

**CITY COUNCIL RESOLUTION NO. 2024-009**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA APPROVING A REPLAT FILED BY GATEWAY DEVELOPMENT, LLC, FOR A MAJOR SUBDIVISION OF REAL PROPERTY WITHIN THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the owner, Kevin Bedenbaugh, Jr, through his agent, Carol Chadwich, P.E., filed a replat for a major subdivision of real property (see Exhibit A) located within the City of Lake City, Florida (hereinafter the “City”); and

**WHEREAS**, the application for replat conforms with the Code and Land Development Regulations for the City of Lake City, Florida; and

**WHEREAS**, the City Council finds that it is in the best interest of the citizens of the City of Lake City to approve the owner’s application for replat of its real property identified by the Columbia County Property Appraiser as Parcel No. 33-3S-17-13536-005 (hereinafter the “Property”).

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are all true and accurate and are incorporated herein and made a part of this resolution.

**Section 2.** The application for a replat for the Property, within the City of Lake City, Florida, is approved.

**Section 3.** The Mayor and City administration are hereby authorized to execute the instruments necessary to effect the replat of the major subdivision.

**Section 4.** If any Resolution, or parts of any Resolution, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

**Section 5.** The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is held to be illegal,

invalid, or unconstitutional by a Court of competent jurisdiction, then the remainder of this Resolution shall remain in full force and effect and this Resolution shall nevertheless stand and be construed as if the illegal or invalid part or portion had not been included herein.

**Section 6.** That this Resolution shall take effect immediately upon its passage.

**PASSED AND ADOPTED** at a meeting of the City Council on this 5th day of February 2024.

**CITY OF LAKE CITY, FLORIDA**

By: \_\_\_\_\_  
Stephen M. Witt, Mayor

ATTEST:

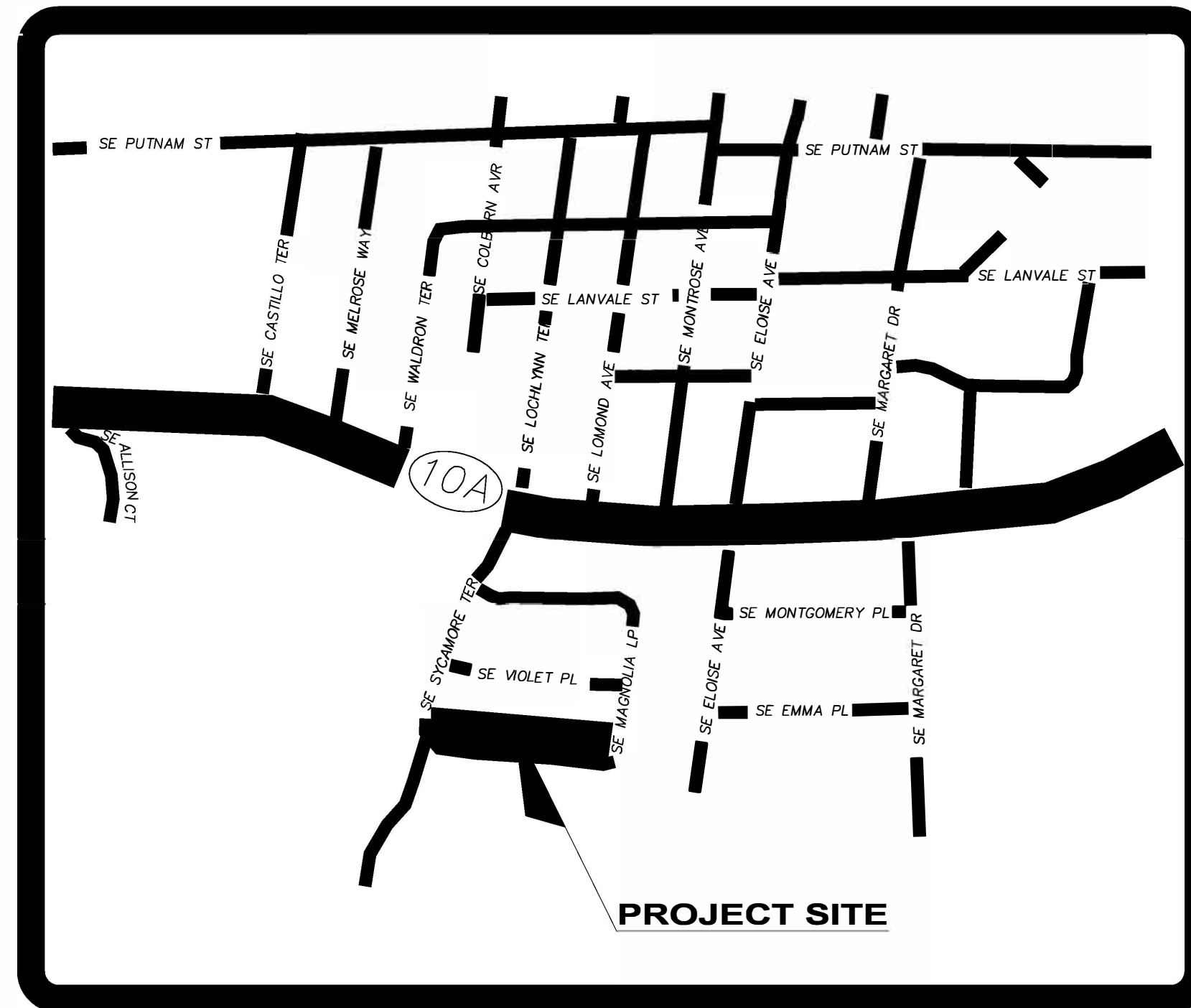
APPROVED AS TO FORM AND LEGALITY:

By: \_\_\_\_\_  
Audrey E. Sikes, City Clerk

By: \_\_\_\_\_  
Thomas J. Kennon, III, City Attorney

# MELROSE PLACE SUBDIVISION

FLORIDA LYING IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST  
COLUMBIA COUNTY, FLORIDA



**VICINITY MAP**  
NOT TO SCALE

**LEGEND:**

BK	= BOOK	PCP	= PERMANENT CONTROL POINT
(C)	= CALCULATED	PG	= PAGE
CALC.	= CALCULATED	PGS	= PAGES
C.D.	= CHORD DISTANCE	PK	= PARKER KALON
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DESC.	= DESCRIPTION	■	= DENOTES SET 4"x4" CONCRETE LB 7828 PERMANENT REFERENCE MONUMENT
EOP	= EDGE OF PAVEMENT	●	= DENOTES SET 5/8" IRON ROD AND/OR NAIL & DISK LB 7828 PERMANENT CONTROL POINT
ESMT.	= EASTMENT	⊙	= DENOTES SET SURVEY MONUMENT
F	= FIELD	.	= CALCULATED POINT
FFE	= FINISH FLOOR ELEVATION		
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PB	= PLAT BOOK		
P.C.	= POINT OF CURVATURE		

**LEGAL DESCRIPTION:**

All of that part of SE 1/4 of SW 1/4 that lies South of Unit 2, Woodland Grove Subdivision, east of Southeast Sycamore Terrace (formerly Sycamore Lane), and north and west of Southeast Magnolia Loop (formerly Sycamore Lane).  
Parcel Identification Number: 33-35-17-13536-003

**SURVEYOR'S NOTES:**

- Bearings shown hereon are referenced to an assumed datum based on the South line of SE Magnolia Loop, being S 86° 04' 05" W (Assumed).
- All platted utility easements, if any, hereby provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television services, provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- All corners shown hereon shall be set according to Chapter 177, Florida Statutes.

**NOTICE:**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**AFFINE ENGINEERING AND SURVEYING, INC**  
CIVIL ENGINEERS SURVEYORS  
407-421-5534  
128 NW GREEN LANE, LAKE CITY, FLORIDA 32055  
CERTIFICATE OF AUTHORIZATION # LB 7828

SHEET  
1 of 1

Florida Surveyor and Mapper.

**FOREST PLANTATION  
COMMERCIAL SUBDIVISION REPLAT  
DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT \_\_\_\_\_, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "MELROSE PLACE SUBDIVISION", AND THAT TRACT A AND ALL EASEMENTS FOR UTILITIES, AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

**ATTESTS**

WITNESS AS TO OWNER      WITNESS AS TO OWNER      OWNER

**ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA**

I HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 A.D., BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ AS OWNER, KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: \_\_\_\_\_

**CITY ATTORNEY CERTIFICATE:**

APPROVES AS TO LEGAL FORM AND SUFFICIENCY

COUNTY ATTORNEY      DATE

**CERTIFICATE OF CLERK OF CIRCUIT COURT:**

THIS PLAT HAVING BEEN APPROVED BY THE LAKE CITY BOARD OF COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D., IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

**CERTIFICATE OF CITY SURVEYOR:**

KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_ REGISTRATION #: \_\_\_\_\_

PRINT: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION, DIRECTION AND CONTROL, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN AND THAT SURVEY DATA COMPLIES WITH THE COLUMBIA COUNTY, SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

VICTOR O. MARRERO, PSM #6586

DATE: \_\_\_\_\_

**APPROVAL: STATE OF FLORIDA, CITY OF LAKE CITY FLORIDA**

THIS PLAT IS HEREBY APPROVED BY THE CITY OF LAKE CITY COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

CHAIRMAN

**APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, CITY OF LAKE CITY.**

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH CITY SPECIFICATIONS AND THAT A MAINTENANCE AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF \$ \_\_\_\_\_ OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DIRECTOR OF PUBLIC WORKS

DATE

**ENGINEER'S CERTIFICATE:**

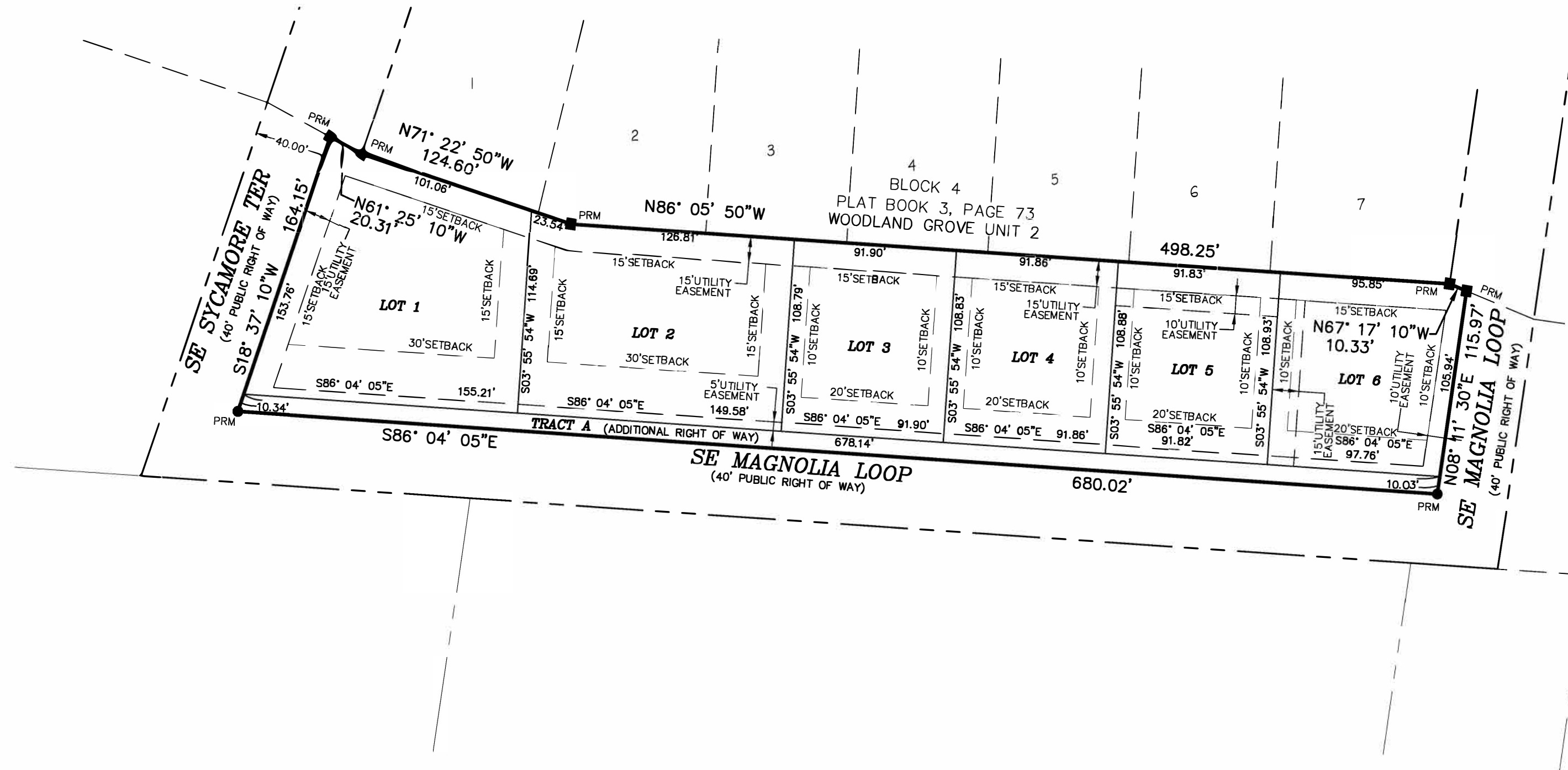
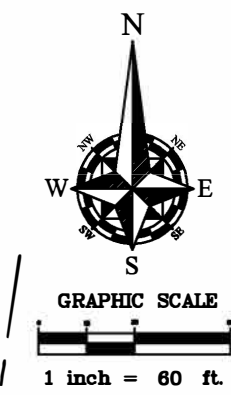
THIS IS TO CERTIFY THAT ON \_\_\_\_\_ CAROL CHADWICK, PROFESSIONAL ENGINEER REGISTERED IN FLORIDA, AS SPECIFIED IN CHAPTER 471, OF THE FLORIDA STATUTES, LICENSE NUMBER 78630, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IF APPLICABLE ANY SUBMITTED AS-BUILTS BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY COUNCIL OF THE CITY OF LAKE CITY FLORIDA

CAROL CHADWICK PE # 82560

Signature and raised seal

# MELROSE PLACE SUBDIVISION

FLORIDA LYING IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST  
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**SETBACKS:**

LOTS 1 AND 2: MULTIFAMILY (QUADRUPLIX)  
30' FRONT  
15' SIDES  
15' REAR

LOTS 3 THROUGH 6: MULTIFAMILY (DUPLIX)  
20' FRONT  
10' SIDES  
15' REAR

**SURVEYOR'S NOTES:**

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- All platted utility easements, if any, hereby provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television services, provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- All corners shown hereon shall be set according to Chapter 177, Florida Statutes.
- Elevations shown hereon are in feet and referenced to Benchmark # 1 having an elevation of 130.51' (Assumed Datum)

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Signature and raised seal

Florida Surveyor and Mapper.



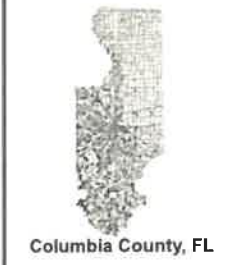


**Columbia County Property Appraiser** Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 33-3S-17-13536-005 (43932)** | VACANT (0000) | 1.71 AC  
 ALL THAT PART OF SE1/4 OF SW1/4 THAT LIES S OF UNIT 2, WOODLAND GROVE S/D, E OF SE SYCAMORE TER & N & W OF SE MAGNOLIA LOOP, 1043-1530, WD 1446-2230,

<b>PINNACLE PROPERTIES &amp; DEVELOPMENT</b>		<b>2023 Working Values</b>	
Owner: 232 NW CHADLEY LN LAKE CITY, FL 32055		Mkt Lnd \$129,500	Appraised \$129,500
Site:		Ag Lnd \$0	Assessed \$129,500
Sales	11/22/2022 \$100 V (U)	Bldg \$0	Exempt \$0
Info	9/3/2021 \$135,000 V (Q)	XFOB \$0	county:\$129,500
		Just \$129,500	city:\$129,500
			other:\$0
			Total Taxable school:\$129,500

**NOTES:**



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.













CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

July 6, 2023

re: Melrose Place Fire Flow Report

ISO:  $NFF = (C)(O)[1 + (X + P)] = 1800 * 0.85[1 + (0 + 0)] = 1530 \rightarrow 1500 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area:  $C = 1000$

(O) = Occupancy factor:  $C-2 = 0.85$

(X + P) = Exposures and communication (openings) factor: 0

$C = 18F\sqrt{A} = 18 * 1.5 * \sqrt{4418} = 1145 \rightarrow 1800$

Where:

F = the coefficient related to the construction type = 1.5

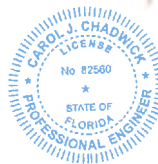
A = the effective building area (assumed) = 4418 sf (4-plex)

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 05/17/22, the water flow is 2290 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A0141  
0D0000017EB6D92  
4CE0005954C,  
cn=Carol Chadwick  
Date: 2023.07.06  
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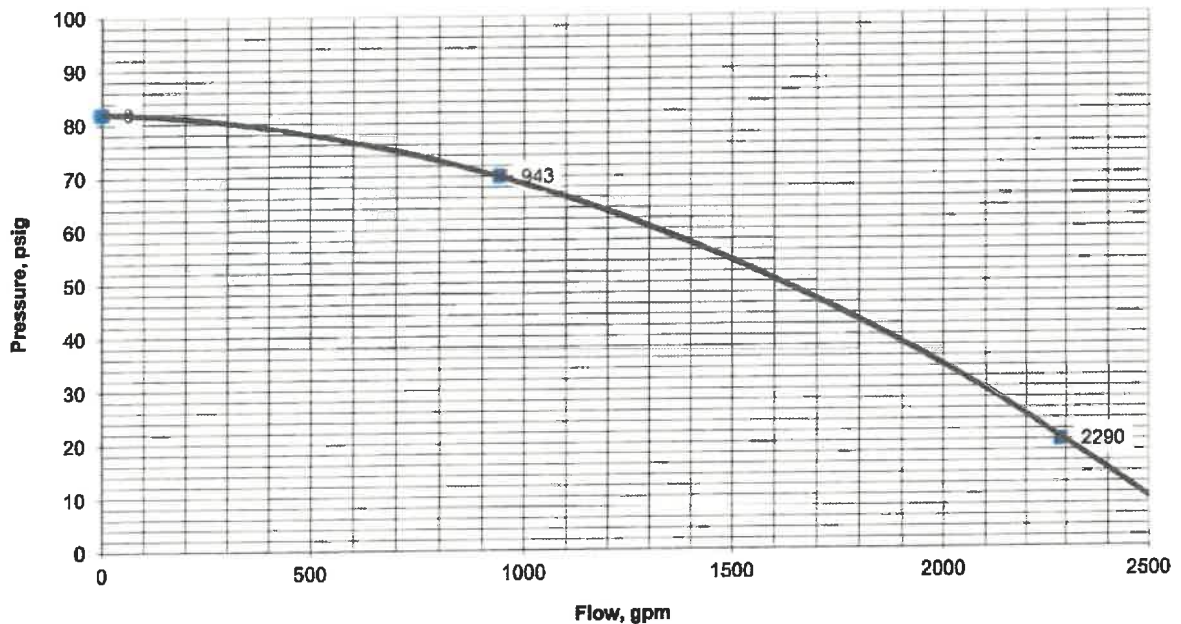
Carol Chadwick, P.E.

# City of Lake City Water flow report

HYDRANT # & LOCATION: C/O SE Sycamore Ter & SE Magnolia Loop      DATE: 5/17/2022  
 TEST BY: Al/Daniel      Day: Tuesday      Time: 9:45      Minutes: 2  
 WATER SUPPLIED BY: Municipal  
 PURPOSE OF TEST: request

## DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<u>2.5</u>	<u>2.5</u>	<u>2.5</u>
COEFFICIENT:	<u>0.8</u>	<u>          </u>	<u>          </u>
PITOT READING:	<u>40</u>	<u>          </u>	<u>          </u>
GPM:	<u>943</u>	<u>0</u>	<u>0</u>
TOTAL FLOW DURING TEST:	<u>943</u> GPM		
STATIC READING:	<u>82</u> PSI	RESIDUAL:	<u>70</u> PSI
RESULTS: AT 20 PSI RESIDUAL	<u>2290</u> GPM		AT 0 PSI <u>2663</u> GPM
ESTIMATED CONSUMPTION:	<u>1887</u> GAL.		
REMARKS:			



CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

July 7, 2023

re: Melrose Place Concurrency Impact Analysis

The site is located in a residential area and is zoned multi-family. Calculations were based on 16 dwelling units. Two quadplex buildings with two three bedroom units and two two-bedroom units are proposed. Four duplex buildings with two two-bedroom units are proposed. The site will utilize City sewer and water.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> edition, ITE code 230
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: A Design Approach, Sincero and Sincero, 1996

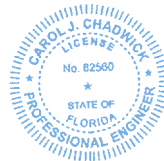
Summary of analyses:

- Trip generation: 93 ADT & 8 Peak PM trips
- Potable Water: 3600 gallons per day
- Potable Water: 3600 gallons per day
- Solid Waste: 29.20 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick

DN: c=US, o=Florida,

dnQualifier=A01410D0000017EB6

D924CE0005954C, cn=Carol

Chadwick

Date: 2023.07.07 09:52:54 -04'00'

Carol Chadwick, P.E.



**REVISED CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
230	Residential Condo/Townhome	5.81	0.52	16.00	92.96	8.32

**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)
Multi Family Homes	200 (2 bed) 300 (3 bed)	12 4	3600.00

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

**Sanitary Sewer Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Multi Family Homes	200 (2 bed) 300 (3 bed)	12 4	3600.00

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

**Solid Waste Analysis**

Use	Tons Per Dwelling Unit**	Households	Total (Tons Per Year)
Multi Family Homes	1.83	16.00	29.20

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

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*Civil Engineer*

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Lake City, FL 32025

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www.carolchadwickpe.com

July 6, 2023

re: Melrose Place Comprehensive Plan Consistency Analysis

Melrose Place is consistent with Lake City's Comprehensive Plan.

#### **Future Land Use Element**

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

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

*Consistency: The site is located in an existing residential area.*

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

*Consistency: The proposed lots meet the requirements as set forth in the city of Lake City's LDR's. The lots will utilize the City's sewer and water systems.*

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

*Consistency: The site is located in an existing residential area.*

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2023.

*Consistency: The subdivision of the land will be complete in 2023.*

- Policy 1.1.4 The City shall continue to maintain standards for the coordination and siting of

proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

*Consistency: The proposed use of the subject property zoned multi-family and will not have any adverse environmental impacts on the existing land uses.*

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

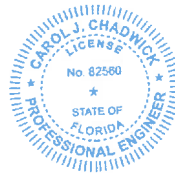
*Consistency: The site is located in an existing residential area.*

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

*Consistency: The proposed lots are compatible with the adjacent residential lots.*

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick  
DN: c=US, o=Florida,  
dnQualifier=A01410D0000017EB6  
D924CE0005954C, cn=Carol  
Chadwick  
Date: 2023.07.06 16:10:33 -04'00'

Carol Chadwick, P.E.

**Prepared by:**  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055

Inst: 202112018140 Date: 09/09/2021 Time: 10:31AM  
Page 1 of 3 B: 1446 P: 2230, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 945.00

4-11055

## Warranty Deed

LLC to Individual

THIS WARRANTY DEED made the 3 day of September, 2021, by MOD Development, LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Kevin Bedenbaugh, Jr. and Gregory Bedenbaugh, as Joint Tenants with Rights of Survivorship, whose address is: 232 NW Chadley Lane, Lake City, FL 32055, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 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:

**See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.**

TOGETHER with all 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 taxes accruing subsequent to the prior year.



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

Signed, sealed and delivered in our presence:

Jordan A. Hallock  
Witness:

Jordan A. Hallock  
Printed Name:

M. Williams  
Witness:

Madison Williams  
Printed Name:

MOD Development, LLC, a Florida  
Limited Liability Company

John W. O'Neal  
John W. O'Neal, as Manager

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization, this 3 day of September, 2021 by John W. O'Neal, as Manager  
of MOD Development, LLC, a Florida Limited Liability Company, personally known to  
me or, if not personally known to me, who produced DL as identification.

Jordan A. Hallock  
Notary Public

(Notary Seal)



Jordan A. Hallock  
Notary Public  
State of Florida  
Comm# HH123233  
Expires 4/27/2025

ATT #4-11055

Exhibit "A"

Parcel 1:

**SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST: All that part of SE 1/4 of SW 1/4, that lies South of Unit 2, Woodland Grove Subdivision, according to the plat thereof as recorded in Plat Book 3, Page 72; East of Southeast Sycamore Terrace (formerly Sycamore Lane); and North and West of Southeast Magnolia Loop (formerly Sycamore Lane).**