



GROWTH MANAGEMENT
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FOR PLANNING USE ONLY
 Application # SE 24-03
 Application Fee \$200.00
 Receipt No. 2024-00030503
 Filing Date 2/2/24
 Completeness Date 3/5/24

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: Gateway RV Park
2. Address of Subject Property: 514 SW State Road 47, Lake City, FL 32025
3. Parcel ID Number(s): 02-4S-16-02712-001; 02-4S-16-02714-009
4. Future Land Use Map Designation: Commercial (COM)
5. Zoning Designation: Commercial, Highway Interchange (CHI)
6. Acreage: 8.7 acres & 25.5 acres = 34.2 Acres Total
7. Existing Use of Property: Vacant
8. Proposed use of Property: RV Campground (Travel Trailer)
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): LDR 4.15 Creates and provides intent for the Commercial Highway Interchange District. This application request a special exception to allow for the development of a RV campground in the CHI zoned parcel as permitted by Sec 4.15.2 of the Lake City LDR.

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): JBPro/Kathie Ebaugh Title: Planning Director
 Company name (if applicable): JBPro
 Mailing Address: 3530 NW 4rd Street
 City: Gainesville State: Florida Zip: 32606
 Telephone: (352) 375-8999 Fax: () Email: kathie.ebaugh@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): Millennium Bancshares, Inc
 Mailing Address: 514 SW State Road 47
 City: Lake City State: Florida Zip: 32025
 Telephone: (1-866) 691-5646 Fax: () Email: SuzanneN@millenniumbank.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: Millennium Bancshares, Inc
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. NA
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

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.

A total of ten (10) copies of proposed Special Exception Application and support material, and a PDF copy on a CD, are required at the time of submittal. See Columbia County submittal requirements for more detail.

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 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.

Kathie Ebaugh, AICP

Applicant/Agent Name (Type or Print)

[Signature], AICP

Applicant/Agent Signature

2/1/2024

Date

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 1st day of Feb, 2024, by Kathie Ebaugh (name of person acknowledging).

(NOTARY SEAL or STAMP)



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

[Signature]

Signature of Notary

Jennifer Newbegin

Printed Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



I. Special Exception Justification

This is a special exception application to allow the development of an RV campground in the Commercial, Highway Interchange (CHI) zoned parcel as permitted by Section 4.15.5 of the Lake City Land Development Regulations. The two parcels totaling 34.2 acres are situated south of SW Commerce Drive in Lake City, Florida and are listed below. The proposed RV campground is to be named “Gateway RV Park”. The project planning consultant for the application is JBPro.

Parcels:

- 02-4S-16-02712-001, 8.73 acres
- 02-4S-16-02714-009, 25.5 acres

Planning Assessment

Situated within the Commercial future land use category along the I-75 highway corridor near the I-75/US-90 intersection, the subject property is part of an established development area featuring a diverse mix of recreational facilities, commercial centers, retail establishments, and residential neighborhoods. The property is currently zoned as Commercial, Highway Interchange (CHI). This zoning distinction is intended for vehicle related uses, primarily serving the traveling public. The proposed recreational vehicle park/campground is perfectly situated for the development of this district.

In accordance with the CHI zoning allowable uses per the city’s Land Development Regulation Section 4.15.5, the use of a “travel trailer parks or campgrounds” are a use allowed by Special Exception. Subsequently, the applicant is now seeking a special exception to enable the proposed use as an RV campground. This property is compatible with the surrounding land uses as shown on **Figure 1** and **Table 1**. The zoning of the surrounding properties are: Commercial Highway Interchange-City (CHI-City) to the North; Commercial Intensive- County (CI- County) to the South and Residential Single Family-County/ Residential Multi Family- County (RSF-2 County & RMF-1 County) to the East and Commercial General-City/Commercial Intensive-County (CG-City/ CI-County) to the West.

Figure 1: ZONING MAP

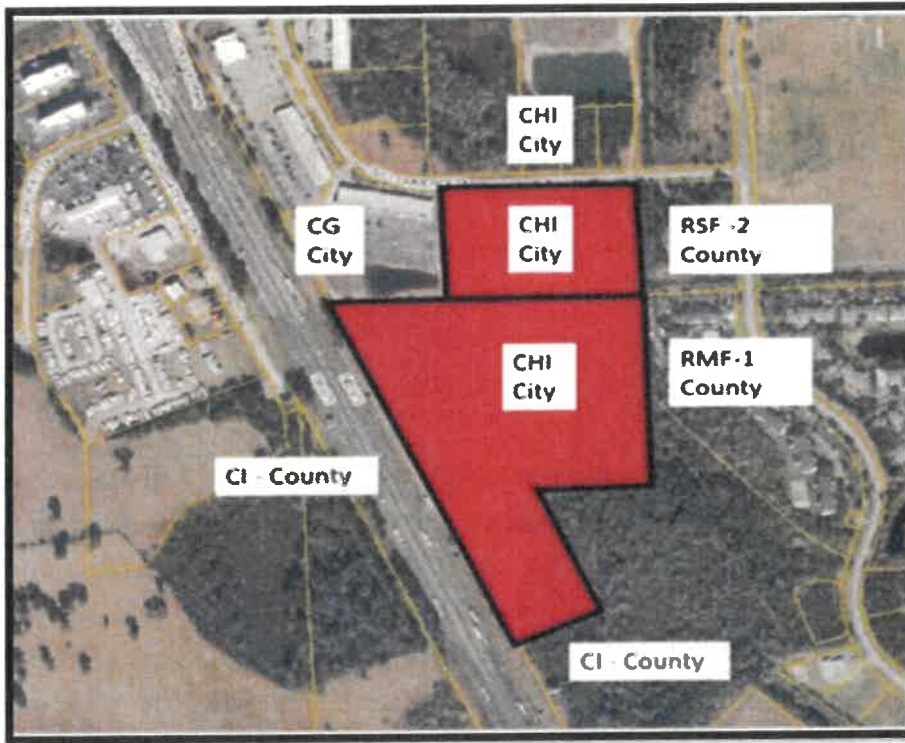


Table 1: CURRENT ZONING

Location	Current Zoning
Subject Properties	CHI-City
North	CHI- City
South	CI- County
East	RSF-2 County RMF-1 County
West	CG-City CI-County



Surrounding Land Uses/ Summary of Land Use Compatibility

The RV campground Facility is appropriate for the subject property as it is compatible with the surrounding properties for the following reasons:

1. The Lake City Land Development Regulations provides guidance for CHI zoned properties allowing under special exception, “travel trailer parks or campgrounds.”
2. As indicated in **Figure 1**, I-75 is situated west of the subject properties, surrounded by highway commercial establishments to the north and east. These areas draw in the public with hotels, restaurants, commercial centers, and other automobile-focused businesses. The subject properties serve as a transitional zone to residential areas located to the south. We can infer the requested use is compatible with the surrounding zoning pattern.
3. The property location is of adequate size to support a viable campground and accommodate natural buffers, stormwater management needs, and address environmental protections of onsite wetlands.
4. The property has transportation access to SW Commerce Dr. which has direct connections to US-90 with a traffic signal proximate to I-75, thereby providing convenient access to the traveling public without negatively impacting the adjacent residential neighborhoods.

II. Concurrency Impact Analysis

The State of Florida growth management legislation establishes concurrency standards that ensure that local governments can adequately provide public facilities to new developments without constraining adopted local levels of service. The following paragraphs will discuss how the proposed rezoning application impacts public service demands related to transportation, potable water, sanitary sewer usage, solid waste, stormwater, recreation and open space, and public-school facilities.

Transportation

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.1 establishes level of service standards for Motor Vehicle Transportation. **Table 2** and **Table 3** show the impact the proposed maximum 300 sites will have on motor vehicle transportation. Policy 13.13.1 indicates the adopted LOS standard for various roadway segments that are classified as either LOC C or LOS D. As shown in **Tables 2** and **Table 3**, the maximum number of peak am and pm trips per day will be 123 peak am and pm trips per day.

Table 2: Roadway System – Trip Generation

Motor Vehicle Transportation ¹		
Roadway Facility Type	Level of Service	
Principal Arterial – 2 U.S. 90 / S.R. 10	C	
Daily Trip Generation ¹	Number of Units	Total Development
AM Peak Hour = 0.25	300 sites	75 Trips Per Day
PM Peak Hour = 0.41	300 sites	123 Trips Per Day

Source: 2) ITE Trip Generation, Manual 10th Edition, Campground Use

Table 3: Roadway System – Trip Generation

Motor Vehicle Transportation ¹		
Roadway Facility Type	Level of Service	
Minor Arterial – 17 S.R. 247	D	
Daily Trip Generation ¹	Number of Units	Total Development
AM Peak Hour = 0.25	300 sites	75 Trips Per Day
PM Peak Hour = 0.41	300 sites	123 Trips Per Day

Source: 1) ITE Trip Generation, Manual 10th Edition, Campground Use

Sanitary Sewer

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.2 establishes level of service standards for sanitary sewers. **Table 4** shows the impact the proposed maximum 300 RV sites will have on the Lake City community sanitary sewer system. Policy 13.13.2 states the adopted LOS, for Lake City community sanitary sewer is 135 gallons per capita per day. As shown in **Table 4**, the proposed campground has a maximum allowable use of 129,600 gallons per capita per day of sanitary sewer system. The total sanitary sewer use of the campground is 22,500 gallons per capita per day. Thus, the campground use of sanitary sewer is less than the city’s sanitary sewer level of service standard.

Table 4: Sanitary Sewer

Unit Type	Number of Units	Maximum Allowed Use Gallons Per Day ¹	Total Use Gallon Per Day ²	Total Difference Gallons Per day
RV Sites	300 units	129,600 gpd	22,500 gpd	107, 100 remaining gpd
<i>Based off a LOS of 150 gallons per capita per day</i>				

1) Calculated based on number of units 135 gpd x (300 units x 3.2). The 3.2 average persons per unit is based on industry standards for campsite occupancy in Florida.

2) Based on use standards from FAC 64E-6 7-31-18 for Transient Recreational Vehicle Park which is defined as 75 gallons per unit per day—75 gpd x (300 x 3.2) units.

Potable Water

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.3 establishes level of service standards for Potable Water. **Table 5** shows the impact the proposed maximum 300 RV sites will have on the Lake City Utilities potable water system. Policy 13.13.3 states the adopted LOS, for community potable water is 141 gallons per capita per day. As shown in **Table 5**, the proposed campground can use no more than a maximum of 135,360 gallons per day of potable water. The proposed total potable water use of the campground is 22,500 gallons per day. Thus, the campground use of potable water is less than the city’s potable water level of service standard.

Table 5: Potable Water

Unit Type	Number of Units	Maximum Allowed Use Gallons Per Day ¹	Total Use Gallon Per Day ²	Total Difference Gallons Per day
RV Sites	300 units	135,360 gpd	22,500 gpd	112, 860 remaining gpd
<i>Based off a LOS of 141 gallons per capita per day</i>				

1) Calculated on a per unit per day basis using a multiplier of 3.2 persons per unit—141 gpd x 300 units x 3.2 persons per unit. The 3.2 average persons per unit is based on industry standards for campsite occupancy in Florida.



2) Based on use standards from FAC 64E-6 7-31-18 for Transient Recreational Vehicle Park which is defined as 75 gallons per unit per day—75 gpd x 300 units.

Drainage

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.4 establishes level of service standards for drainage. According to Policy 13.13.4.2, all stormwater management projects, other than those that fall within a stream, shall adhere to the standards as specified in Chapter 62-330 (4)(b)2, Florida Administrative Code (Rules of the Florida Department of Environmental Protection) and Chapter 40B-4, Florida Administrative Code (Rules of the Suwannee River Water Management District). These standards will be met through the site development and construction process.

Solid Waste

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.5 establishes level of service standards for solid waste. **Table 6** shows the impact of the proposed maximum 300 RV sites will have on solid waste services. Policy 13.13.5 states the adopted LOS, for the solid waste landfill is .85 tons per capita per year. As shown in **Table 6**, the proposed campground will generate a maximum of 816 tons of solid waste per year.

Table 6: Solid Waste Concurrency

Unit Type	Number of Units	Total Tons Per Year ¹
RV sites	300 sites	816
Based off a LOS of .85 tons per capita per year		

1) Calculated on a per unit per day basis using a multiplier of 3.2 persons per unit—.85 tpy x 300 units x 3.2 persons per unit. The 3.2 average persons per unit is based on industry standards for campsite occupancy in Florida.

Recreation

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.6 establishes level of service standards for recreation. The Level of Service standard for a recreational vehicle capacity is 1 acre of camp area within a 25-mile radius of the City for every 5,600 people served. The proposed 34.2 acres for recreational vehicle camping reinforces Policy 13.13.6 recreation level of service standard.



Public School Facilities

The City of Lake City Comprehensive Plan Objective IX.1, Policy IX.1.1 establishes level of service standards for school facilities. As the proposed use is a recreational campground without permanent residents, or eligible students, there will be no impact on LOS for school facilities.



IV. Comprehensive Plan Consistency

This special exception proposes to allow an RV campground in the CHI zoning District by Special Exception. The change proposed by this special exception application is consistent with the planning goals, objectives, and policies established in the Lake City Comprehensive Plan. The primary planning goals, objectives, and policies that this special exception application implements are outlined below. These planning directives promote the development of an RV campground use within a Commercial Future Land Use category.

Future Land Use Element

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

- **The subject property is located along SW Commerce Dr. which intersects with arterial road U.S. Highway 90, a principal arterial, and the adjacent interchange with I-75. The proposed special exception implements this policy by using the property for commercial purposes.**

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 a 1.0 floor area ratio.

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.

- **Yes, the proposed use will conform to the city’s comprehensive plan and is not expected to have an adverse effect on the comprehensive plan. Per the city’s Land Development Regulation Section 4.15.5, the use of a “travel trailer parks or campgrounds” are a use allowed by Special Exception.**

B. Whether the proposed use is compatible with the established land use pattern.

- **The proposed development use is compatible with the established land use pattern. Situated within the Commercial future land use category along the I-75 highway corridor near the I-75/US-90 intersection, the subject property is part of an established development area featuring a diverse mix of recreational facilities, commercial centers, retail establishments, and residential neighborhoods.**

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.

- **The City of Lake City Comprehensive Plan Objective IX.1, Policy IX.1.1 establishes level of service standards for school facilities. As the proposed use is a recreational campground without permanent residents, or eligible students, there will be no impact on LOS for school facilities.**

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

- **Situated within the Commercial future land use category, these areas draw in the public with hotels, restaurants, commercial centers, and other automobile-focused businesses. The subject properties serve as a transitional zone to residential areas located to the south.**

E. Whether the proposed use will adversely influence living conditions in the neighborhood.

- **The property has transportation access to SW Commerce Dr. which has direct connections to US 90 with a traffic signal proximate to I-75, thereby providing convenient access to the traveling public without negatively impacting the adjacent residential neighborhoods.**

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

- **The property has transportation access to SW Commerce Dr. which has direct connections to US-90 with a traffic signal proximate to I-75, thereby providing convenient access to the traveling public without negatively impacting the adjacent residential neighborhoods. Furthermore, in accordance with comprehensive plan Objective 1.5, the proposed parcels are located within the designated urban development area and public facilities including utilities are available to serve the proposed development end ensures safety associated with groundwater contamination and water and sewer line extensions.**

G. Whether the proposed use will create a drainage problem.

- **According to Policy 13.13.4.2, all stormwater management projects, other than those that fall within a stream, shall adhere to the standards as specified in Chapter 62-330 (4)(b)2, Florida Administrative Code (Rules of the Florida Department of Environmental Protection) and Chapter 40B-4, Florida Administrative Code (Rules of the Suwannee River Water Management District). These standards will be met through the site development and construction process.**

H. Whether the proposed use will seriously reduce light and air to adjacent areas.

- **The proposed use is consistent with surrounding uses and is not expected to seriously reduce light and air to adjacent areas.**

I. Whether the proposed use will adversely affect property values in the adjacent area.

- **The RV campground facility is appropriate for the subject property as it is compatible with the surrounding properties. The Lake City Land Development Regulations provides guidance for Commercial, Highway Interchange (CHI) zoned properties allowing under special exception, "travel trailer parks or campgrounds."**

J. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

- **Situated within the Commercial future land use category along the I-75 highway corridor near the I-75/US-90 intersection, the subject property is part of an established development area featuring a diverse mix of recreational facilities, commercial centers, retail establishments.**

K. Whether the proposed use is out of scale with the needs of the neighborhood or the community.

- **The property is currently zoned as Commercial, Highway Interchange (CHI). This zoning distinction is intended for vehicle related uses, primarily serving the traveling public. The proposed recreational vehicle park/campground is perfectly situated for the development of this district.**

- **The proposed zoning designation is consistent with the comprehensive plan and implements the commercial future land use designation. Development will conform with the standards set in the Commercial FLU category and CHI zoning district.**

Policy 1.1.3: The City shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial, and industrial land use categories).

- **The proposed parcels are currently both undeveloped lots with Commercial zoning. The development of an RV park will provide additional commercial uses for the area, driving economic growth and providing opportunity for upward economic mobility to local businesses and jobs for local residents.**

Objective 1.5: The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area, except that water line extensions may be made outside such designated urban development area to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside such designated urban development area. The boundary of this designated urban development area is depicted within the Future Land Use Map Series of this Comprehensive Plan.

- **The proposed parcels are located within the designated urban development area and public facilities including utilities are available to serve the proposed development.**

Policy 1.6.2: The City shall continue to include provisions for drainage, stormwater management, open space and safe and convenient on-site traffic flow including the provisions of needed vehicle parking for all development.

- **The proposed development will comply with drainage, stormwater management, open space, traffic, and vehicle parking standards outlined in Lake City's Land Development Regulations and the Suwannee River Water Management District (SRWMD) environmental resource permitting requirements.**

Policy 1.6.5: The City shall continue to require that where a commercial or industrial use is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscape buffer. A masonry or wood opaque structure may be substituted for the planted buffer.



- **The proposed use would result in a commercial use adjacent to residential uses to the east. The development will comply with the landscape requirements as outlined in Policy I.6.5 and the City's Land Development Regulations buffer requirements.**

Traffic Element

Policy II.4.3: Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.

- **The proposed project will comply with Policy II.4.3 as SW Commerce Drive is a local road whereby residential areas can easily access the proposed RV campground.**

Recreation and Open Space Element

Goal VI: Secure the provision and maintenance of recreation facilities and open space for citizens and visitors and access to the facilities for all persons, regardless of special need or condition.

- **The proposed use would provide a private recreational facility open for both citizens and visitors, providing access to the facilities for all persons, regardless of special need or condition.**

III. Analysis of the City's Land Development Regulations

An analysis of the City Land Development Regulations was completed to ensure that sustainable growth, community well-being and the efficient utilization of resources can be applied when developing the project. The following paragraphs will discuss how the proposed development is aligned with the City of Lake City's Land Development Regulations.

LDR 4.15: Creates and provides intent for the Commercial, Highway Interchange District.

- **Under section 4.15.2 the rental of automotive vehicles, trailers and trucks are permitted. Furthermore, Section 4.15.5 allows for travel trailer parks and campgrounds under special exception.**

LDR 6.1: Outlines the land development regulations that protect High Natural Groundwater Aquifer Recharge Areas within the City.

- **These land development strategies will be met through the site development and construction process and will comply with all Lake City LDR requirements and permitting requirements with SRWMD.**

LDR 7.3: Outlines the requirements for Stormwater Management with the City.

- **The proposed RV park will not create a drainage problem. Development will be constructed using generally accepted engineering practices to allow proper drainage and the project will provide stormwater management facilities meeting all Lake City LDR requirements and permitting requirements with SRWMD. An Environmental Resource Permit (ERP) will be obtained from SRWMD prior to initiating construction.**

LDR 8.3: Provides standards for nonresidential construction, including flood prevention.

- **Before completion of the proposed RV park, a registered professional engineer or architect shall provide construction permit drawings for any nonresidential construction proposed with the project and building permits will be filed with the City of Lake City for any non-residential construction.**

LDR 8.9: Sets the requirements for floor elevation for new residential buildings and the anchoring of accessory buildings.



- **Before completion of the proposed RV park, a registered professional engineer or architect shall provide drawings establishing the floor elevations per this section of the Land Development Code.**

LDR 11.2.1: Address how the Board of Adjustment has the power to hear and decide upon appeals in specific cases. The Board of Adjustment is specifically authorized to pass on under the terms of Article 4 of these land development regulations; to decide such questions as are involved in the determination of when special exceptions should be granted; and to grant special exceptions with appropriate conditions and safeguards or to deny special exceptions when they would not promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

- **This application requests a special exception to allow for the development of an RV campground in the CHI zoned parcel as permitted by Section 4.15.5 of the Lake City Land Development Regulations.**

LDR 3.12.2: Conformity with the Comprehensive Plan and the effects upon the Comprehensive Plan.

- **The proposed development will comply with the applicable goals, polices, and objectives outlined in the Comprehensive Plan.**

LDR 13.13: The City of Lake City Land Development Regulations Section 13.13 provides the Level of Service Standards for all types of development. Policy 13.13.6 establishes level of service standards for recreation.

- **The Level of Service standard for a recreational vehicle capacity is 1acre of camp area within a 25-mile radius of the City for every 5600 people served. The proposed 34.2 acres for recreational vehicle camping reenforces Policy 13.13.6 recreation level of service standard. These land development strategies will be met through the site development and construction process and will comply with all Lake City LDR requirements and permitting requirements with SRWMD.**



Attachment C
Legal Description with Tax Parcel

LEGAL DESCRIPTION

02-4S-16-02712-001

THE N 850 FT OF SW1/4 OF NE1/4 LYING E OF I-75 & COMM SW COR LOT 8 INTERSTATE COMMERCE CENTER, RUN SE ALONG R/W OF I-75 920.19 FT FOR POB CONT SE 757.03 FT, NE 350 FT, NW 611.89 FT, W 378.90 FT TO POB. 662-004, 673-435, 829-913, 904-485, 912-1652, 943-640, 1026-2988, 1026-2990, WD 1241-2493, QC 1295-690

LEGAL DESCRIPTION

02-4S-16-02714-009

LOTS 6 & 7 INTERSTATE COMMERCE CENTER EX W 40 FT OF LOT 7. 569-725, 596-132, 598-266, 705-96, 776-1800, 799-2149, 1026-2992, WD 1241-2493, QC 1295-690

Attachment D
Proof of Ownership (Deed)

RES:lm
2185.22-12-057
9/11/12

This Instrument Prepared By
RICHARD E. STADLER
DARBY & PEELE
Attorneys at Law
Post Office Drawer 1707
Lake City, Florida 32056-1707

REC. \$ 27.00
DOC. 10,115.00
INT. 0
INDEX 0
CONSIDERATION 1,445,000.00

Inst:201212014086 Date:9/20/2012 Time:3:15 PM
Doc Stamp-Deed:10115.00
DC,P DeWitt Casson, Columbia County Page 1 of 3 B:1241 P:2483

TAX PARCEL # R02712-001; R02714-009

WARRANTY DEED

THIS WARRANTY DEED made this 13 day of September, 2012, by INTERSTATE COMMERCE CENTER GROUP, LLLP, a Florida limited liability partnership, whose mailing address is P. O. Box 3566, Lake City, FL 32056-3566, (herein "Grantor") to COLUMBIA BANK, a Florida banking corporation, whose mailing address is Post Office Box 1609, Lake City, FL 32056-1609, (herein "Grantee"):

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

NB: This Deed is executed and delivered in full and complete satisfaction of the mortgage given by Grantor to Grantee dated October 1, 2004 and recorded in Official Records Book 1026, Page 2994, and modified by Modification of Mortgage dated October 30, 2009 recorded in Official Records Book 1183, Page 1509, all of the Public Records of Columbia County, Florida, and in full and complete satisfaction of the Mortgage dated January 7, 2009 recorded in Official Records Book 1164, Page 2737, of the Public Records of Columbia County, Florida, and this is a complete and absolute conveyance and satisfaction of the balance due on the promissory notes, which said mortgages secure, and is not given as further security for the payment thereof.

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

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

AND the Grantor hereby covenants with said 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except for easements and restrictions of record and taxes accruing subsequent to December 31, 2009.

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:

INTERSTATE COMMERCE CENTER
GROUP, LLLP by its General Partner
WESTFIELD INVESTMENT GROUP, LLLP
(f/k/a WESTFIELD GROUP, LLLP)

Brad Neal

Witness
Brad Neal

(Print or Type Name)

Richard E. Stadler

Witness
RICHARD E. STADLER

(Print or Type Name)

By: *Charles S. Sparks*
Charles S. Sparks, General Partner

By: *Scott D. Stewart*
Scott D. Stewart, General Partner

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 13 day of September, 2012, by Charles S. Sparks and Scott D. Stewart, as General Partners of WESTFIELD INVESTMENT GROUP, LLLP, the General Partner of INTERSTATE COMMERCE CENTER GROUP, LLLP, a Florida limited liability partnership, for and on behalf of the partnership, personally known to me, or who produced _____ as identification.

(NOTARIAL
SEAL)

Richard E. Stadler
Notary Public, State of Florida
RICHARD E. STADLER
(Print or Type Name)

My Commission Expires:

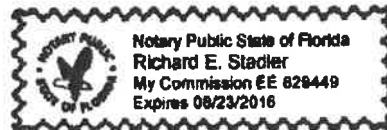


EXHIBIT "A"

PARCEL NO. 1:

A parcel of land in Section 2, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: The North 850 feet of the SW 1/4 of the NE 1/4, lying East of Interstate 75.

PARCEL NO. 2:

Commence at the Southwest corner of Lot 8 of INTERSTATE COMMERCE CENTER according to the plat thereof recorded in Plat Book 5, Page 37, public records, Columbia County, Florida. (Said point being also the intersection of the South Line of the NW 1/4 of NE 1/4 of said Section 2 with the Northeasterly Right-of-Way Line of Interstate Highway # 75); thence run S 24°49'52" E along said Right-of-Way 920.19 feet to its intersection with the South Line of the North 850 feet of the SW 1/4 of NE 1/4 of said Section 2 and to the POINT OF BEGINNING of the land herein described; thence continue S 24°49'52" E along said Right-of-Way, 757.03 feet; thence N 65°10'08" E, 350.00 feet; thence N 24°49'52" W, 611.89 feet to the South Line of said North 850 feet; thence S 87°41'32" W along said line, 378.90 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

PARCEL NO. 3:

Lot 6 and Lot 7, LESS AND EXCEPT the West 40 feet of Lot 7, INTERSTATE COMMERCE CENTER, a subdivision according to plat thereof recorded in Plat Book 5, Page 37 of the public records of Columbia County, Florida.



Attachment E

Agent Authorization Form



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

AGENT AUTHORIZATION FORM

I, Millennium Bancshares, Inc. (owner name), owner of property parcel

number 02-4S-16-02714-009 & 02-4S-16-02712-001 (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. Kathie Ebaugh	1. <i>Kathie Ebaugh, AICP</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.

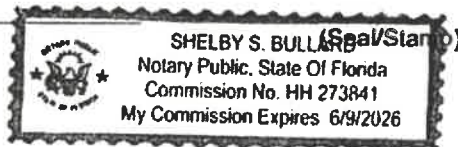
Suzanne Norris _____ 10/10/2023 _____
 Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Suzanne Norris, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 10 day of October, 2023.

Shelby S. Bullard
 NOTARY'S SIGNATURE





Attachment F
Proof of Payment of Taxes

Columbia County Tax Collector

generated on 2/1/2024 8:38:59 AM EST

Tax Record

Last Update: 2/1/2024 8:37:59 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number R02712-001	Tax Type REAL ESTATE	Tax Year 2023
Mailing Address FIRST COLUMBIA BANCORP, INC 514 SW STATE ROAD 47 LAKE CITY FL 32025	Property Address GEO Number 024916-02712-001	
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code
Legal Description (click for full description) 02-4S-16 5500/550025.50 Acres THE N 850 FT OF SW1/4 OF NE1/4 LYING E OF I-75 & COMM SW COR LOT 8 INTERSTATE COMMERCE CENTER, RUN SE ALONG R/W OF I-75 920.19 FT FOR POB CONT SE 757.03 FT, NE 350 FT, NW 611.89 FT, W 378.90 FT TO POB. 662-004, 673-435, 829-913, See Tax Roll For Extra Legal		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
CITY OF LAKE CITY	4.9000	11,450
BOARD OF COUNTY COMMISSIONERS	7.8150	11,450
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	11,450
LOCAL	3.2170	11,450
CAPITAL OUTLAY	1.5000	11,450
SUWANNEE RIVER WATER MGT DIST	0.3113	11,450
LAKE SHORE HOSPITAL AUTHORITY	0.0001	11,450
		Exemption Amount
		0
		Taxable Value
		\$11,450
		Taxes Levied
		\$56.11
		\$89.48
		\$8.57
		\$36.83
		\$17.17
		\$3.56
		\$0.00
Total Millage		18.4914
Total Taxes		\$211.72
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$0.00
Total Assessments		\$0.00
Taxes & Assessments		\$211.72
If Paid By		Amount Due
		\$0.00

