



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

FOR PLANNING USE ONLY
 Application # SPR24-04
 Application Fee: **\$200.00**
 Receipt No. 2024-00042925
 Filing Date 02/24/2024
 Completeness Date _____

A. PROJECT INFORMATION

1. Project Name: LEGENDS AT LAKE CITY
2. Address of Subject Property: Dead end of hall of fame drive
3. Parcel ID Number(s): 34-3S-16-02463-000
4. Future Land Use Map Designation: Residential High Density
5. Zoning Designation: RMF-2
6. Acreage: 19.3
7. Existing Use of Property: Non Ag Acreage
8. Proposed use of Property: Multi-family Townhomes
9. Type of Development (Check All That Apply):
 - () Increase of floor area to an existing structure: Total increase of square footage _____
 - (X) New construction: Total square footage 11.9 ac (total impervious)
 - () Relocation of an existing structure: Total square footage _____
 - () Increase in impervious area: Total Square Footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): DALTON KURTZ Title: PROJECT MANAGER
 Company name (if applicable): NORTH FLORIDA PROFESSIONAL SERVICES, INC
 Mailing Address: 1450 SW SR-47
 City: LAKE CITY State: FL Zip: 32025
 Telephone: () 386-752-4675 Fax: () 386-752-4674 Email: DKURTZ@NFPS.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.

3. If the applicant is agent for the property owner*.
 - Property Owner Name (title holder): Juston Trimback
 - Mailing Address: 3517 Retail Drive
 - City: Phenix City State: AL Zip: 36869
 - Telephone: () 386-468-0604 Fax: () Email: trimback@magellenpropertiesllc.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: _____
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:
Future Land Use Map Amendment: Yes _____ No _____
Future Land Use Map Amendment Application No. CPA22-07 _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z22-06 _____
Variance: Yes _____ No _____
Variance Application No. V _____
Special Exception: Yes _____ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
 4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
 5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
 6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
 7. Legal Description with Tax Parcel Number (In Word Format).
 8. Proof of Ownership (i.e. deed).
 9. Agent Authorization Form (signed and notarized).
 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
 11. Fee. The application fee for a Site and Development Plan Application is \$500. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing.

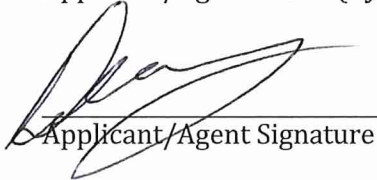
For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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

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

Dalton Kurtz

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

2-26-2024

Date



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

PARCEL: 34-3S-16-02463-000 (10209) | NON AG ACREAGE (9900) | 19.3 AC
 COMM NE COR OF SEC, RUN W 1074.95 FT TO W RW OF I-75 FOR POB, RUN SE ALONG RW 2062.22 FT, S 452.39 FT, W 610.24 FT, S 271.63 FT, SE 300 FT, W 60 FT.

TRIMBACK JUSTON		2024 Working Values		
Owner: 3517 RETAIL DRIVE	Mkt Lnd	\$965,000	Appraised	\$965,000
PHENIX CITY, AL 36869	Ag Lnd	\$0	Assessed	\$965,000
Site:	Bldg	\$0	Exempt	\$0
Sales 4/19/2023	XFOB	\$0	Total	county:\$965,000
Info 12/16/2021	Just	\$965,000	Taxable	city:\$965,000
Info 12/1/1986			other:\$0	school:\$965,000

NOTES: Columbia County, FL



This information, updated: 2/22/2024, 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



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Fire Department Access and Water Supply Plan Legends at Lake City

Fire Department Access

- Primary ingress/egress for emergency vehicles will be the main entrance onto Hall of Fame Drive
- The secondary ingress/egress for emergency vehicles will be the dead end of Hall of Fame Drive.
- All roads inside of the development are interconnected and allow for emergency vehicle ingress/egress.

Fire Hydrants

- See site & water plan sheets for hydrant locations. See sheets C-35 thru C-39 of the plans.

Townhomes

- Each town home has a dedicated fire connection and remote fire department connection. See sheets C-35 thru C-39 of the plans.

**CONCURRENCY
WORKSHEET**

Trip Generation Analysis per Lot

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Unit*	Total ADT	Total PM Peak
221	Low Rise Apartment	6.59	0.58	216.00	1423.44	125.28

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)	Dwelling Unit*	Total Development (GPD)
Residence	0.00	0.00	0.00	0.00	249600.00
Building Type D – 1BR/1BA = 1086 Sqft	200.00	4.00	800.00	24.00	19200.00
Building Type C and B – 2BR/2BA = 1538 Sqft Building Type A – Outside 12 units are 3BR/2BA at 1733 Sqft, Interior 12 units are 2BR/2BA at 1538 Sqft	300.00	4.00	1200.00	192.00	230400.00

*Multiplier or "peaking factor" was obtained from the publication " Recommended Standards for Wastewater Facilities" by the Great Lakes-upper Mississippi River Board of State and Provincial Public Health and Environmental Managers. Page 10-6, Figure 1.

**CONCURRENCY
WORKSHEET**

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)	Dwelling Unit*	Total Development (GPD)
Residence	0.00	0.00	0.00	0.00	0.00
Building Type C and B - 2BR/2BA = 1538 Sqft	200.00	4.00	800.00	24.00	19200.00
Building Type C and B - 2BR/2BA = 1538 Sqft Building Type A - Outside 12 units are 3BR/2BA at 1733 Sqft, Interior 12 units are 2BR/2BA at 1538 Sqft	300.00	4.00	1200.00	192.00	230400.00

*Multiplier or "peaking factor" was obtained from the publication " Recommended Standards for Wastewater Facilities" by the Great Lakes-upper Mississippi River Board of State and Provincial Public Health and Environmental Managers. Page 10-6, Figure 1.

Solid Waste Analysis

**CONCURRENCY
WORKSHEET**

Legends at Lake City

Use	Pounds Per Person Per unit Per day	Estimated Population	Units	Total Development (Lbs Per Day)
Multi Family	5.50	432.00	216.00	2376.00



ANALYSIS OF SECTION 12.2.1(3)(h) OF THE LAND DEVELOPMENT REGULATIONS

Legends at Lake City – Lake City

- a. Whether the proposed change would be in conformance with the city's comprehensive plan and would not have an adverse effect on the city's comprehensive plan.

The proposed residential use is in conformance with the City's Comprehensive Plan to include the residential neighborhood and would not have an adverse effect on the comprehensive plan

- b. The existing land use pattern

The existing land use pattern (Commercial) is not compatible with the proposed development. A comprehensive plan amendment has been filed to change the current property to Residential high capacity.

- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

The proposed change will be bordered by County RSF/MH-2 and adjacent to City RMF-1. As explained in part b the proposed use will coalesce with adjoining properties.

- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, and streets, etc.

The proposed use will not overtax the schools, utilities, and streets as it is being designed in accordance with Lake City land development regulations.

- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The existing district boundaries are not illogically drawn in relation to existing conditions on the property proposed for change.

- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

The existing zoning is commercial general will be changed to zoning RMF-2.

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

The proposed use will not adversely influence living conditions in the neighborhood as the area will be a multi-family apartment complex.

- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The proposed use will not create or excessively increase traffic as it is located near US 90 which is a collector road and will be able to support the proposed development.

- i. Whether the proposed change will create a drainage problem.

The proposed use will not create a drainage problem

- j. Whether the proposed change will seriously reduce light and air to adjacent areas.

There will be no reduction in light or air for the adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.

The proposed use will not adversely affect property values in the adjacent area.

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

The proposed use is compatible with surrounding use, therefore will not adversely affect improvement or development of adjacent property in accord with existing regulations.

- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The proposed use will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

The existing zoning is Commercial General and does not support residential zoning.

- o. Whether the proposed use is out of scale with the needs of the neighborhood or the Community.

The proposed use is in scale with the needs of the neighborhood or the community.

- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the county's comprehensive plan, with appropriate consideration as to whether the proposed and other ordinances, regulations, and actions designed to implement the county's comprehensive plan.

The location of the property is close to town and existing utilities and due to it being the last lot at the end of a dead-end road it lends itself to multi-family housing.

Legal Description

COMM NE COR OF SEC, RUN W 1074.95 FT TO W R/W OF I-75 FOR POB, RUN SE ALONG R/W 2062.22 FT, S 452.39 FT, W 610.24 FT, S 271.63 FT, SE 300 FT, W 60 FT, S 250 FT, W 2127.75 FT TO E R/W OF LAKE CITY AVE, N 150 FT, E 219.95 FT, N 332.13 FT, E 586.72 FT, N 1000.79 FT TO HILL CIRCLE, E 555.82 FT, N 1341.34 FT TO SEC LINE, E 272.81 FT TO POB. PARCEL 1 EX 1.27 AC FOR JEFFERSON PILOT INS CO. & EX 1 AC DESC ORB 696-32. ORB 609-74-82. EX 57 ACRES FOR FLORIDA GATEWAY CENTER NORTH S/D

APPLICATION AGENT AUTHORIZATION FORM

Authority to Act as Agent

On my/our behalf, I appoint Dalton Kurtz (NFPS)
(Name of Person to Act as my Agent)

for Trimcor (THE GRAND RESERVE AT PELHAM LLC)
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Comprehensive Plan Amendment & Rezoning Application
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Steven Corbett

Applicant/Owner's Title: Member

On Behalf of: Trimcor (THE GRAND RESERVE AT PELHAM LLC)
(Company Name, if applicable)


Telephone: 334-480-4001 Date: _____

Applicant/Owner's Signature: 

Print Name: STEVEN W. CORBETT

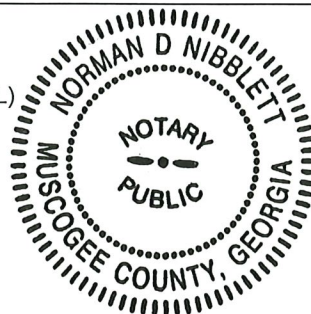
STATE OF ALABAMA
COUNTY OF Russell

The Foregoing instrument was acknowledged before me this 29th day of July, 20 22, by Steven W. Corbett,
whom is personally known by me OR produced identification .
Type of Identification Produced _____


(Notary Signature)

Expires 10-22-22

(SEAL)



Columbia County Tax Collector

generated on 2/26/2024 11:24:33 AM EST

Tax Record

Last Update: 2/26/2024 11:23:16 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R02463-000	REAL ESTATE	2023			
Mailing Address		Property Address			
TRIMBACK JUSTON 3517 RETAIL DRIVE PHENIX CITY AL 36869		GEO Number 343S16-02463-000			
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 9900/990019.30 Acres COMM NE COR OF SEC, RUN W 1074.95 FT TO W R/W OF I-75 FOR POB, RUN SE ALONG R/W 2062.22 FT, S 452.39 FT, W 610.24 FT, S 271.63 FT, SE 300 FT, W 60 FT, S 250 FT, W 2127.75 FT TO E R/W OF LAKE CITY AVE, N 150 FT, E 219.95 FT, N 332.13 FT, E 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	965,000	0	\$965,000	\$4,728.50
BOARD OF COUNTY COMMISSIONERS	7.8150	965,000	0	\$965,000	\$7,541.48
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	965,000	0	\$965,000	\$721.82
LOCAL	3.2170	965,000	0	\$965,000	\$3,104.41
CAPITAL OUTLAY	1.5000	965,000	0	\$965,000	\$1,447.50
SUWANNEE RIVER WATER MGT DIST	0.3113	965,000	0	\$965,000	\$300.40
LAKE SHORE HOSPITAL AUTHORITY	0.0001	965,000	0	\$965,000	\$0.10
Total Millage		18.4914	Total Taxes	\$17,844.21	
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$61.26
Total Assessments					\$61.26
Taxes & Assessments					\$17,905.47
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/16/2023	PAYMENT	9921036.0001	2023	\$17,189.25

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES



**Columbia County Schools
Office of the Superintendent**

372 West Duval Street
Lake City, Florida 32055-3990
(386) 755-8003
carswella@columbiak12.com
www.columbiak12.com

SUPERINTENDENT

ALEX L. CARSWELL, JR

ASSISTANT SUPERINTENDENTS

HOPE JERNIGAN
TODD WIDERGREN

MEMBERS OF THE BOARD

DANA BRADY-GIDDENS
CHERIE HILL
KEITH HUDSON
STEPHANIE JOHNS
NARRAGANSETT SMITH

September 6, 2022

VIA EMAIL

dkurtz@nfps.net

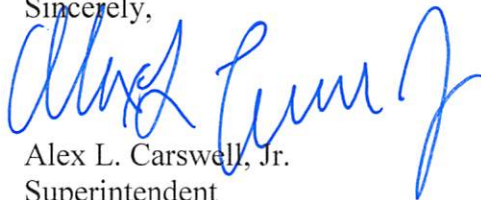
TO: Dalton Kurtz

RE: Legends at Lake City

The Columbia County School District ("District") acknowledges the intent to develop the apartment complex known as Legends at Lake City. The District further acknowledges that this development, presented to the District by Dalton Kurtz, will consist of up to 216 multi-family units on the 19.3 +/- acres located off of Hall of Fame Drive (parcel 34-3s-16-02463-000), which is currently zoned for Westside Elementary School, Richardson Sixth Grade Academy, Lake City Middle School and Columbia High School.

The District is committed to the economic development and growth of Columbia County and wholeheartedly supports this endeavor. We have sufficient capacity in our schools to provide education and support to the students who will eventually live here.

Sincerely,



Alex L. Carswell, Jr.
Superintendent