



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

FOR PLANNING USE ONLY
 Application # SE 24-05
 Application Fee **\$200.00**
 Receipt No. _____
 Filing Date 05/30/2024
 Completeness Date _____

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: MARY'S RESORT
2. Address of Subject Property: 123 NE BRADLEY TERRACE, LAKE CITY, FL
3. Parcel ID Number(s): 00-00-00-12845-000
4. Future Land Use Map Designation: COMMERCIAL, INTENSIVE
5. Zoning Designation: CI
6. Acreage: 1.01
7. Existing Use of Property: OFFICE
8. Proposed use of Property: RV PARK
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): 4.13.5: SPECIAL EXCEPTION COMMERCIAL TOURIST ATTRACTION

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
 Company name (if applicable): _____
 Mailing Address: 1208 SW FAIRFAX GLEN
 City: LAKE CITY State: FL Zip: 32025
 Telephone () 4077481475 Fax: () _____ Email: ccpewyo@gmail.com

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): TWENTYEIGHT FOURTEEN, LLC
 Mailing Address: 930 NE JOE CONEY AVENUE
 City: lake city State: fl Zip: 32055
 Telephone: () 4077481475 Fax: () _____ Email: vgeorge1976@hotmail.com

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: n.a.
If yes, is the contract/option contingent or absolute: Contingent Absolute
2. Has a previous application been made on all or part of the subject property? Yes No
- Future Land Use Map Amendment: Yes No
Future Land Use Map Amendment Application No. _____
- Rezoning Amendment: Yes No
Rezoning 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. Analysis of Section 11.3 of the Land Development Regulations (“LDRs”):
- a. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
3. 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.
4. 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.
5. 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.
6. 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.

7. 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).
8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
9. Proof of Ownership (i.e. deed).
10. Agent Authorization Form (signed and notarized).
11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

- 1. All twelve (12) 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 Board of Adjustment.**
- 2. A total of two (2) copies of proposed Special Exception Application and support material, and one (1) PDF copy on a CD, are required at the time of submittal. See LDR submittal requirements for more detail.**
- 3. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.**
The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 3 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development
Lake City – Growth Management Department
205 North Marion, Lake City, FL 32055 ♦ (386) 719-5750

Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

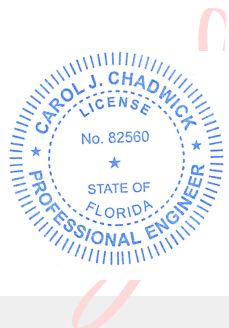
There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT. OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature



Digitally signed by
Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410
D0000018D463B4E7
500032FEE,
cn=Carol Chadwick
Date: 2024.05.30
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STATE OF FLORIDA
COUNTY OF _____

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

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known Produced Identification
OR On-Line Type of Identification _____

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

May 30, 2024

re: Mary's Resort meets the requirements of Section 11.3 of the Land Development Regulations

The Mary's Resort proposed special exception is consistent with Lake City's requirements of Section 11.3 of the Land Development Regulations.

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

Analysis: The proposed special exception is in conformance with the comprehensive plan and will not cause any adverse effects to the plan. The property is an area with many other commercial uses with direct access to E Duval Street/US Hwy. 90.

- b) Whether the proposed use is compatible with the established land use pattern.

Analysis: The subject property is located in an area that is trending towards commercial uses due to its proximity to E Duval Street/US Hwy. 90.

- c) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities and streets.

Analysis: The subject property is located in an area that is primarily commercial uses due to its proximity to E Duval Street/US Hwy. 90.

- d) Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.

Analysis: The proposed special exception is in conformance with the comprehensive plan and will provide a service currently unavailable to the area. The increase in water and sewer will be negligible.

- e) Whether the proposed use will adversely influence living conditions in the neighborhood.

Analysis: With access directly from E Duval Street/US Hwy. 90, no traffic will adversely affect the living conditions in the area. A 6' privacy fence will be constructed on the east and north sides of the site to prevent any effects on the neighbors.

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

Analysis: With access directly from E Duval Street/US Hwy. 90, no traffic will adversely affect the living conditions in the area.

- g) Whether the proposed use will create a drainage problem.

Analysis: The development will not create a drainage problem. The site will remain primarily grass.

- h) Whether the proposed use will seriously reduce light and air in the adjacent areas.

Analysis: The proposed development will not reduce light or air to adjacent properties.

- i) Whether the proposed use will adversely affect property values in the adjacent areas.

Analysis: Properties will not be affected by the proposed use.

- j) Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.


Analysis: The proposed use will be in accordance with existing regulations.

- k) Whether the proposed use is out of scale with the needs of the neighborhood or the community.

Analysis: The proposed use will provide a service not available at this time.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
Carol Chadwick
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o=Florida,
dnQualifier=A014
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cn=Carol
Chadwick
Date: 2024.05.30
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Carol Chadwick, P.E.

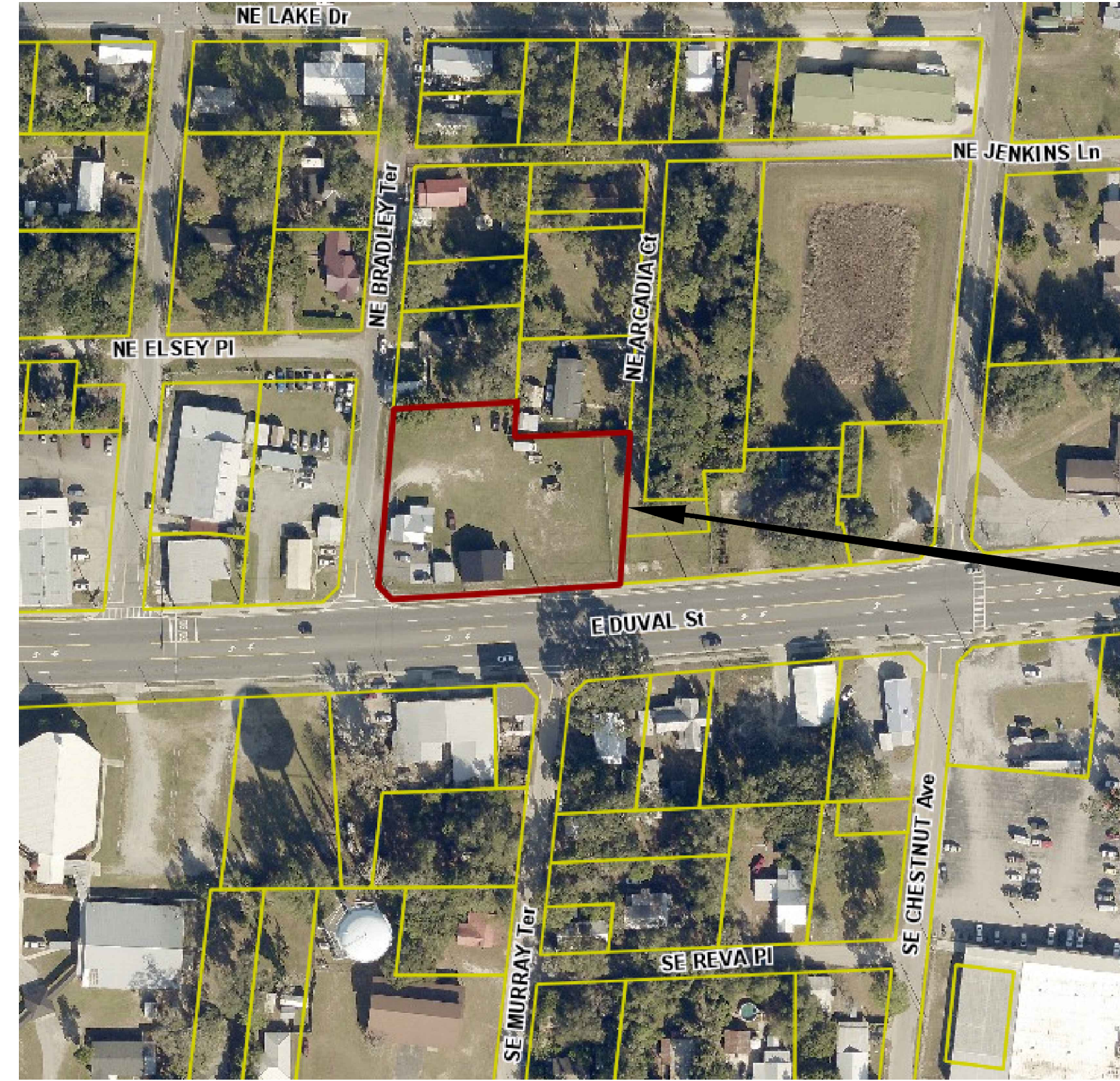
This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23317

SITE PLAN MARY'S RESORT

123 NE BRADLEY TERRACE, LAKE CITY, FL
SECTION 17, TOWNSHIP 03 SOUTH, RANGE 17 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA

DEVELOPMENT INFORMATION			
NEW CAMPGROUND WITH 6 RV SPACES & 8 CABINS			
PARCEL NUMBER	00-00-00-12845-000		
ZONING	CI - COMMERCIAL INTENSIVE		
LAND USE	COMMERCIAL		
ADDRESS	123 NE BRADLEY TERRACE, LAKE CITY, FL		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
FARCEL AREA	43690	1.00	100
ON-SITE DISTURBANCE AREA	43000	0.99	98.42
OFF-SITE DISTURBANCE AREA	0	0.00	-
TOTAL DISTURBANCE AREA	43000	0.99	98.42
EXISTING IMPERVIOUS AREA			
EXISTING BUILDINGS TO REMAIN	1074	0.02	2.458228428
EXISTING BUILDINGS TBR	-1594	-0.04	-3.65
EXISTING PAVEMENT & CONCRETE TO REMAIN	1813	0.04	4.15
EXISTING PAVEMENT & CONCRETE TBR	-1159	-0.03	-2.65
PROPOSED IMPERVIOUS AREA			
BUILDINGS	1920	0.04	4.39
ASPHALT PAVEMENT & CONCRETE	0	0.00	0.00
TOTAL NEW IMPERVIOUS AREA	1920	0.04	4.39
POST-DEVELOPMENT TOTAL IMPERVIOUS AREA			
BUILDINGS	1400	0.03	3.20
PAVEMENT & CONCRETE	1912	0.04	4.36
TOTAL POST-DEVELOPMENT IMPERVIOUS SURFACES	3312	0.08	7.56
LANDSCAPING			
REQUIRED	PER SECTION 4.2.1.5.1.0, LAKE CITY L.D.R. LANDSCAPING: 1.0% OF OFF-STREET PARKING 1 TREE PER 200 SF OF LANDSCAPING		
PROPOSED AREA	7 TREES		
PARKING			
REQUIRED SPACES	PER SECTION 4.1.3.1.1, LAKE CITY L.D.R. 1 PARKING SPACE RV/CABIN (1.4 SPACES) 1 SPACES FOR OFFICE		
PROPOSED SPACES	15 SPACES		



LOCATION MAP
NOT TO SCALE

PROJECT SITE

OWNER:
TWENTYEIGHT FOURTEEN, LLC
930 NE JOE CONEY AVENUE
LAKE CITY, FL 32055
CONTACT: SYLVESTER WARREN
386.628.7152
swarren3rd@cloud.com

CIVIL ENGINEER:
CAROL CHADWICK, P.E.
1208 S.W. FAIRFAX GLEN
LAKE CITY, FL 32025
307.680.1772
ccpevyo@gmail.com

SURVEYOR:
BRITT LAND SURVEYING & MAPPING
1438 SW MAIN BLVD.
LAKE CITY, FL 32025
386.752.7163

NOTES

- SITE PARCEL: 00-00-00-12845-000
- ZONING: CI
- FUTURE LAND USE: COMMERCIAL
- SITE ADDRESS: 123 NE BRADLEY TERRACE, LAKE CITY, FL
- SITE SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE, SEVENTH EDITION
- SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE 7TH EDITION (2020) ACCESSIBILITY
- SEPARATE PERMITS ARE REQUIRED FOR CONSTRUCTION, SIGNS, RETAINING WALLS, ENTRY WALL FEATURES, SITE LIGHTING, GENERATORS, FENCES, AWNINGS, GREASE TRAPS, ETC.

SHEET INDEX

- | | |
|---|------------------------------------|
| 1 | COVER SHEET |
| 2 | NOTES & LEGEND |
| 3 | SITE, DIMENSION & LANDSCAPING PLAN |
| 4 | UTILITY PLAN |

Digitally signed by
Carol Chadwick
DN: cn=US,
o=Florida,
dnQualifier=A0141
000000018D463B4
E7500032FEE,
cm=Carol Chadwick
Date: 2024.05.30
09:57:22 -0400

ENGINEER OF RECORD: CAROL CHADWICK, P.E.
P.E. NO.: 82560

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

PROJECT NO: TWENTYEIGHT FOURTEEN, LLC
 930 NE JOE CONEY AVENUE
 LAKE CITY, FL 32055
 CONTACT: SYLVESTER WARREN
 386.628.7152
 swarren3rd@cloud.com

CAROL CHADWICK, P.E.
 1208 S.W. FAIRFAX GLEN
 LAKE CITY, FL 32025
 307.680.1772
 ccpevyo@gmail.com

MARY'S RESORT
 COVER SHEET

PROJECT NO: 24053001
 SHEET NO: 1 OF 4



EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

SA	SANITARY SEWER MAIN	O	ROOF DRAIN	SW	STORM SEWER MANHOLE
SS	SANITARY SEWER SERVICE	BM	BENCHMARK	[Grid]	GRATED STORM INLET
W	WATER MAIN	[Star]	REFERENCE MONUMENT	[X]	STORM INLET
WS	WATER SERVICE	CA	CABLE TV RISER	SA	SANITARY SEWER MANHOLE
SW	STORM SEWER	T	TELEPHONE RISER	CO	CLEAN OUT
[Dashed]	SWALE/FLOWLINE	W	WATER METER PIT	(G)	GAS VALVE
[Dashed]	CULVERT	[Fire]	FIRE HYDRANT	[G]	GAS METER
OP	OVERHEAD POWER	[X]	GATE VALVE	[Star]	STREET LIGHT
UP	UNDERGROUND POWER	CS	CURB STOP	[Arc]	GUY WIRE ANCHOR
GAS	GAS LINE	[Tree]	CONIFEROUS TREE	[Circle]	POWER POLE
T	PHONE LINE	[Tree]	DECIDUOUS TREE	[Circle]	GAS MARKER
FO	FIBER OPTIC	[Bush]	BUSH	[X]	ELECTRIC MARKER
CA	CABLE TV	[Cloud]	HEDGE/TREE LINE	[Triangle]	TRANSFORMER SINGLE PHASE
[Dashed]	PROPERTY LINE	[Sign]	I POLE SIGN	[Triangle]	TRANSFORMER 3 PHASE
[Dashed]	R.O.W.	BH	BOREHOLE	[Circle]	ELECTRICAL VAULT
[Dashed]	BUILDING SETBACK LINE	MW	MONITORING WELL	[Circle]	ELECTRICAL METER
[Dashed]	EASEMENT LINE	[Sun]	TRAFFIC SIGNAL	[Circle]	FIBER OPTIC PEDISTAL
[Box]	STRUCTURE			[Circle]	FIBER OPTIC VAULT
[Hatched]	EXISTING CONCRETE			[Circle]	SPRINKLER HEAD
[Hatched]	EXISTING ASPHALT			[Circle]	IRRIGATION CONTROL

PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

SA	SANITARY SEWER MAIN	CA	CABLE TV RISER	SW	STORM SEWER MANHOLE
SS	SANITARY SEWER SERVICE	T	TELEPHONE RISER	[Grid]	GRATED STORM INLET
W	WATER MAIN	W	WATER METER PIT	[X]	STORM INLET
WS	WATER SERVICE	[Fire]	FIRE HYDRANT	SA	SANITARY SEWER MANHOLE
SW	STORM SEWER	[X]	GATE VALVE	CO	CLEAN OUT
OP	OVERHEAD POWER	CS	CURB STOP	(G)	GAS VALVE
UP	UNDERGROUND POWER	[G]	GAS METER	[Star]	STREET LIGHT
GAS	GAS LINE	[Arc]	1 1/4° BEND	[Arc]	GUY WIRE ANCHOR
T	PHONE LINE	[Arc]	22 1/2° BEND	[Circle]	POWER POLE
FO	FIBER OPTIC	[Arc]	45° BEND	[X]	POWER POLE
CA	CABLE TV	[L]	CAP (END OF LINE PLUG)	[Triangle]	TRANSFORMER SINGLE PHASE
[Dashed]	PROPERTY LINE	[Box]	COUPLER	[Triangle]	TRANSFORMER 3 PHASE
[Striping]	STRIPING	[Box]	CROSS	[Circle]	ELECTRICAL VAULT
[Dashed]	BUILDING SETBACK LINE	[Box]	DEFLECTION COUPLER	[Circle]	ELECTRICAL METER
[Dashed]	EASEMENT LINE	[Box]	TEE	[Circle]	FIBER OPTIC PEDISTAL
[Dashed]	SIDEWALK	[Box]	REDUCER	[Circle]	FIBER OPTIC VAULT
SF	SILT FENCE	[S]	SEWER HOOK-UP	[Circle]	SPRINKLER HEAD
[Box]	PROPOSED STRUCTURE	[W]	WATER HOOK-UP	[Circle]	IRRIGATION CONTROL
[Hatched]	PROPOSED CONCRETE	[E]	ELECTRIC HOOK-UP	[Tree]	CONIFEROUS TREE
[Hatched]	PROPOSED ASPHALT	[FM]	SEWER FORCE MAIN	[Tree]	DECIDUOUS TREE
[Hatched]	PROPOSED GRAVEL SURFACE	[TB]	TOP OF BANK	[Circle]	BUSH
[Dotted]	GRASS	[LS]	LIFT STATION	[Sign]	I POLE SIGN

EROSION CONTROL NOTES

- EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL"
- THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.
- THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
- ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
- SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT FROM LEAVING PROJECT LIMITS.
- CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
- DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
- ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
- A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
- ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
- ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
- ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
- LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
- EXCESS DIRT SHALL BE REMOVED DAILY.
- THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
- QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER.
- SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

ENGINEER'S NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO ENSURE THAT ALL WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
- ALL DISTURBED AREAS SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND SHORT-TERM VEGETATION. THE LONG-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 70 POUNDS PER ACRE. THE SHORT-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 20 POUNDS PER ACRE AND SHALL CONSIST OF WINTER RYE FROM SEPTEMBER THROUGH MARCH OR MILLET FROM APRIL THROUGH AUGUST.
- THE PERMITTEE/CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO MINIMIZE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION TO ADJACENT LANDS AND IN THE RECEIVING WATER.
- ALL GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF SIX (6) INCHES AS LONG AS THE FLOW OF WATER IS NOT CHANGED.
- WHERE DITCH MUST BE DEEPER THAN NORMAL TO ACCOMMODATE A PIPE, THE TRANSITION FROM NORMAL DITCH GRADE TO PIPE FLOW LINE SHALL BE A MINIMUM LENGTH OF 100 FEET.
- THE CONTRACTOR SHALL ADHERE TO THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION UNTIL THE AS-BUILTS ARE COMPLETED.
- QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY QUALITIES PRIOR TO BID AND CONSTRUCTION.
- NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.

UNAUTHORIZED CHANGES AND USES CAUTION:


THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

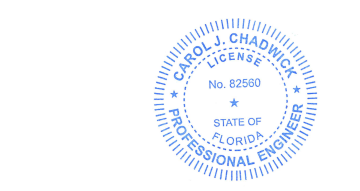
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

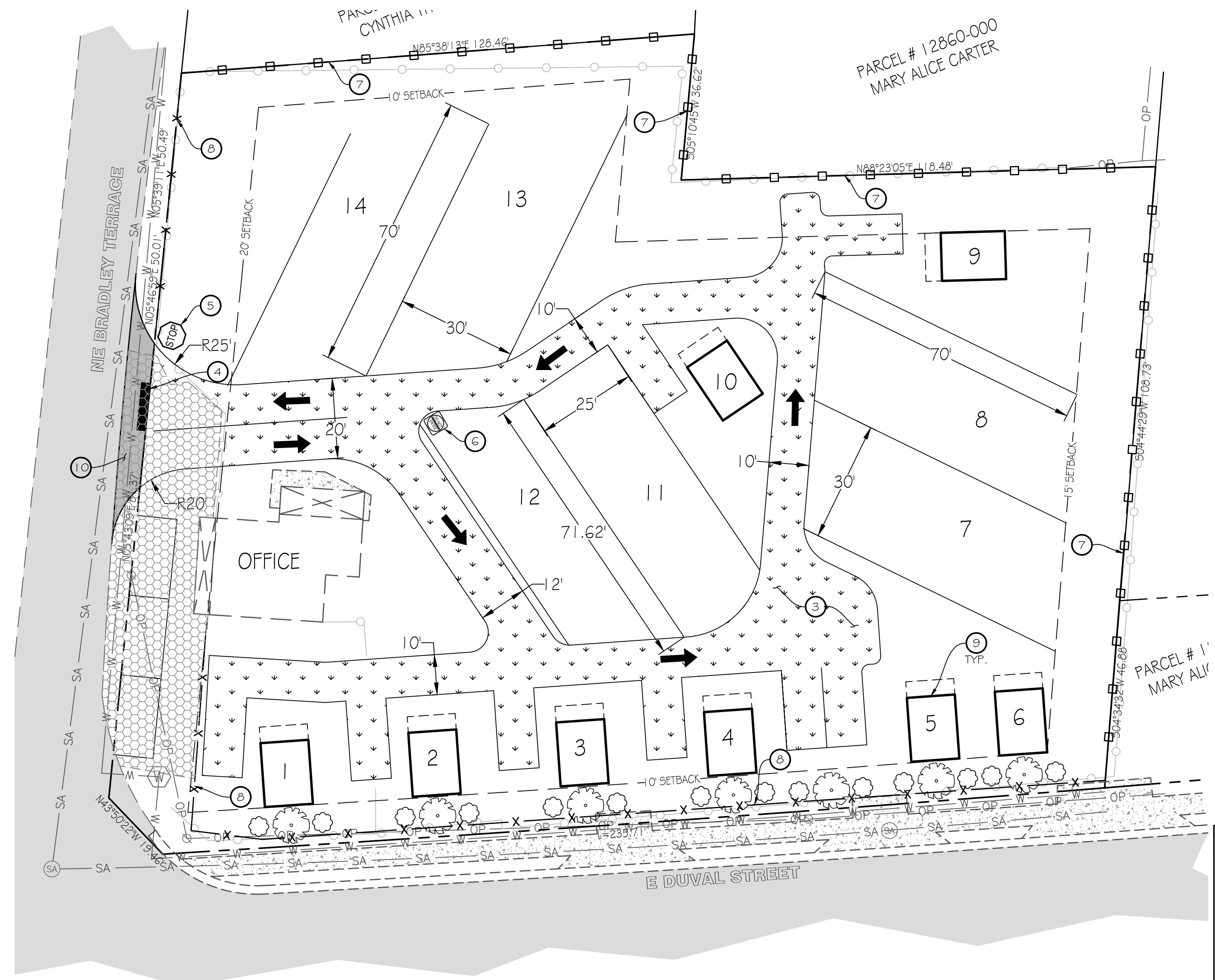
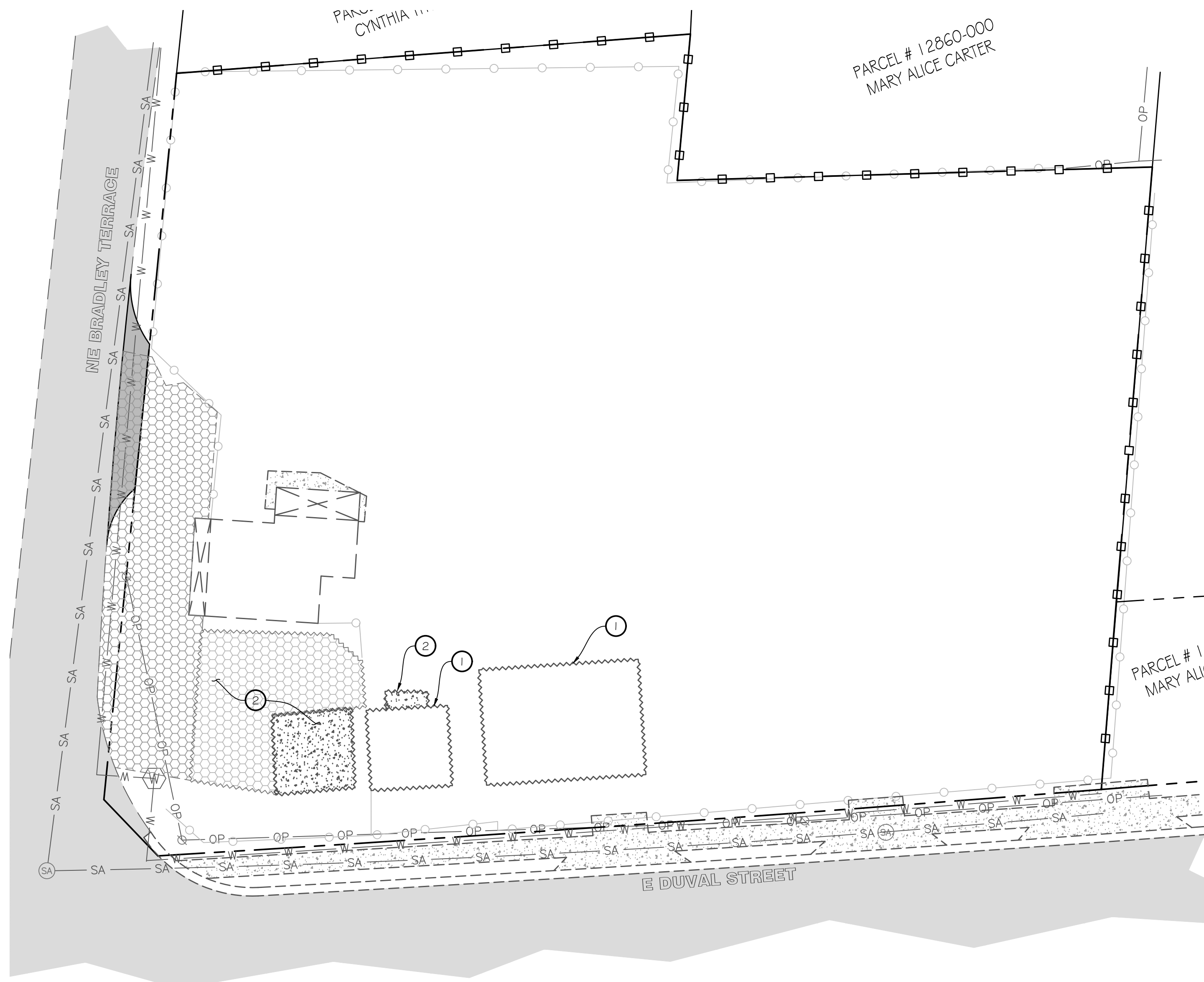
THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

MARY'S RESORT
 NOTES & LEGEND
 PROJECT NO. 2024.05.30
 SHEET NO. 2 OF 4
 DATE: MAY 29, 2024
 CONTRACTOR: SUNSHINE 811


 NOTE: ALL UTILITY PROVIDERS MUST BE CONTACTED PRIOR TO DIGGING IN ACCORDANCE TO CHAPTER 556 "SUNSHINE STATE ONE CALL" CALL 811 48 HOURS PRIOR TO DIGGING
 Digitally signed by Carol Chadwick
 DN: c=US, o=Florida, dnQualifier=A01410D000018D46
 384E7500032FEE, cn=Carol Chadwick
 Date: 2024.05.30 09:56:59 -0400

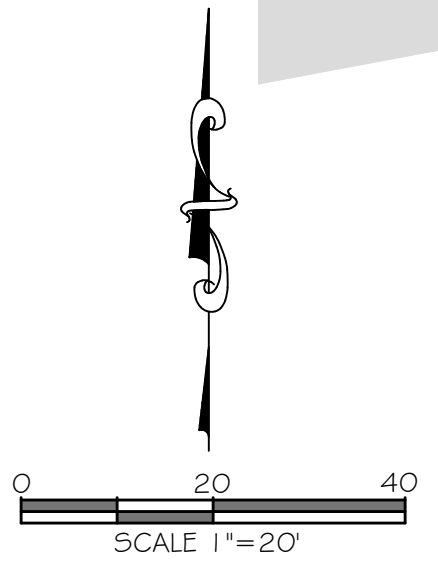


This form has been digitally signed and sealed by Carol Chadwick, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



DEMOLITION NOTES & ESTIMATED QUANTITIES

- ① EXISTING BLDG TO BE REMOVED 2 EA.
- ② RAP/CONCRETE TO BE REMOVED 1594 S.F.



CONSTRUCTION NOTES & ESTIMATED QUANTITIES

- ③ GRASS DRIVEWAYS & PARKING 30513 S.F.
- ④ 24" WHITE STOP BAR 1 EA.
- ⑤ 36" "STOP" SIGN PER MUTCD R1-1 1 EA.
- ⑥ "DO NOT ENTER" SIGN 4 EA.
- ⑦ 6' OPAQUE WOOD FENCE 1537 L.F.
- ⑧ 2 RAIL DECORATIVE FENCE 168 L.F.
- ⑨ 12' X 20' CABIN 10 EA.
- ⑩ 1.5" A.C. PAVEMENT DRIVEWAY 287 S.F.

PLANT SCHEDULE

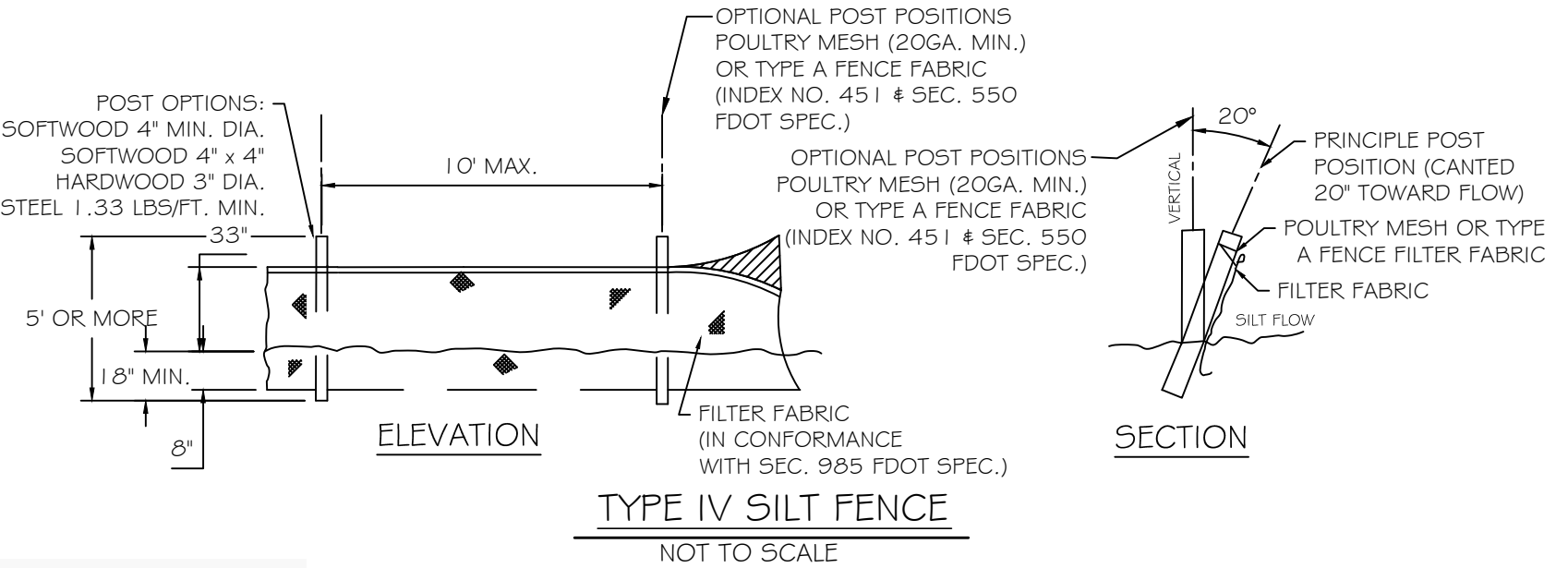
SYMBOL	PLANT TYPE	QTY
	MUSKOGEE GRAPE MYRTLE, 30 GALLON	7
	VIBURNUM SHRUB	14
	AZALEAS SHRUB	
	PODOCARPUS SHRUB	
	LAURA PENDULUM SHRUB	

LANDSCAPE NOTES

- (a) ALL PLANT MATERIAL TO BE FLORIDA No. 1 QUALITY
- (b) IRRIGATION TO BE ACHIEVED WITH AN AUTOMATIC LOW-PRESSURE DRIP SYSTEM
- (c) 100% IRRIGATION COVERAGE REQUIRED
- (d) STAKING REQUIRED FOR ALL SINGLE-TRUNK TREES
- (e) A 3" "RING" OF MULCH TO BE MAINTAINED AROUND ALL TREES NOT INCORPORATED IN PLANT BEDS.
- (f) LANDSCAPING REQUIRED AROUND ALL BACKFLOW DEVICES
- (g) UNOBSTRUCTED VISIBILITY REQUIRED WITHIN SITE VISIBILITY TRIANGLE (INDICATE WITH DIAGRAM, FIGURE 33.01)
- (h) ALL PLANT BEDS TO BE FREE OF LIME ROCK, CONSTRUCTION DEBRIS, AND ANY IMPERVIOUS MATERIAL. EXCAVATION AND BACKFILLING MAY BE REQUIRED
- (i) THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. LANDSCAPE AREAS MUST BE MAINTAINED TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF TRASH AND DEBRIS

NOTES

- 1. SIGN PER SEPARATE PERMIT



TYPE IV SILT FENCE
NOT TO SCALE



PREPARED FOR:
 TWENTY EIGHT FOURTEEN, L.L.C.
 1400 W. WASHINGTON AVE.
 LAKE CITY, FL 32095
 CONTACT: SYLVESTER WARR
 386.626.7152
 sylvester@twentyeightfourteen.com

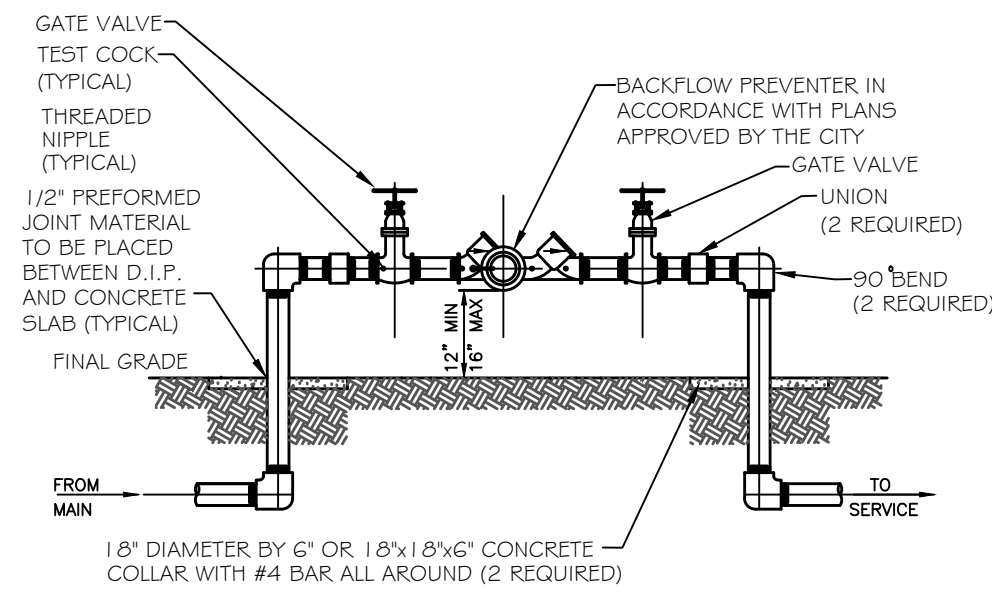
PROJECT NO.:
 2405000018046384
 DATE: 2024.05.30
 095615-0409

MARY'S RESORT
 DEMO, SITE, DIMENSION
 & LANDSCAPING PLAN

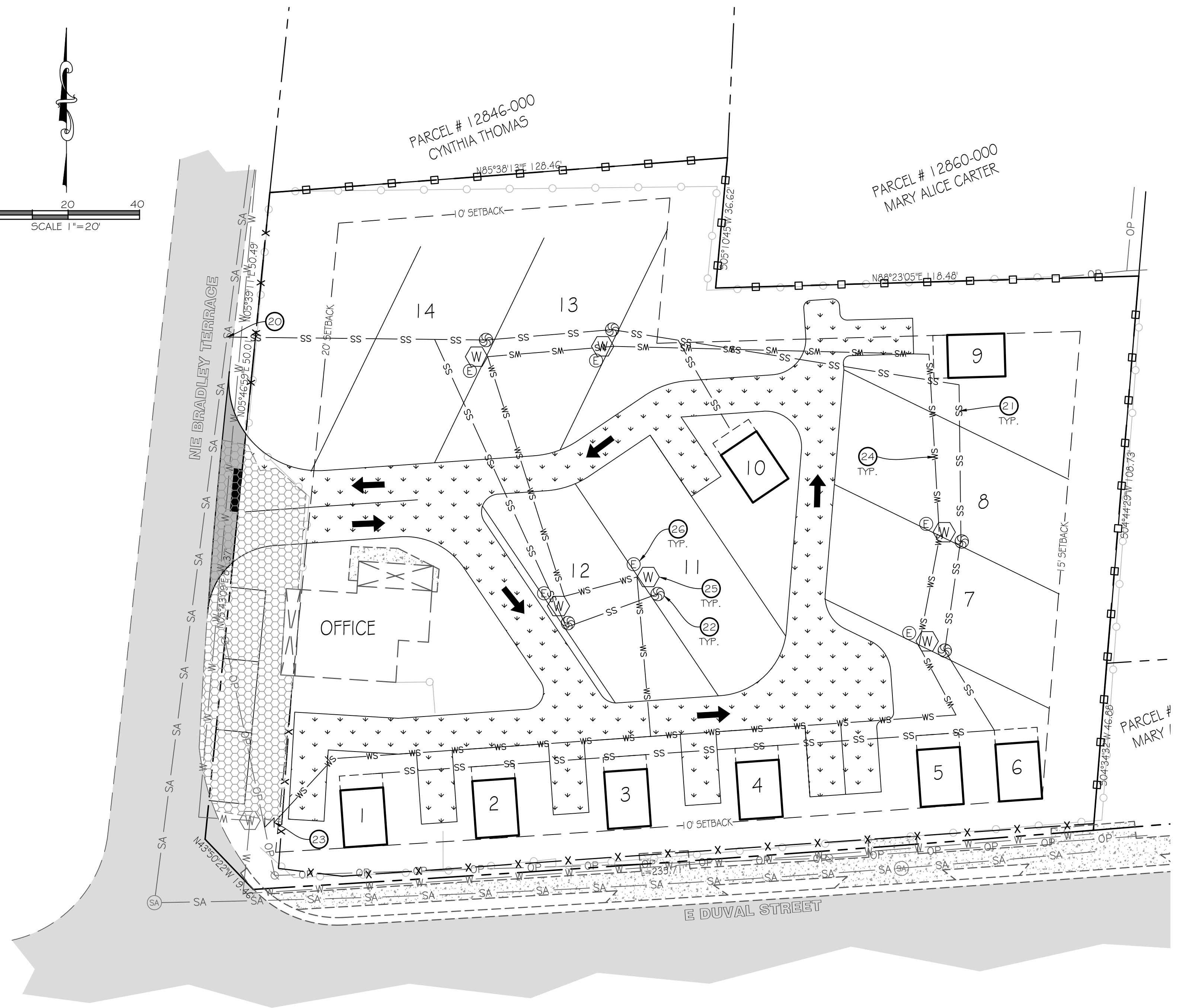
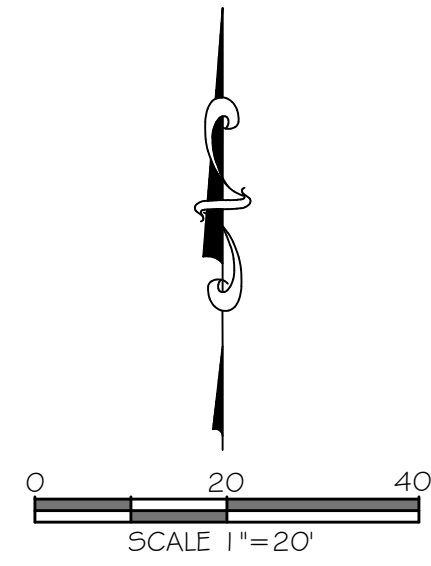
SHEET NO.:
 3 OF 4

Digitally signed by
 Carol Chadwick
 DN: cn=US,
 cn=Florida,
 dnQualifier=A0141
 o=000000018046384
 e=17000037EE,
 cn=Carol Chadwick
 Date: 2024.05.30
 095615-0409

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REDUCED PRESSURE BACKFLOW PREVENTER
NOT TO SCALE



CONSTRUCTION NOTES & ESTIMATED QUANTITIES

20	CONNECT TO EXISTING 8" SEWER MAIN	1 EA.
21	6" SEWER	626 L.F.
22	RV SEWER HOOK-UP	6 EA.
23	RPZ BACKFLOW PREVENTER PER ON DETAIL SHEET 4	1 EA.
24	4" WATER LINE	563 L.F.
25	RV WATER HOOK-UP	6 EA.
26	RV ELECTRIC HOOK-UP	6 EA.

NOTES

- ALL CABINS WILL HAVE SEWER, WATER AND ELECTRIC.

A BOUNDARY SURVEY IN SECTION 33, TOWNSHIP 3 SOUTH,
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

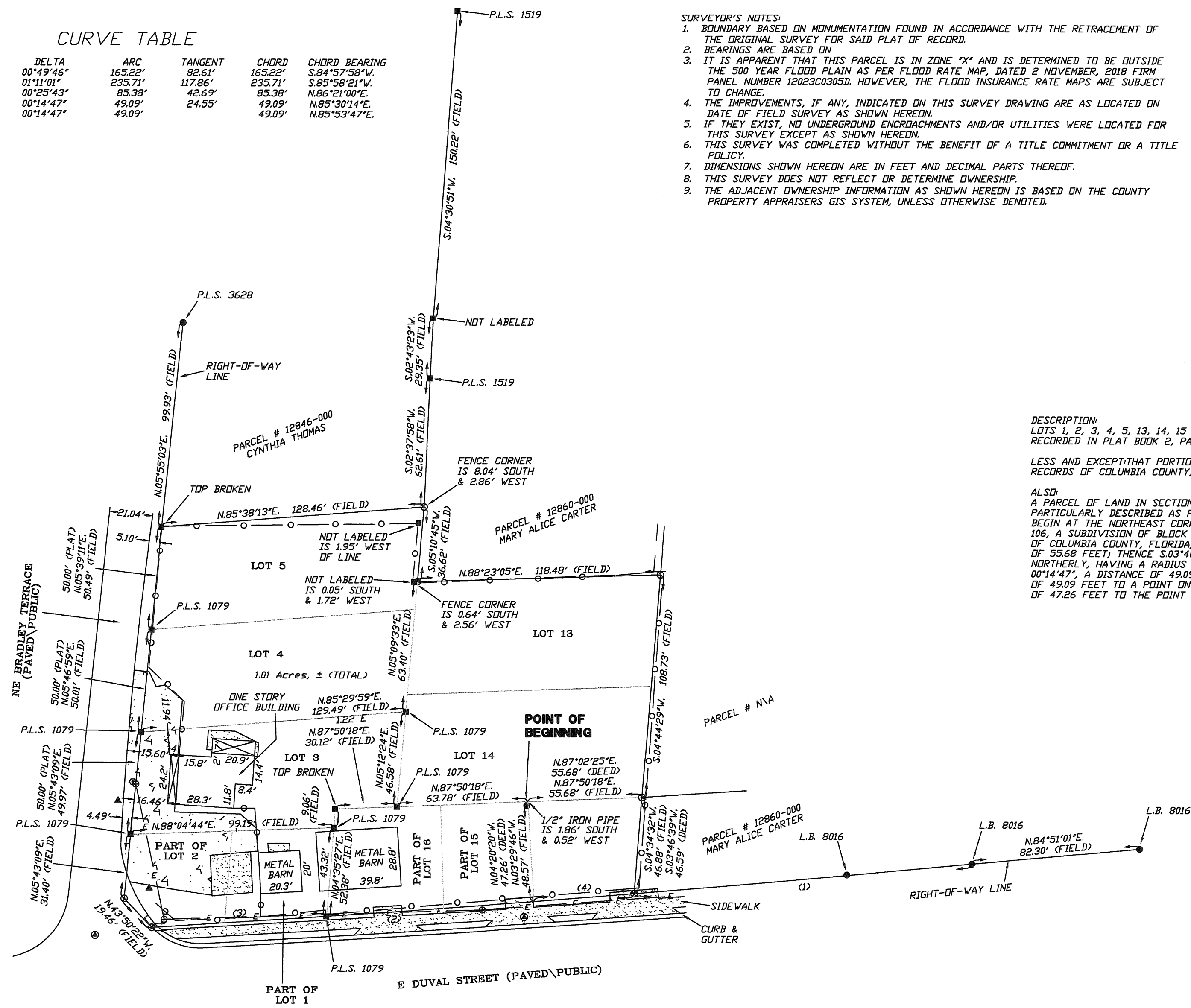
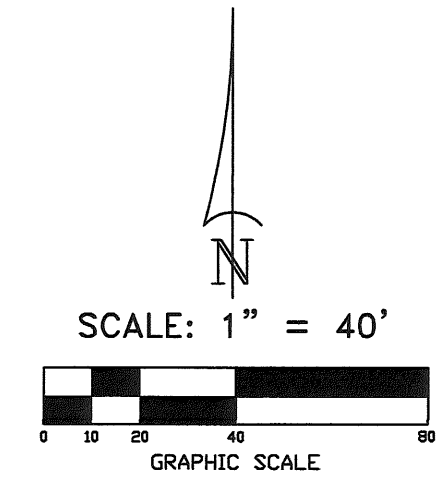
CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	11411.67'	00°49'46"	165.22'	82.61'	165.22'	S.84°57'58"W.
2	11411.67'	01°11'01"	235.71'	117.86'	235.71'	S.85°58'21"W.
3	11411.67'	00°25'43"	85.38'	42.69'	85.38'	N.86°21'00"E.
4	11411.67'	00°14'47"	49.09'	24.55'	49.09'	N.85°30'14"E.
DEED	11411.67'	00°14'47"	49.09'	24.55'	49.09'	N.85°53'47"E.

- SURVEYOR'S NOTES:
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
 - BEARINGS ARE BASED ON
 - IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NUMBER 12023C0305D. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
 - THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
 - IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
 - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
 - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 - THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

SYMBOL LEGEND:

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON PIN AND CAP SET
×	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊕	NAIL & DISK
⊙	POWER POLE
+	SIGN POST
▲	WATER METER
⊕	UTILITY BOX
*	WELL
⊕	SANITARY MANHOLE
—	CENTERLINE
—	SECTION LINE
—	ELECTRIC LINES
—	WIRE FENCE
—	CHAIN LINK FENCE
—	WOODEN FENCE
(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC.)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT



DESCRIPTION:
LOTS 1, 2, 3, 4, 5, 13, 14, 15 AND 16, JAMES BRADLEY ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 106, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF THE RIGHT-OF-WAY AS DESCRIBED IN O.R. BOOK 1490, PAGE 2487 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ALSO:
A PARCEL OF LAND IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF LOT 15, BLOCK "A", JAMES BRADLEY ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 106, A SUBDIVISION OF BLOCK "A" OF BENDHEIM'S SUBDIVISION AS RECORDED IN PLAT BOOK A, PAGE 29, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.87°02'25"E, ALONG THE SOUTH LINE OF LOT 14 OF SAID BLOCK "A", A DISTANCE OF 55.68 FEET; THENCE S.03°46'39"W, A DISTANCE OF 46.59 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 11411.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 00°14'47", A DISTANCE OF 49.09 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.85°53'47"W, A DISTANCE OF 49.09 FEET TO A POINT ON THE EAST LINE OF SAID LOT 15; THENCE N.04°20'20"W, ALONG SAID EAST LINE, A DISTANCE OF 47.26 FEET TO THE POINT OF BEGINNING.

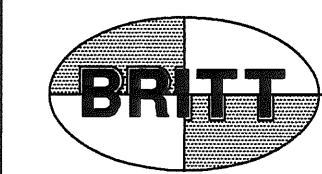
CERTIFIED TO:
SYLVESTER WARREN

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

07/12/23 FIELD SURVEY DATE
09/14/23 DRAWING DATE
L. SCOTT BRITT, P.S.M.
CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



BRITT SURVEYING & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BLVD,
LAKE CITY, FLORIDA, 32025

www.brittsurvey.com
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

WORK ORDER # L-29703

FIELD BOOK: 391 PAGE(S): 02

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

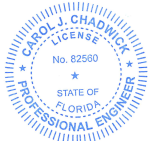
May 30, 2024

re: Mary's Resort Drainage Memo

Existing impervious surfacing on the site is 5640 s.f. (buildings, concrete & RAP). 2753 s.f. existing surfacing and buildings will be removed. 1920 s.f. of buildings (cabins) will be constructed for a total of 3312 s.f. impervious surfacing on the site. This amount is under the threshold for stormwater management.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
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Chadwick
Date: 2024.05.30 09:55:39 -04'00'

Carol Chadwick, P.E.

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CC Job #FL23317

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

May 30, 2024

re: Mary's Resort Fire Flow Report

ISO: $NFF = (C) (O) [1 + (X + P)] = 1250 * 0.85 [1 + (0 + 0)] = 1063 \rightarrow 1000 \text{ gpm}$

Where:

- NFF = Needed Fire Flow
- (C) = Construction factor, including effective area: C=1250
- (O) = Occupancy factor: C-2=0.85
- (X + P) = Exposures and communication (openings) factor: 0

$C = 18F\sqrt{A} = 18 * 1.5 * \sqrt{2294} = 1293 \rightarrow 1250$

Where:

- F = the coefficient related to the construction type = 1.5
- A = the effective building area = 2294 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 04/08/2022, the water flow is 4284 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed
by Carol
Chadwick
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o=Florida,
dnQualifier=A014
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cn=Carol
Chadwick
Date: 2024.05.30
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Carol Chadwick, P.E.

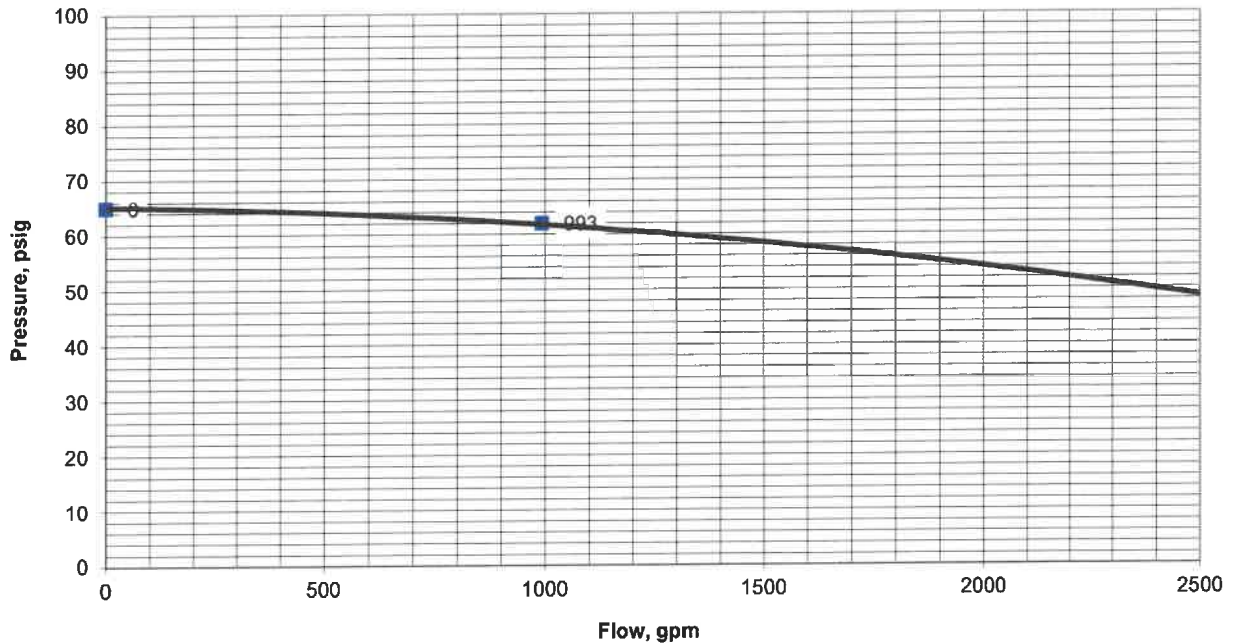
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City of Lake City Water flow report

HYDRANT # & LOCATION: **NE Bradley Ter. & NE Jenkins Lane** DATE: **5/15/2024**
 TEST BY: **Brandon/Penny** Day: **Wednesday** Time: **8:30** Minutes: **5**
 WATER SUPPLIED BY: **Municipal**
 PURPOSE OF TEST: **request**

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.9		
PITOT READING:	35		
GPM:	993	0	0
TOTAL FLOW DURING TEST:	993 GPM		
STATIC READING:	65 PSI	RESIDUAL:	62 PSI
RESULTS: AT 20 PSI RESIDUAL	4284 GPM	AT 0 PSI	5226 GPM
ESTIMATED CONSUMPTION:	4963 GAL.		
REMARKS:			



CAROL CHADWICK, P.E.

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May 30, 2024

re: Mary's Resort Concurrency Impact Analysis

The proposed development will be on a public sewer and water systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 416
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: A Design Approach, Sincero and Sincero, 1996

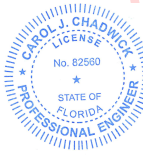
Summary of analyses:

- Trip generation: 0.48 ADT & 1.0 Peak PM trips
- Potable Water: 1050 gallons per day
- Potable Water: 1050 gallons per day
- Solid Waste: 25.55 tons per year

See the attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
 Carol Chadwick
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 o=Florida,
 dnQualifier=A0141
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 cn=Carol
 Chadwick
 Date: 2024.05.30
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Carol Chadwick, P.E.

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**REVISED CONCURRENCY
WORKSHEET**

1075 RV
MAY 12, 2022

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Acres*	Total ADT	Total PM Peak
416	Campground/RV Park	0.48	0.98	1.00	0.48	0.98

*Per acre

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Campground/RV Park	75.00	14.00	1050.00

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Campground/RV Park	75.00	14.00	1050.00

* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

Use	Tons Per Dwelling Unit**	Total Floor Area*	Total (Tons Per Year)
Campground/RV Park	1.83	14.00	25.55

**0.73 tons per person per year x 2.5 person per household = 1.825 tons per dwelling unit

CAROL CHADWICK, P.E.

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May 30, 2024

re: Mary's Resort Comprehensive Plan Consistency Analysis

The Mary's Resort proposed site consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The subject property is located in an area that is primarily commercial uses due to its proximity to E Duval Street/US Hwy. 90.

- Policy 1.1.1 The City shall limit the location of higher-density residential and high-intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The subject property is located on E Duval Street/US Hwy. 90.

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes 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.

Consistency: The site will be accessed directly from E Duval Street/US Hwy. 90 with no traffic impacting residential used in the area.

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2025.

Consistency: The development of the site will provide a service not currently available in the area.

- Policy I.1.4 The City shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: There are no wetlands, agricultural lands or environmental sensitive areas near the site.

- Policy I.1.5 The City shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

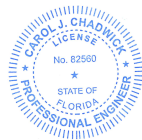
Consistency: No impacts to adjacent land topography or soil conditions will result from the proposed site plan.

- Policy I.1.6 The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the City. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency: The proposed campground development is compatible with other similar uses in the area and can co-exist without negative impacts to other uses in relative proximity to the development over time.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
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dnQualifier=A01410D0000018D46
3B4E7500032FEE, cn=Carol
Chadwick
Date: 2024.05.30 09:54:56 -04'00'

Carol Chadwick, P.E.

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CC Job #FL23317

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 5/9/2024

Parcel: << 00-00-00-12845-000 (46113) >>

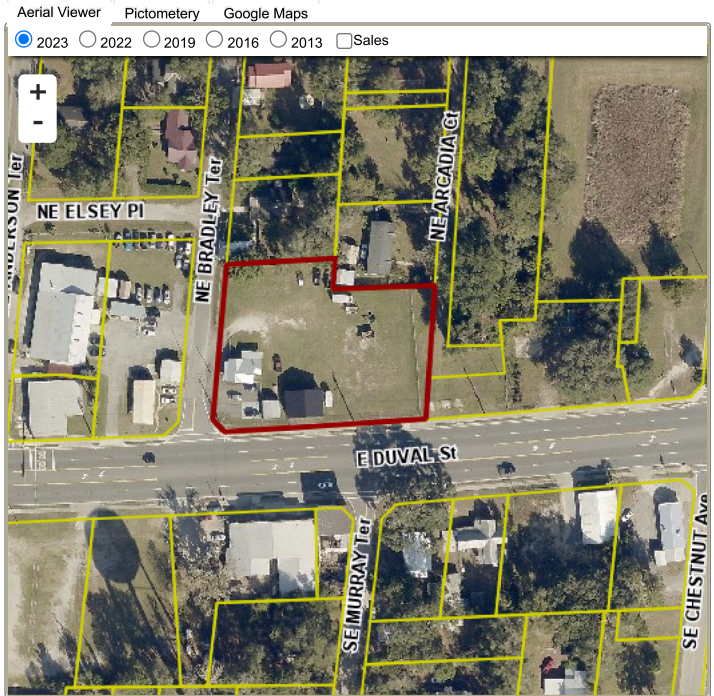
Owner & Property Info

Owner	TWENTYEIGHT FOURTEEN LLC 930 NE JOE CONEY AVE LAKE CITY, FL 32055		
Site	123 NE BRADLEY TER, LAKE CITY		
Description*	E DIV: LOTS 1 THRU 5 & 13 THRU 16, JAMES BRADLEY ADDITION & BEG NE COR OF LOT 15 BLOCK A, E 55.68 FT, S 46.59 FT TO CURVE, W ALONG CURVE 49.09 FT, N 47.26 FT TO POB. EX RD R/W. 589-409, 649-4, 653-310, 765-1513, 772-1688, 826-1443, 839-1796, 901-134,137, ...more>>>		
Area	1.003 AC	S/T/R	33-3S-17
Use Code**	OFFICE BLD 1STY (1700)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$69,983	Mkt Land	\$69,983
Ag Land	\$0	Ag Land	\$0
Building	\$23,306	Building	\$23,972
XFOB	\$12,559	XFOB	\$12,559
Just	\$105,848	Just	\$106,514
Class	\$0	Class	\$0
Appraised	\$105,848	Appraised	\$106,514
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$105,848	Assessed	\$106,514
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$105,848 city:\$105,848 other:\$0 school:\$105,848	Total Taxable	county:\$106,514 city:\$106,514 other:\$0 school:\$106,514



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/19/2023	\$100	1490/2486	WD	I	U	11
3/13/2023	\$100	1486/0815	WD	I	U	11
12/31/2019	\$100	1402/1753	WD	I	U	11
1/12/2017	\$100	1329/0931	WD	I	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1944	810	1029	\$23,972

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0169	FENCE/WOOD	2001	\$900.00	300.00	0 x 0
0166	CONC,PAVMT	2017	\$400.00	1.00	0 x 0
0140	CLFENCE 6	2001	\$709.00	450.00	0 x 0
0030	BARN,MT	2017	\$3,000.00	1.00	20 x 20
0161	3-STRAND BARBWIRE	2017	\$100.00	1.00	0 x 0
0140	CLFENCE 6	2022	\$250.00	1.00	x
0041	BARN,MACH 3-SIDED	2022	\$7,200.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1700	1STORY OFF (MKT)	26,232.830 SF (0.786 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$26,233
1000	VACANT COMMERCIAL (MKT)	17,500.000 SF (0.217 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$43,750

PREPARED BY & RETURN TO:

Name: TWENTYEIGHT FOURTEEN, LLC

Address: 930 NE JOE CONEY AVE
LAKE CITY, FL 32055

Parcel ID No.: R12845-000

Inst: 202312009089 Date: 05/19/2023 Time: 3:56PM
Page 1 of 2 B: 1490 P: 2486, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 19th day of MAY, 2023, by SYLVESTER WARREN, III
CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to TWENTYEIGHT FOURTEEN,
LLC, A FLORIDA LIMITED LIABILITY COMPANY, having its principal place of business at 930 NE JOE CONEY
AVE, LAKE CITY, FLORIDA 32055, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in COLUMBIA COUNTY, State of FLORIDA, viz:

SEE ATTACHED EXHIBIT "A"

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND
MAKES NO WARRANTIES AGAINST THE SAME.
LEGAL PROVIDED BY GRANTOR.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantee 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Sylvester Warren III L.S.
Name: SYLVESTER WARREN, III
Address: 930 NE JOE CONEY AVE, LAKE CITY, FL 32055

Jessica L. Nettles
Witness Signature
Printed Name: Jessica L. Nettles

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of MAY, 2023, by SYLVESTER WARREN, III, who is personally known to me or who has produced _____ as identification.

Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-27

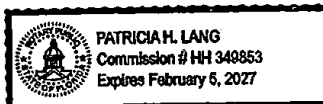


EXHIBIT "A"

R12845-000

LOTS 1, 2, 3, 4, 5, 13, 14, 15, AND 16, JAMES BRADLEY ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 106, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

A PARCEL OF LAND IN LOTS 1 AND 2, IN THE JAMES BRADLEY ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 106, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A SUBDIVISION OF BLOCK "A", BENDHEIM'S SUBDIVISION, AS RECORDED IN PLAT BOOK "A", PAGE 29, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF BLOCK "A", OF BENDHEIM'S SUBDIVISION, AS RECORDED IN PLAT BOOK "A", PAGE 29, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID CORNER BEING ON THE EASTERLY RIGHT OF WAY LINE OF BRADLEY STREET, AND ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 10 (U.S. 90); THENCE NORTH 87°18'56" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE NORTH 05°14'07" EAST, A DISTANCE OF 52.87 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 11,411.67 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 86°31'58" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 00°25'44", A DISTANCE OF 85.41 FEET; THENCE NORTH 44°02'11" WEST, A DISTANCE OF 19.70 FEET TO A POINT ON THE SAID EASTERLY RIGHT OF WAY LINE OF BRADLEY STREET; THENCE SOUTH 04°55'41" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 66.89 FEET TO THE POINT OF BEGINNING,

AND LESS:

A PARCEL OF LAND IN LOTS 15 AND 16, IN THE JAMES BRADLEY ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 106, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A SUBDIVISION OF BLOCK "A", BENDHEIM'S SUBDIVISION, AS RECORDED IN PLAT BOOK "A", PAGE 29, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE ON THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1, MURRAY'S SUBDIVISION, OF THE EASTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, AT A POINT 21.59 FEET NORTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 84°59'16" EAST, A DISTANCE OF 0.68 FEET; THENCE NORTH 04°20'20" WEST, A DISTANCE OF 21.12 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 10 (U.S. 90), AND ON THE EAST LINE OF LOT 15, OF SAID JAMES BRADLEY ADDITION, SAID POINT BEING THE POINT OF BEGINNING; CONTINUE THENCE NORTH 04°20'20" WEST ALONG SAID EAST LINE, A DISTANCE OF 54.24 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 11,411.67 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 86°01'11" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 00°30'46", A DISTANCE OF 102.15 FEET TO A POINT ON THE WEST LINE OF LOT 16, OF SAID JAMES BRADLEY ADDITION; THENCE SOUTH 05°14'07" WEST, A DISTANCE OF 52.87 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 10 (U.S. 90); THENCE NORTH 87°18'56" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 110.98 FEET TO THE POINT OF BEGINNING.

-ALSO-

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 15, BLOCK "A", JAMES BRADLEY ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 106, A SUBDIVISION OF BLOCK "A" OF BENDHEIM'S SUBDIVISION, AS RECORDED IN PLAT BOOK A, PAGE 29, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE NORTH 87°02'25" EAST ALONG THE SOUTH LINE OF LOT 14 OF SAID BLOCK "A", A DISTANCE OF 55.68 FEET; THENCE SOUTH 03°46'39" WEST, A DISTANCE OF 46.59 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 11,411.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 00°14'47", A DISTANCE OF 49.09 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 85°53'47" WEST, A DISTANCE OF 49.09 FEET TO A POINT ON THE EAST LINE OF SAID LOT 15; THENCE NORTH 04°20'20" WEST ALONG SAID EAST LINE, A DISTANCE OF 47.26 FEET TO THE POINT OF BEGINNING.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
TWENTYEIGHT FOURTEEN, LLC.

Filing Information

Document Number	L19000153065
FEI/EIN Number	84-2349099
Date Filed	06/10/2019
Effective Date	06/10/2019
State	FL
Status	ACTIVE

Principal Address

930 NE JOE CONEY TERRACE
LAKE CITY, FL 32055 UN

Mailing Address

930 NE JOE CONEY TERRACE
LAKE CITY, FL 32055 UN

Registered Agent Name & Address

GEORGE, VANESSA
930 NE JOE CONEY TERRACE
LAKE CITY, FL 32055

Authorized Person(s) Detail

Name & Address

Title AR

GEORGE, VANESSA
930 NE JOE CONEY TERRACE
LAKE CITY, FL 32055 UN

Title AR

WARREN, SYLVESTER, III
930 NE JOE CONEY TERRACE
LAKE CITY, FL 32055 UN

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2021	02/07/2021
2022	03/25/2022
2023	04/13/2023

Document Images

[04/13/2023 -- ANNUAL REPORT](#)

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[02/07/2021 -- ANNUAL REPORT](#)

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[06/18/2020 -- ANNUAL REPORT](#)

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[06/10/2019 -- Florida Limited Liability](#)

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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, Sylvester Warren III (owner name), owner of property parcel

number 00-00-00-12845-000 (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. Carol Chadwick, PE	1.
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.

Sylvester Warren III (Owner Signature (Notarized)) 5/29/24 (Date)

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Sylvester Warren III, personally appeared before me and is known by me or has produced identification (type of I.D.) Driver's License on this 29 day of May, 20 24.

Erica Mayo
 NOTARY'S SIGNATURE



Columbia County Tax Collector

generated on 5/14/2024 6:05:28 PM EDT

Tax Record

Last Update: 5/14/2024 6:05:02 PM EDT

[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			
R12845-000	REAL ESTATE	2023			
Mailing Address TWENTYEIGHT FOURTEEN LLC 930 NE JOE CONEY AVE LAKE CITY FL 32055		Property Address 123 BRADLEY LAKE CITY GEO Number 000000-12845-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description)					
00-00-00 1700/17001.00 Acres E DIV: LOTS 1 THRU 5 & 13 THRU 16, JAMES BRADLEY ADDITION & BEG NE COR OF LOT 15 BLOCK A, E 55.68 FT, S 46.59 FT TO CURVE, W ALONG CURVE 49.09 FT, N 47.26 FT TO POB. EX RD R/W. 589-409, 649-4, 653-310, 765-1513, 772-1688, 826-1443, 839-1796, See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	105,848	0	\$105,848	\$518.66
BOARD OF COUNTY COMMISSIONERS	7.8150	105,848	0	\$105,848	\$827.20
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	105,848	0	\$105,848	\$79.18
LOCAL	3.2170	105,848	0	\$105,848	\$340.51
CAPITAL OUTLAY	1.5000	105,848	0	\$105,848	\$158.77
SUWANNEE RIVER WATER MGT DIST	0.3113	105,848	0	\$105,848	\$32.95
LAKE SHORE HOSPITAL AUTHORITY	0.0001	105,848	0	\$105,848	\$0.01
Total Millage		18.4914	Total Taxes		\$1,957.28
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$197.98
Total Assessments					\$197.98
Taxes & Assessments					\$2,155.26
If Paid By				Amount Due	
3/31/2024				\$2,155.26	
4/30/2024				\$2,219.92	
5/20/2024				\$2,257.17	
5/31/2024				\$2,257.17	

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES

[Click Here To Pay Now](#)