-Haul Storage Facility
Letter of Conformance with SRWMD ERP-023-226410-1

Sara,

Please find included in our submittal package a PDF copy of the stormwater management design report and select construction drawings for the proposed U-Haul Storage Facility at Gateway Crossing project located in Columbia County. Also included is the permit application fee of \$100.00, paid via check mailed on April 6, 2023. We are requesting documentation that the U-Haul Storage Facility at Gateway Crossing design conforms to the Master Stormwater Management System Design permitted for the Gateway Crossing Commercial Subdivision project with ERP-023-226410-1.

This project consists of the development of Lot 6 of the Gateway Crossing Commercial Subdivision. The project will construct 2 new buildings on 5.96 acres with proposed infrastructure, including a proposed stormwater conveyance system that will connect to existing Stormwater Basin No. 1 and 2. The original master stormwater design for Gateway Crossing allows for up to 75% impervious area from each lot. The designed impervious area for U-Haul at Gateway Crossing is 69.1%, which is less than the 75% allowable impervious area allowable for Lot 6. Therefore, the proposed development is in conformance with the original permit.

If you have any questions or require any additional information, please feel free to contact me.

Thank you,



Logan B. Peters, PE
Engineering Project Manager, JBPro



Civil Engineering



Surveying



Land Planning



Construction Services

U-Haul at Gateway Crossing

Fire Flow Calculations

1/5/2023

U-Haul Main Building & U-Box Storage Building

Logan B Peters

FL Registration No. 88516

This document has been electronically signed and sealed by Logan B. Peters, P.E. on January 5th, 2023 using a digital signature.

Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

3530 NW 43rd Street
Gainesville, FL 32606
(352) 375-8999
www.jbpro.com



JBPro



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Attachments

- Attachment A:** Florida Fire Prevention Code, Table 18.4.5.1.2
- Attachment B:** City of Lake City Fire Flow Analysis
- Attachment C:** City of Lake City Fire Flow Map



I. NFPA 2009 Calculations

A. U-Haul Main

PROJECT: U-Haul at Gateway Crossing

DATE: January 5, 2023

BUILDING CONSTRUCTION: Type II-B

FIRE FLOW AREA (Total Floor Area): 117,114 SF

FIRE FLOW REQUIRED: 7,250 GPM

BUILDING FULLY SPRINKLED? Yes

ALLOWABLE REDUCTION OF REQUIRED FIREFLOW: 75%

MINIMUM NFPA FIRE FLOW: 1,812.5 GPM

RESULTANT FIRE FLOW: 1,812.5 GPM

FLOW DURATION: 4 Hours

AVAILABLE FIRE FLOW (@ 20 psi): 2,604 GPM

ASSUMPTIONS:

- Building is a Type II-B concrete block commercial building. Available Fire Flow is based on a Flow Test performed by City of Lake City on November 29th, 2022 on the NW Centurion Court cul-de-sac.



B. U-Box

PROJECT: U-Haul at Gateway Crossing

DATE: January 5, 2023

BUILDING CONSTRUCTION: Type II-B

FIRE FLOW AREA (Total Floor Area): 13,785 SF

FIRE FLOW REQUIRED: 2,500 GPM

BUILDING FULLY SPRINKLED? Yes

ALLOWABLE REDUCTION OF REQUIRED FIREFLOW: 75%

MINIMUM NFPA FIRE FLOW: 1,000 GPM

RESULTANT FIRE FLOW: 1,000 GPM

FLOW DURATION: 2 Hours

AVAILABLE FIRE FLOW (@ 20 psi): 2,604 GPM

ASSUMPTIONS:

- Building is a Type II-B concrete block commercial building. Available Fire Flow is based on a Flow Test performed by City of Lake City on November 29th, 2022 on the NW Centurion Court cul-de-sac.

ISO 2008 Fire Flow Calculations

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	1/5/2023
Project:	U-Haul @ Gateway Crossing	Engineer:	Ben Nowak
	U-Haul Main Building	Checked By:	Logan Peters, P.E.
Location:	3619 W US 90, Lake City, FL 32055		

Subject Building

Construction Class (p. 4): Masonry Noncombustible Construction construction coefficient (F) (p. 2): 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 39,038 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 78,076 sq. ft.

Effective Area (A_i) (p. 9): 78,076 sq. ft. (Show calculations below)

$$A_i = 39,038 \text{ SF} \times 0.5(78,076) = 78,086 \text{ SF}$$

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 4023.659946

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Free-burning (C-4) Occupancy Factor (O_i) (p. 11): 1.15

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: Length of exposure wall:
Number of stories of exposure wall: 0 Length x number of stories: 0
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Back: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: Length of exposure wall:
Number of stories of exposure wall: Length x number of stories: 0
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Left: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: Length of exposure wall:
Number of stories of exposure wall: Length x number of stories: 0
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Right: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: Length of exposure wall:
Number of stories of exposure wall: Length x number of stories: 0
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19):

0

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$NFF = 4000 \times 1.15 \times [1 + (0 + 0)]$

$NFF = 4600$ gpm

$NFF = 4500$ gpm (rounded to nearest 500 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	1/5/2023
Project:	U-Haul @ Gateway Crossing	Engineer:	Ben Nowak
	U-Box Building	Checked By:	Logan Peters, P.E.
Location:	3619 W US 90, Lake City, FL 32055		

Subject Building

Construction Class (p. 4): Noncombustible Construction ▼ construction coefficient (F) (p. 2): 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 13,785 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 sq. ft.

Effective Area (A_i) (p. 9): 13,785 sq. ft. (Show calculations below)

$$A_i = 13,785 \text{ SF} \times 0.5(0) = 13,785 \text{ SF}$$

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 1690.697371

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Free-burning (C-4) ▼ Occupancy Factor (O_i) (p. 11): 1.15

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4): ▼
Distance (ft.) to the exposure building: ▼ Length of exposure wall:
Number of stories of exposure wall: Length x number of stories: 0
Opening Protection in exposure wall: ▼
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Back: construction of facing wall of exposure building (p. 4): ▼
Distance (ft.) to the exposure building: ▼ Length of exposure wall:
Number of stories of exposure wall: Length x number of stories: 0
Opening Protection in exposure wall: ▼
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Left: construction of facing wall of exposure building (p. 4): ▼
Distance (ft.) to the exposure building: ▼ Length of exposure wall:
Number of stories of exposure wall: Length x number of stories: 0
Opening Protection in exposure wall: Unprotected ▼
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Right: construction of facing wall of exposure building (p. 4): ▼
Distance (ft.) to the exposure building: ▼ Length of exposure wall:
Number of stories of exposure wall: Length x number of stories: 0
Opening Protection in exposure wall: ▼
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Communications (p. 18)

Passageway Opening Protection:	
Construction class of communication (Table 330.B) :	
Is communication open or enclosed?	
Length of communication (in feet):	
Factor for Communications (P _i) from Table 330.B on p.19):	0

Calculation of Needed Fire Flow (p. 1)

NFF=(C_i)(O_i)[1.0+(X+P)_i] (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$$\text{NFF} = 1750 \times 1.15 \times [1 + (0 + 0)]$$

$$\text{NFF} = 2012.5 \text{ gpm}$$

$$\text{NFF} = 2000 \text{ gpm (rounded to nearest 250 gpm per ISO requirements)}$$

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

ATTACHMENT A

City of Lake City Fire Flow Analysis

(Exhibit on Next Page)

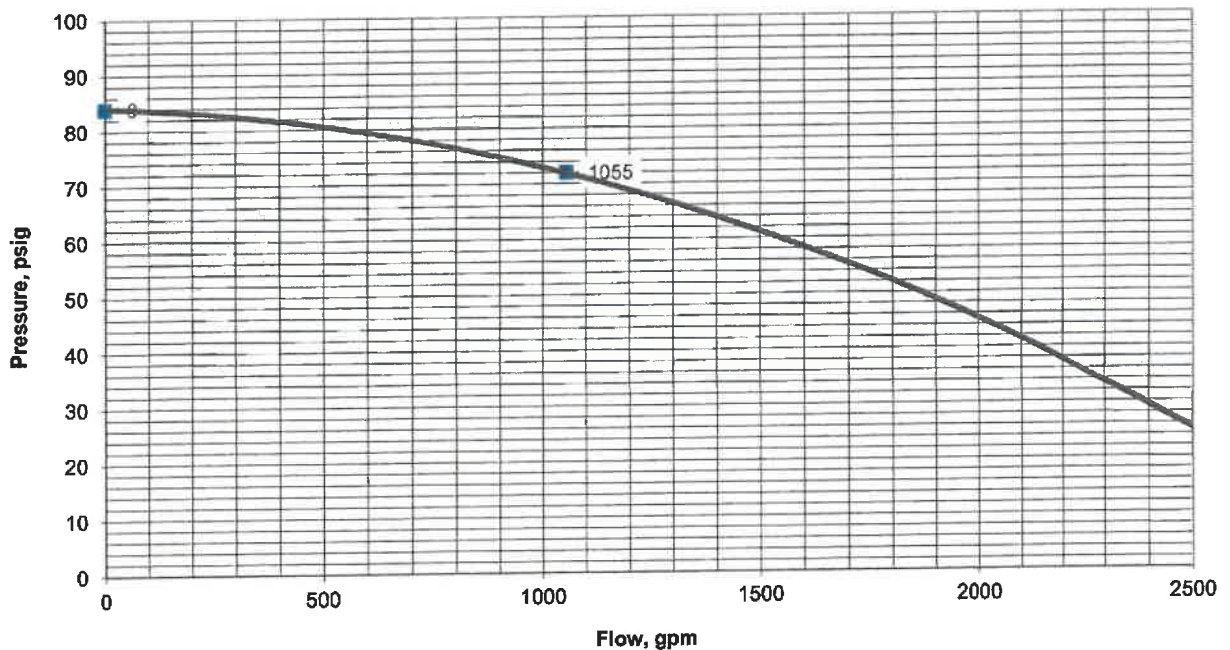
City of Lake City

Water flow report

HYDRANT # & LOCATION: **NW Centurion Court in cul-de-sac** DATE: **11/29/2022**
TEST BY: **AI/Daniel** Day: **Tuesday** Time: **9:30** Minutes: **2**
WATER SUPPLIED BY: **Municipal**
PURPOSE OF TEST: **request**

DATA

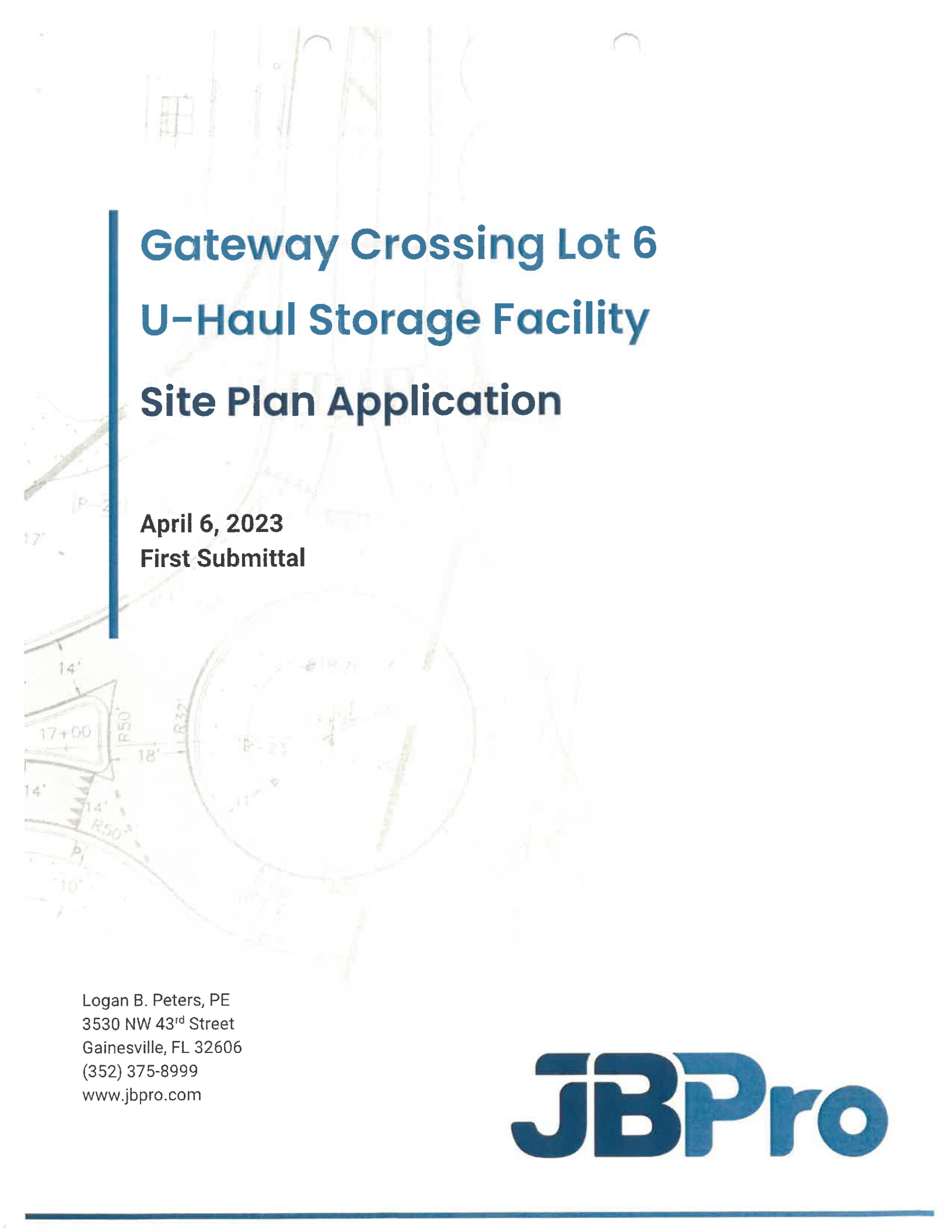
FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.8		
PITOT READING:	50		
GPM:	1055	0	0
TOTAL FLOW DURING TEST:	1055 GPM		
STATIC READING:	84 PSI	RESIDUAL:	72 PSI
RESULTS: AT 20 PSI RESIDUAL	2604 GPM	AT 0 PSI	3016 GPM
ESTIMATED CONSUMPTION:	2109 GAL.		
REMARKS:			



ATTACHMENT B

City of Lake City Fire Flow Map

(Exhibit on Next Page)



Gateway Crossing Lot 6 U-Haul Storage Facility Site Plan Application

**April 6, 2023
First Submittal**

Logan B. Peters, PE
3530 NW 43rd Street
Gainesville, FL 32606
(352) 375-8999
www.jbpro.com

JBPro

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I. Statement of Proposed Change

The proposed project is a site plan application for new construction to be located on Lot 6 of Gateway Crossing commercial subdivision, on 5.96 acres near the intersection of I-75 and US90. The proposed site plan proposes a three story 39,000 SF footprint primary U-Haul storage facility and a single story 13,700 SF footprint U-Box storage facility along with associated parking and utilities.

Parcel:

35-3S-16-02524-006

As shown on Tables 1 and 2 and Maps 1 and 2, the site plan is consistent with the execution of the established land use and zoning designations and is consistent with surrounding uses. The Commercial land use category has an intensity of $\leq +1\text{FAR}$ and the proposed FAR of 0.20 meets this standard. The proposed storage facility is a permitted use in the property's Commercial future land use designation and Commercial Highway Interchange (CHI) zoning district.

Table 1: Land Use and Zoning

Location	Land Use	Zoning
Proposed Property	Commercial	Commercial Highway Interchange
North	Commercial	General
South	Commercial	Commercial Highway Interchange
East	Commercial	Commercial Highway Interchange
West	Commercial	General

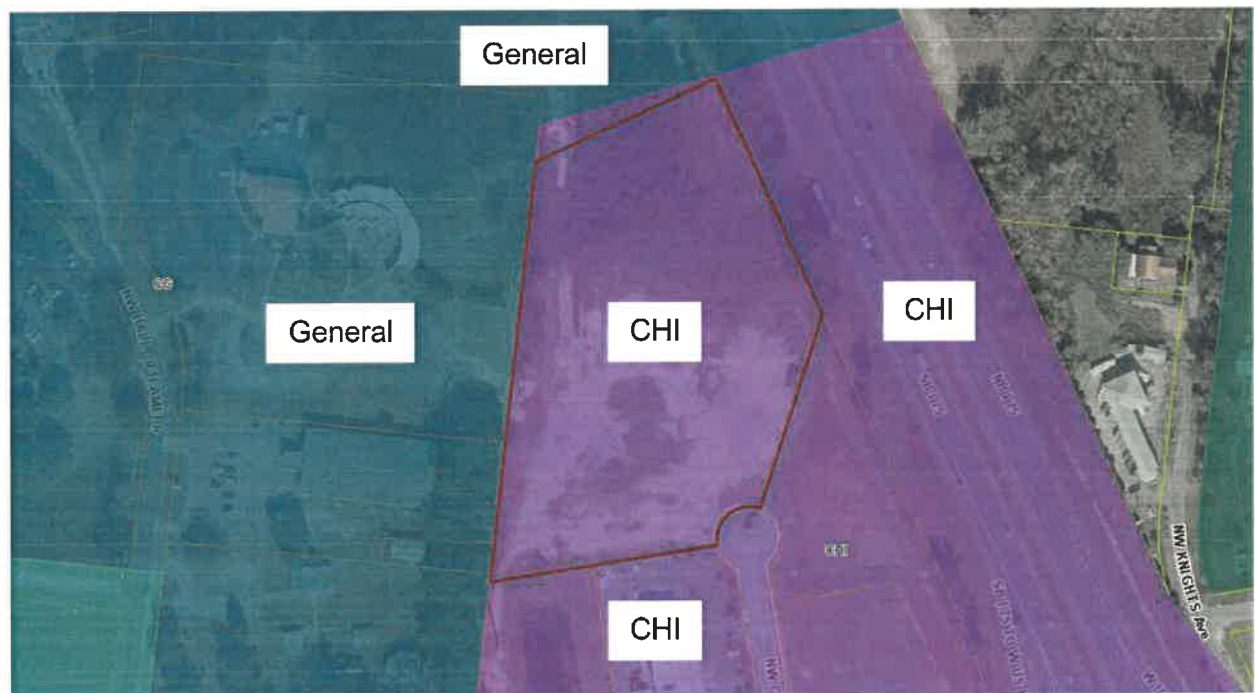
Table 2: Allowable – Proposed Dwelling Units

	Land Use	Zoning
Intensity Standard	1 FAR	1 FAR
Maximum Units Allowed	1 FAR	1 FAR
Proposed Project	0.20 FAR	0.20 FAR

Map 1: Existing Land Use Designations



Map 2: Zoning Designations



II. Concurrency Impact Analysis

The State of Florida growth management legislation establishes concurrency standards that ensure that local governments can adequately provide public facilities without constraining adopted local levels of service. In the following paragraphs, the proposed Comprehensive Plan Amendment will discuss how the proposed comprehensive plan amendment application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, open space, recreation, and public school facilities.

Transportation Mobility

The Lake City Comprehensive Plan Capital Improvements Element Policy VIII.1.1 establishes level of service standards (LOS) for Motor Vehicle Transportation at a LOS A. Table 3 shows the impact 52,700 square feet of office space has on motor vehicle transportation. The total trips per day generated by this development is 207.

Table 3 – Motor Vehicle Transportation ¹		
Roadway Segment	Level of Service	
US 90/ Duval St From I-75 to SW Bascom	D	
Daily Trip Generation ²	Square Footage	Total Development
Weekday Trips Per 1,000 square feet = 3.93	52,700	207 Trips Per Day
AM Peak Hour Per 1,000 square feet = 0.62	52,700	33 Trips Per Day
PM Peak Hour Per 1,000 square feet = 0.67	52,700	35 Trips Per Day

Source:

- 1) Lake City Comprehensive Plan
- 2) ITE Trip Generation, Manual 10th Edition

Potable Water

The Lake City Comprehensive Plan Capital Improvements Element Policy VIII.1.1 establishes level of service standards (LOS) for Potable Water. Table 4 shows the total gallons per day of potable water is 662.

Table 4 - Potable Water	Units	Gallons Per Day
Warehouse Use	1,124	662
<i>Based off a LOS standard established by Lake City and Florida Department of Health.</i>		

Note: Calculation based on formula for mini warehouse units established by Florida Department of Health Standards of 1 gallon per unit up to 200 units + 1 gallon per unit for each unit over 200.

Sanitary Sewer

The Lake City Comprehensive Plan Capital Improvements Element Policy VIII.1.1 establishes level of service standards (LOS) for Sanitary Sewer. Table 5 shows the total gallons per day of sanitary sewer is 662.

Table 5- Sanitary Sewer	Units	Gallons Per Day
Mini Warehouse Use	1,124	662
<i>Based off a LOS standard established by Lake City and Florida Department of Health.</i>		

Note: Calculation based on formula for mini warehouse units established by Florida Department of Health Standards of 1 gallon per unit up to 200 units + 1 gallon per unit for each unit over 200.

Solid Waste

The Lake City Comprehensive Plan Capital Improvements Element Policy VIII.1.1 establishes level of service standards (LOS) for Sanitary Sewer. Table 4 shows the total tons of solid waste per year is 955.4 for 1,124 units.

Table 6 – Solid Waste	Units	Tons Per Year
Mini Warehouse Use	1,124	955.4
<i>Based off a LOS of .85 tons per year per unit for residential.</i>		

Note: Calculation based on formula for mini warehouse units established by Florida Department of Health Standards

Stormwater

The Lake City Comprehensive Plan Capital Improvements Element Policy VIII.1.1 establishes a level of service standards (LOS) for stormwater not within a stream or open lake watershed. The LOS standard states that such developments shall adhere to the standards as specified in Chapter 62-330(4)(b)2, Florida Administrative Code (Rules of the Florida Department of Environmental Regulation) and Chapter 40B-4, Florida Administrative Code (Rules of the Suwannee River Water Management District).

Recreation

The Lake City Comprehensive Plan Improvements Element Policy VIII.1.1 establishes a level of service standards (LOS) for recreation. As the subject property is part of a nonresidential development with existing facilities, this proposed CPA application does not impact the recreation LOS.

Public School Facilities

The Lake City Comprehensive Plan Improvements Element Policy VIII.1.1 establishes a level of service standards (LOS) for public school facilities. As the subject property is part of a nonresidential development with existing facilities, this proposed CPA application does not impact the public school facilities LOS.

III. Comprehensive Plan Consistency

The proposed project is located within the Commercial Land Use Category (FLU). Developments within this FLU are limited to a density of 1 FAR. As shown on Map 3 below, the adjoining land use categories are Commercial to the north, east, south, and west. The following comprehensive plan consistency assessment shows how this proposed project is consistent with Lake City's adopted comprehensive plan goals, objectives, and policies.

Map 3: Future Land Use Designations



A. Future Land Use Element

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: ...

COMMERCIAL

Lands classified as commercial use consist of areas used for the sale, rental, and distribution of products or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this objective, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio except within the (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts being subject to an intensity of less than or equal to 1.0 floor area ratio.

(CN) Commercial, Neighborhood uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio. (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts shall be limited to an intensity of less than or equal to 1.0 floor area ratio....

- **Comprehensive Plan Consistency: The proposed use is consistent with the standards established for the Commercial future land use designation.**

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).

- **Comprehensive Plan Consistency: The proposed property has available public facilities.**

Objective 1.3: The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

- **Comprehensive Plan Consistency: The proposed property has available public facilities.**

Policy I.3.1 The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

- **Comprehensive Plan Consistency: The proposed property has available public facilities.**

B. Transportation Element

Policy II.1.1 Establish the Service Standards as noted below at peak hour for the following roadway segments within the City as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

- **Comprehensive Plan Consistency: The proposed property meets adopted LOS standards for transportation.**

C. Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element

Goal IV-1 Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Goals, Objectives, and Policies. Ensure the provision of public facilities in a timely, orderly, efficient, and environmentally sound manner at an acceptable level of service for the population of the county.

- **Comprehensive Plan Consistency: The provision of public facilities and infrastructure systems for sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge is provided according to the adopted comprehensive plan LOS standards for such services and infrastructure systems.**

D. **Conservation Element**

Policy V.2.5 The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

- **Comprehensive Plan Consistency: As a result of the execution of this site plan and the development of this project, the development will provide for the runoff rates and pollutant loads that are consistent with this comprehensive plan policy.**

IV. Conclusions

The site plan application request is consistent with and serves to implement the Goals, Objectives, and Policies of the Lake City Comprehensive Plan. The request meets all the review criteria and standards for rezoning applications found in the Lake City Land Development Code, including consistency, compatibility, similarity of development patterns in the area of the subject property, suitability, adequacy of public services, access, and promotion of the public health, safety and welfare. The applicant would request approval of the application based upon the demonstrated consistency and implementation of the applicable Plan Goals, Objectives, and Policies as well as the conformance to all applicable provisions of the land development code.

LAND DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOT 6 OF GATEWAY CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 114 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

FIRST AMERICAN TITLE

This instrument prepared by:
John F. Hotte, Esq.
KRINZMAN, HUSS & LUBETSKY, LLP
100 Southeast 6th Street Suite 1430
Fort Lauderdale, Florida 33301

Folio No. 35-3S-16-02524-006

WARRANTY DEED

THIS INDENTURE, made this 26th day of September, 2022, by and between GWC Development Partners, LLC, a Florida limited liability company, ("Grantor") having an address of 2682 W Noegel Road, Lake City, Florida 32055, and U-Haul Co. of Florida, a Florida Corporation ("Grantee"), having an address of 2727 N. Central Ave. Phoenix, Arizona.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to Grantee, and Grantees' successors and assigns forever, the following described property located in Columbia County, Florida:

Lot 6 of Gateway Crossing, according to the Plat thereof, as recorded in Plat Book 9, Page 114 of the Public Records of Columbia County, Florida.

Subject to: (1) taxes and assessments for the year 2022 and subsequent years; (2) existing zoning and governmental regulations; (3) easements, covenants, declarations, restrictions and other conditions of record (without reimposing the same by this recitation); and (4) matters appearing on the Plat.

And Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through or under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set his hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

Printed name: Charlotte L. Lalli

Printed name: Linda M. Lacertosa

GWC DEVELOPMENT PARTNERS, LLC,
a Florida limited liability company, by its
Manager

Daniel Hotte
Daniel Hotte, Manager

STATE OF FLORIDA)
COUNTY OF BROWARD)

THE FOREGOING INSTRUMENT was acknowledged before me by means of () physical presence or (X) online notarization, on this 21 day of Sept 2022, by Daniel Hotte, as Manager of GWC Development Partners, LLC, a Florida limited liability company, who (X) is personally known to me or who () produced _____ as identification.

My Commission expires:



NOTARY PUBLIC
Name of Notary: Linda M. Lacertosa

generated on 1/13/2023 11:37:57 AM EST

Last Update: 1/13/2023 11:37:05 AM EST

Register for eBill

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

Date Paid	Transaction	Receipt	Item	Amount Paid
11/29/2022	PAYMENT	9921465.0001	2022	\$32,006.24

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 1/12/2023

Parcel: 35-3S-16-02524-006 (10486)

Owner & Property Info

Result: 1 of 1

Owner	U-HAUL CO. OF FLORIDA 2727 N CENTRAL AVE PHOENIX, AZ 85142		
Site			
Description*	LOT 6 GATEWAY CROSSING S/D. WD 1476-1154,		
Area	5.955 AC	S/T/R	35-3S-16
Use Code**	VACANT COMMERCIAL (1000)	Tax District	1

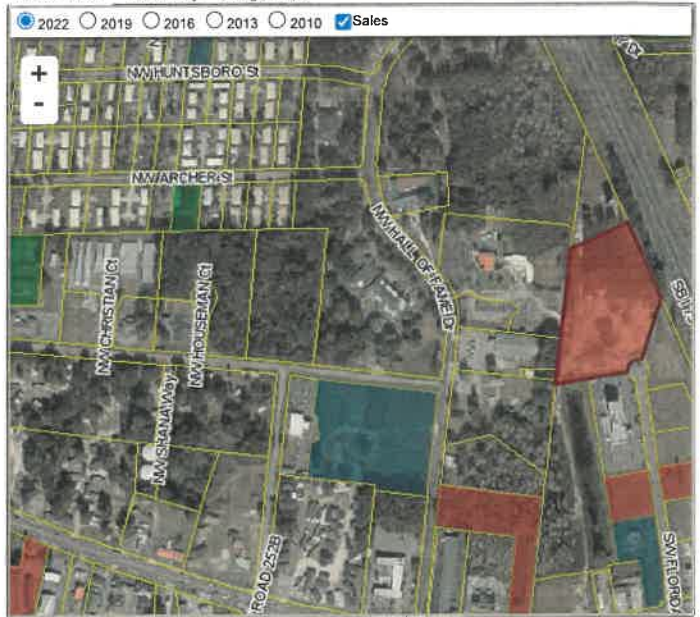
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$1,789,860	Mkt Land	\$1,789,860
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,789,860	Just	\$1,789,860
Class	\$0	Class	\$0
Appraised	\$1,789,860	Appraised	\$1,789,860
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$1,789,860	Assessed	\$1,789,860
Exempt	\$0	Exempt	\$0
Total	county:\$1,789,860 city:\$1,789,860	Total	county:\$1,789,860 city:\$1,789,860
Taxable	other:\$0 school:\$1,789,860	Taxable	other:\$0 school:\$1,789,860

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/26/2022	\$2,600,000	1476/1154	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
					NONE

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
					NONE

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	259,400.000 SF (5.955 AC)	1.0000/1.0000 1.0000/6000000 /	\$7 /SF	\$1,789,860

Search Result: 1 of 1

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by: GrizzlyLogic.com



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

AGENT AUTHORIZATION FORM

I, U-Haul Company of Florida (owner name), owner of property parcel
number 35-3S-16-02524-006 (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. Logan B. Peters, PE	1. <i>Logan Peters</i>
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

[Signature]
Owner Signature (Notarized)

1/19/2023
Date

NOTARY INFORMATION:

STATE OF: ARIZONA COUNTY OF: MARICOPA

The above person, whose name is Matthew F. Braccia,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 19th day of January, 20 23.

[Signature]
NOTARY'S SIGNATURE

(Seal/Stamp)

