



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

FOR PLANNING USE ONLY

Application # SE22-00
Application Fee \$200.00
Receipt No. 2022-0064321
Filing Date 7/6/22
Completeness Date _____

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: Frier @ 4181 W US-90
2. Address of Subject Property: 4181 W US-90, Lake City FL 32055
3. Parcel ID Number(s): 34-3S-16-02483-900
4. Future Land Use Map Designation: Highway Interchange
5. Zoning Designation: CHI
6. Acreage: 1.75 Acres
7. Existing Use of Property: Highway Interchange
8. Proposed use of Property: Auto Sales
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): 4.15.5 – Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, heavy machinery and equipment, lumber and building supplies, and monuments.

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ XXX Agent
2. Name of Applicant(s): Daniel Crapps Title: Realtor
Company name (if applicable): Daniel Crapps Agency, Inc.
Mailing Address: 2806 W US-90 #101, Lake City FL 32055
City: Lake City State: FL Zip: 32055
Telephone: (386) 755-5110 Fax: (386) 755-7851 Email: dcrapps@danielcrapps.com
3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Frier Land Holdings, Inc.
Mailing Address: 12788 US-90 West, Live Oak FL 32060
City: Live Oak State: FL Zip: 32060
Telephone: (386) 362-6306 Fax: (386) 362-4771 Email: toddfrer@windstream.net

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. Don't Know

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.
It is in compliance and would not have adverse effect
 - b. Whether the proposed use is compatible with the established land use pattern.
Yes it is
 - 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.
Would Not – Car Sales Lot
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
It provides a service for people needing to purchase a car
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
Would have no effect
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
Would Not – used car lot would not create much traffic at all
 - g. Whether the proposed use will create a drainage problem.
Would Not – property is already set up as car lot with paved parking lot
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
Would Not affect adjacent area at all
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
Would not affect adjacent property values; owner owns all surrounding parcels

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

No, mobile home sale lots surrounding property

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

It is not out of scale and it was a car lot previously.

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: For new Construction only; does not apply to this site with improvements already on site
 - 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: For new construction only; does not apply to this site with existing improvements
 - 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. For new construction only; does not apply to this site with existing improvements

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. For new construction only; does not apply to this site with existing improvements.

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 PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT. OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

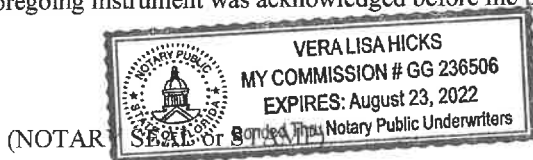
Todd Frier
Applicant/Agent Name (Type or Print)

Todd Frier
Applicant/Agent Signature

6-28-22
Date

STATE OF FLORIDA
COUNTY OF Columbia

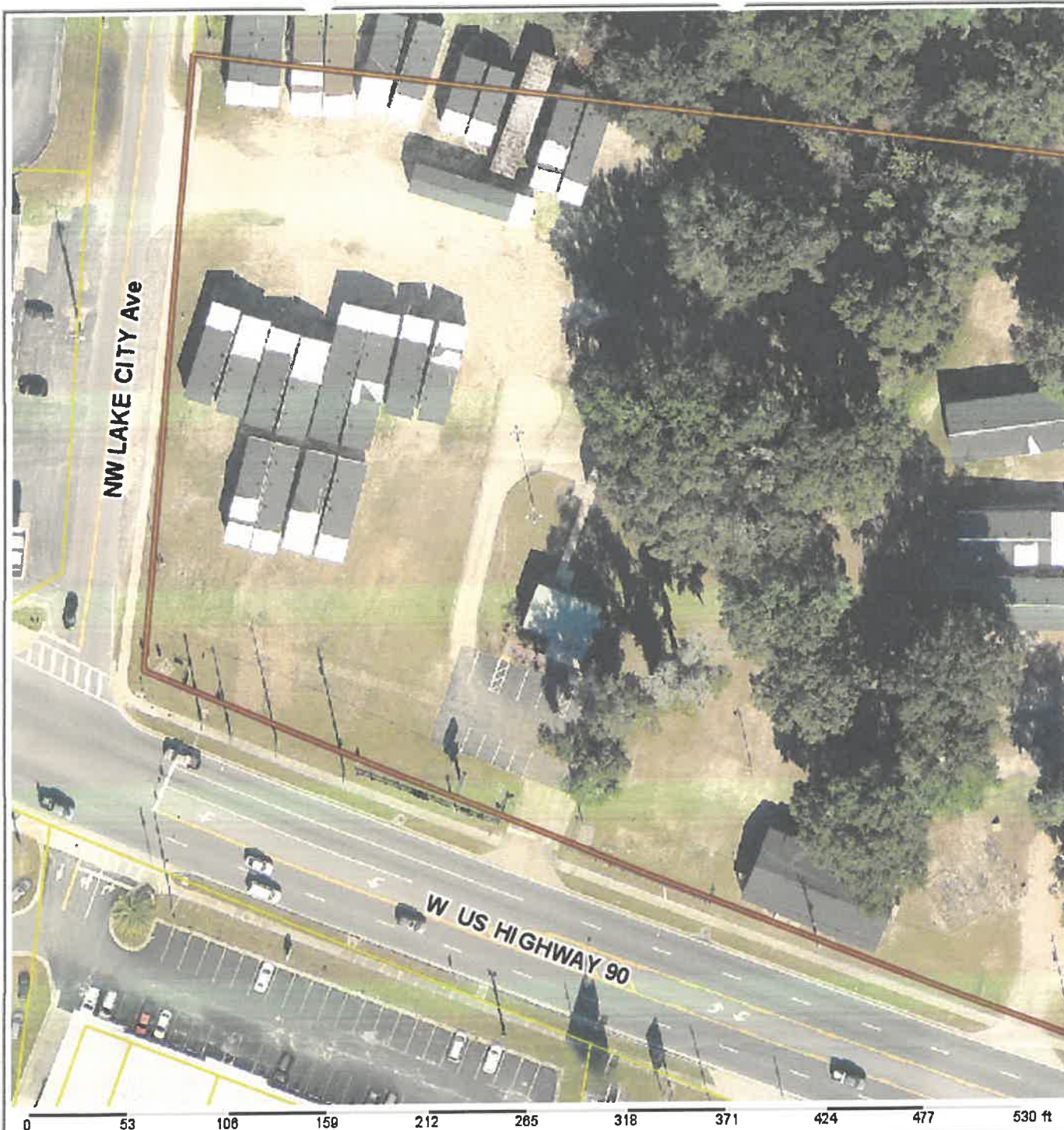
The foregoing instrument was acknowledged before me this 28 day of June, 2022, by (name of person acknowledging).



Vera Lisa Hicks
Signature of Notary
Vera Lisa Hicks
Printed Name of Notary

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced

- a. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe. **See Drawing**
- b. Offstreet parking and loading areas, where required, with particular attention to the items in (a) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district. **See Drawing**
- c. Refuse and service areas, with particular reference to the items in (a) and (b) above. **Two city garbage cans on left of building Per Steven Ulloa**
- d. Utilities, with reference to locations, availability, and compatibility. **Use existing utilities per Steven Ulloa**
- e. Screening and buffering with reference to type, dimensions, and character. **None , per Steven Ulloa**
- f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district. **See Drawing**
- g. Required yards and other open space. **See Drawing**



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 34-3S-16-02483-900 (10337) | VEH SALE/REPAIR (2700) | 7.43 AC

COMM INTER OF S R/W OF DEVANE ST & E R/W OF LAKE CITY AVE, SW ALONG E R/W 344.25 FT FOR POB, SE 758.27 FT, SW 232.68 FT, SW 284.76 FT TO N R/W OF US H

FRIER LAND HOLDINGS INC

Owner: 12788 US HIGHWAY 90 W
LIVE OAK, FL 32060

Site: 4181 W US HIGHWAY 90, LAKE
CITY

Sales 6/28/2013 \$794,000 I (U)
Info 6/28/2013 \$100 I (U)
6/24/1997 \$700,000 I (U)

2022 Working Values

Mkt Lnd	\$345,495	Appraised	\$420,246
Ag Lnd	\$0	Assessed	\$420,246
Bldg	\$54,447	Exempt	\$0
XFOB	\$20,304	county:	\$420,246
Just	\$420,246	city:	\$420,246
		other:	\$0
		school:	\$420,246

NOTES:



Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

RedLine Motors, LLC

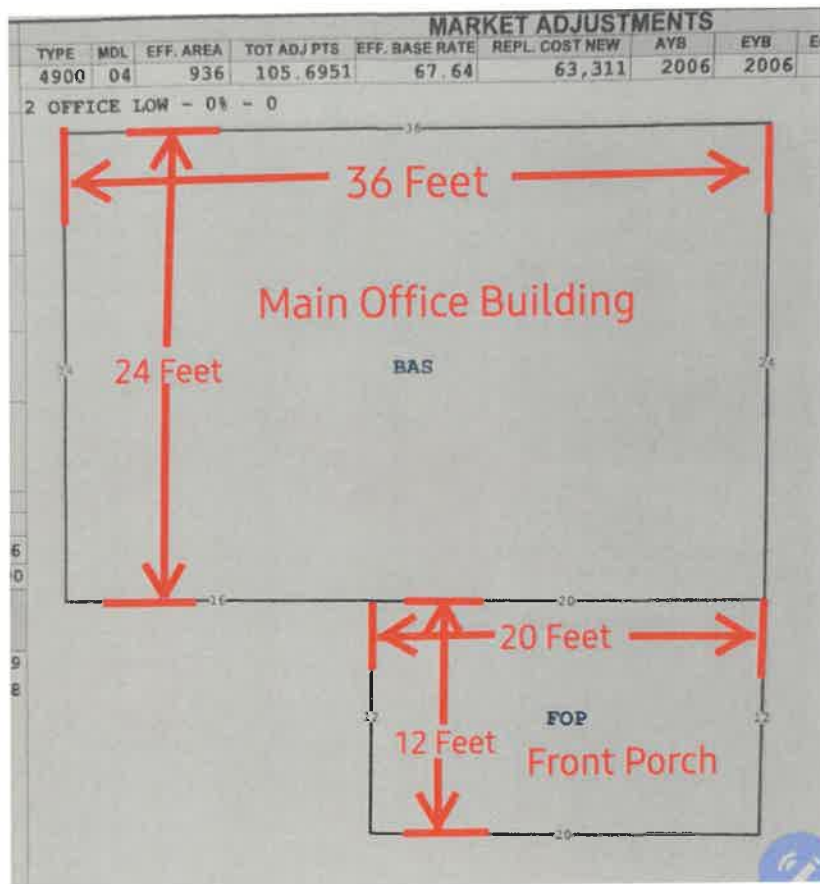
4181 W US Highway 90
Lake City, FL 32055
(386)287-1791
steven.ulloa@redlinemotors.org

8/30/2022

Mr Angelo,,

Here is the information we discussed regarding placement of the various buildings and associated dimensions of the items on the property. I have also included a bullet point for ease of reading regarding all the items on the property. Please advise if you require any additional Information.

- The property is 1.75 Acres
- Main office building facing the street dimensions are: 36ft x 24ft with a front porch of 20ft x 12ft and has an attached handicap accessible ramp that measure 30ft x 4ft
- Smaller metal building behind main office building: 24ft x 24ft. That building is 45ft from the main office building
- Larger metal building next to smaller metal building: 30ft x 18ft. That building is 3.5ft from the smaller metal building
- There will be 2 City trash cans between the 2 metal buildings
- There is a flower bed in front on the main office building that measures 30ft x 5ft
- The front parking lot measures 84ft x 52ft
- The front entrance from the street to the parking lot measure 50ft x 30ft
- The street sign measures 15ft x 30ft and is 20ft tall



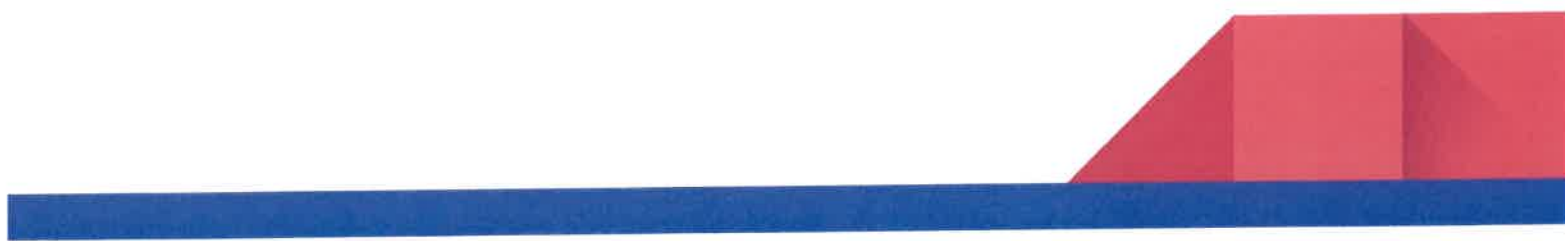
Best regards,

Steven Ulloa

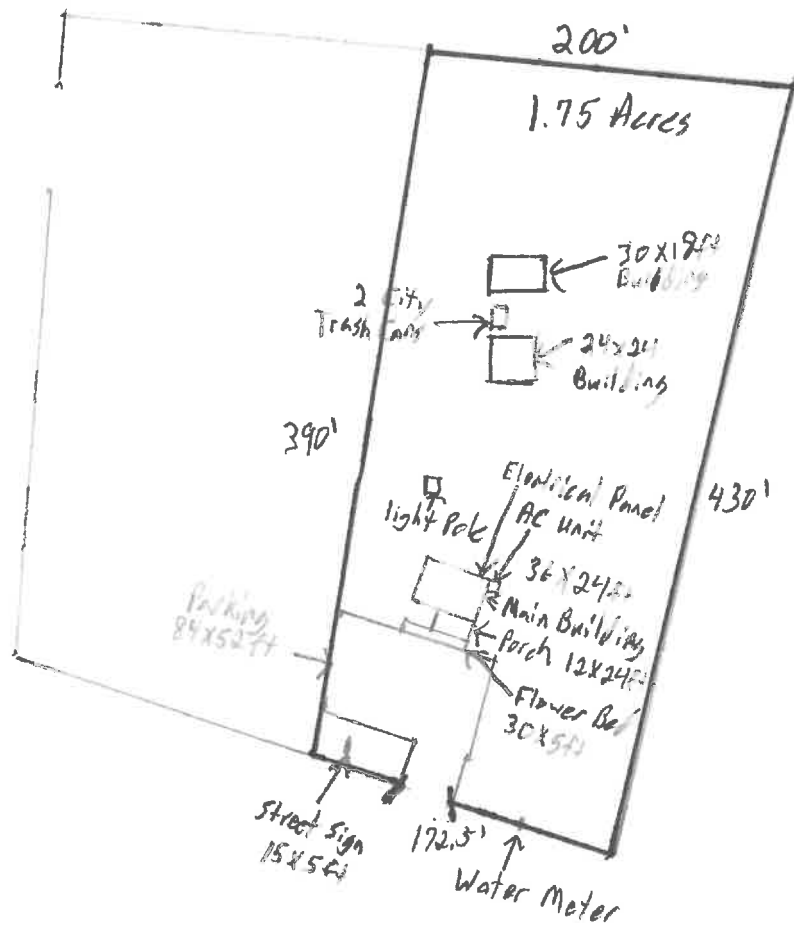
To	AngeloR@lcfla.com
Cc	BrownS@lcfla.com
Bcc	steven.ulloa@redlinemotors.org
Subject	RedLine Motors, LLC



Two horizontal lines for writing.



Redline: Auto's Motors



Scale 1"=100'



NOTES:

1.) Monumentation is as shown and designated on the face of the plat.

- # NOTES:
- 1.) Monumentation is as shown and designated on the face of the plat.
 - 2.) Boundary based on instruction from client, monumentation found in place, parent tract description furnished by client, prior survey by this Company and Florida Department of Transportation Right-of-Way map.
 - 3.) Bearings based on above referenced prior survey by this Company.
 - 4.) Interior Improvements were located by field ties.
 - 5.) Underground encroachments, if present, were not located with this survey.
 - 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
 - 7.) Date of field survey completion: June 7, 2013.
 - 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain (ref: Map No. 12023C0290C).

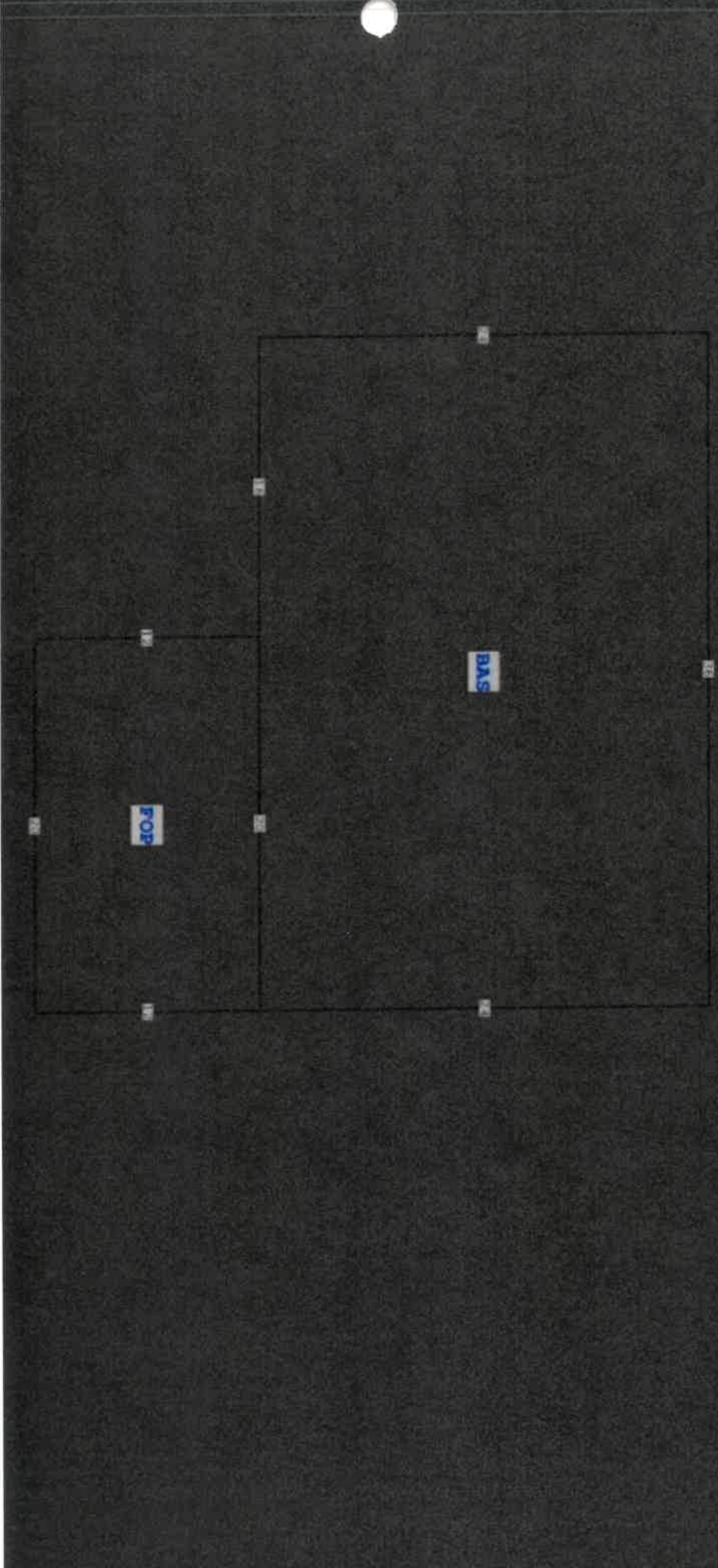
Appraiser

Owner & Property Info


Parcel ID: 34-3S-16-02483-900 (10337)

Name	FRIER LAND HOLDINGS INC				
Site Addr	4181 W US HIGHWAY 90, LAKE CITY				
Mailing	12788 US HIGHWAY 90 W LIVE OAK, FL 32060				
Description	COMM INTER OF S R/W OF DEVANE ST & E R/W OF LAKE CITY AVE, SW ALONG E R/W 344.25 FT FOR POB, SE 758.27 FT, SW 232.68 FT, SW 284, 34-3S-16-02483-900				

	Bldg Item	Bldg Desc	Year Bt	Base S.F.	Actual S.F.	Bldg Value
Show Sub-Area Codes	2	OFFICE LOW (4900)	2006	864	1104	\$54,447.00



Lisa Hicks

		4181 W US-90	
		Monthly Rent: 4,000 MIs#: 114617 Area: 3-N. Us 90 - W. Us 441 Columbia City: Lake City County: Columbia Zip: 32055 Dom: 15 C: 15	Commercial Lease Active
Price Per SqFt: 55.00 Security Deposit: 4,000 Insurance: Annual Lease: 48,000 Acreage: 1.75 # Parking: 12	Heated SqFt: 864 Sq Ft Source: Taxrolls # Stairs: 0 Year Built: 2006 Zoning: CHI Flood Zone: X	Lot Dimension: 1.75 Ceiling Height: Free Standing: Yes Deed Restrict: No Community: City Limits # Buildings: 3	CAM Fee: .00
Parking: Private, Paved Heating: Central Electric Cooling: Central Electric Road: Paved, Government Maintained Roof: Metal		Water: Public-Connected Sewer: Public-Connected Windows: Aluminum Terms: Yearly Location: Inside	
Center Nm: Electricity: 220 Volts Construction: Frame W/Metal Siding Design: Single Story Floors: Other-See Remarks Exterior: Large Lot Tenant Exp: Water, Sewer, Electric Bldg Access: US Highway Bus Type: Retail, Automotive Service, Other-See Remarks Lease Incl: Land & Building Tax ID: 34-3S-16-02483-900 Interior: Other-See Remarks			
From US-90/I-75 go west on US-90 to property on right (will need to unhook cable) If you are looking for prime location for commercial lease - this is for you! Great visibility just west of the US-90/I-75 intersection! Paved parking plus 2 storage bldgs (18' x 30' and 24' x 24') OWNER WILL NOT LEASE TO MFG HOME DEALER			
Owner: Frier Land Holdings, Inc. Show: ShowingTime Legal: SE/4 of S34 T3S R16E (LLILO)		Phone:	
List Agent: Daniel Crapps List Office: DANIEL CRAPPS AGENCY, INC CoLister: Buyer Broker: \$2000 Transactional Broker: \$2000	Ph: 386-397-3002 Ph: 386-755-5110 Ph: Non Representative	Agency: Exclusive Right of Lease Lockbox: Yes Supra C/Co: 0 Variable Listing Agreement: No	



Google Maps 4180 FL-10

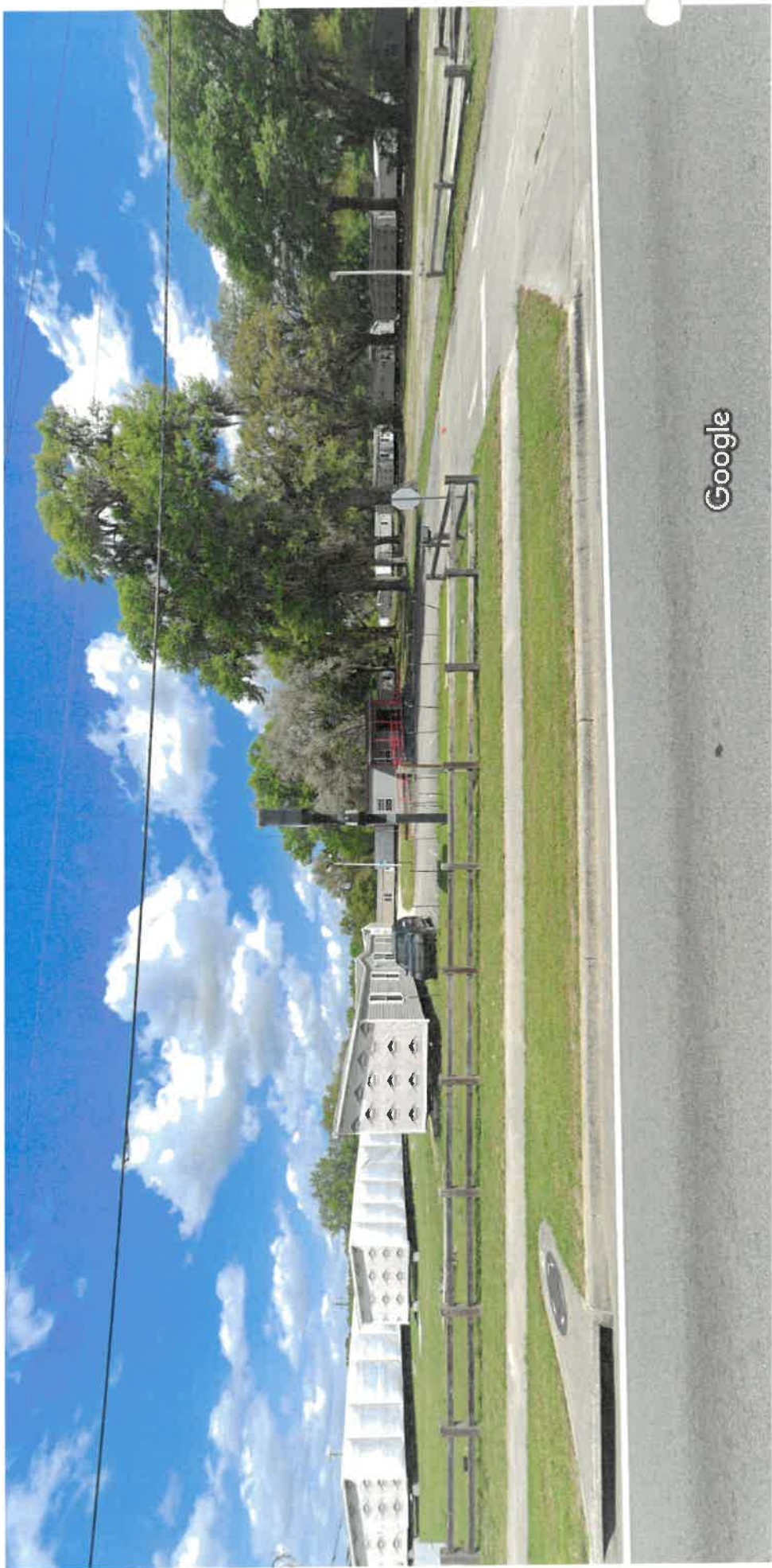


Image capture: Mar 2022 © 2022 Google



4181 US-90

All

Street View & 360°

Google Maps 4178 FL-10



Image capture: Mar 2022 © 2022 Google



4181 US-90

All

Street View & 360°

Columbia County Tax Collector

generated on 7/8/2022 4:03:45 PM EDT

Legal Desc.

Last Update: 7/8/2022 4:03:45 PM

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
R02483-900	REAL ESTATE	2021
Legal Description (click for full description)		
COMM INTER OF S R/W OF DEVANE ST & E R/W OF LAKE CITY AVE, SW ALONG E R/W 344.25 FT FOR POB, SE 758.27 FT, SW 232.68 FT, SW 284.76 FT TO N R/W OF US HWY 90 TO PT ON CURVE, NW ALONG CURVE 723.84 FT TO END OF CURVE, NE ALONG E R/W OF LAKE CITY AVE 344.25 FT TO POB. ORB 741-469,841-837,854-1980, PROB 956-271,1258-2207,2235		



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

AGENT AUTHORIZATION FORM

I, Frier Land Holdings, Inc. (Todd Frier) (owner name), owner of property parcel

number 34-3S-16-02483-900 (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. Joe Vigo of Red Line Motors, LLC	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.

Todd Frier (Owner Signature (Notarized)) 6-28-22 (Date)

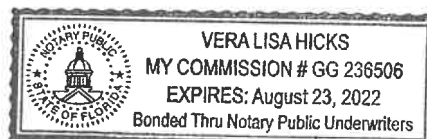
NOTARY INFORMATION:

STATE OF: Fla COUNTY OF: Columbia

The above person, whose name is Todd Frier, personally appeared before me and is known by me or has produced identification (type of I.D.) PK on this 28 day of June, 2022.

Vera Lisa Hicks
NOTARY'S SIGNATURE

(Seal/Stamp)



Columbia County Tax Collector

generated on 7/8/2022 3:57:13 PM EDT

Tax Record

Last Update: 7/8/2022 3:55:37 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
R02483-900	REAL ESTATE	2021
Mailing Address FRIER LAND HOLDINGS INC 12788 US HIGHWAY 90 W LIVE OAK FL 32060		Property Address 4181 US HIGHWAY 90 LAKE CITY GEO Number 343S16-02483-900
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
Legal Description (click for full description) 34-3S-16 2700/27007.43 Acres COMM INTER OF S R/W OF DEVANE ST & E R/W OF LAKE CITY AVE, SW ALONG E R/W 344.25 FT FOR POB, SE 758.27 FT, SW 232.68 FT, SW 284.76 FT TO N R/W OF US HWY 90 TO PT ON CURVE, NW ALONG CURVE 723.84 FT TO END OF CURVE, NE ALONG E R/W OF See Tax Roll For Extra Legal		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	7.8150	410,568
CITY OF LAKE CITY	4.9000	410,568
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	410,568
LOCAL	3.6430	410,568
CAPITAL OUTLAY	1.5000	410,568
SUWANNEE RIVER WATER MGT DIST	0.3615	410,568
LAKE SHORE HOSPITAL AUTHORITY	0.0000	410,568
		Exemption Amount
		0
		Taxable Value
		\$410,568
		Taxes Levied
		\$3,208.59
		\$2,011.78
		\$307.11
		\$1,495.70
		\$615.85
		\$148.42
		\$0.00
Total Millage		Total Taxes
18.9675		\$7,787.45
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$172.78
Total Assessments		\$172.78
Taxes & Assessments		\$7,960.23
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/22/2021	PAYMENT	2100839.0002	2021	\$7,641.82

Prior Years Payment History**Prior Year Taxes Due**

NO DELINQUENT TAXES

Payment Transactions

ZF:

LAST NAME: Digo (Redline Autos)

FIRST NAME: Joe

STREET ADDRESS: _____

PHONE NUMBER: 386-362-6306

For Growth Management USE ONLY

Project
ID# SE22-03

Parcel#: 02483-900

PAYMENT
AMOUNTS 200.⁰⁰

CASH

☐

CHECK#

☒

CC

☐

City of Lake City
205 N. Marion Ave
Lake City, FL 32055

Date: 07/06/2022
Receipt: 2022-00064321
Description: SE22-03 Frier @4181
W US 90
Cashier: Desiree Waller
Received From: Redline Motors,
LLC

ZF 200.00
SE22-03 Frier @4181
W US 90

Receipt Total	200.00
Total Check	200.00
Total Remitted	200.00
Total Received	200.00

City of Lake City Utilities