



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

**FOR PLANNING USE ONLY**  
 Application # CRA 24-02  
 Application Fee \$ 750.00  
 Receipt No. \_\_\_\_\_  
 Filing Date \_\_\_\_\_  
 Completeness Date \_\_\_\_\_

**COMPREHENSIVE PLAN AMENDMENT**

**Small Scale: \$750.00    Large Scale: \$1,500.00**

**A. PROJECT INFORMATION**

1. Project Name: Heritage Oaks Apartments
2. Address of Subject Property: No Address, Located at intersection of NW Hall of Fame Dr & NW Huntsboro ST
3. Parcel ID Number(s): 34-3S-16-02463-147 (10251)
4. Existing Future Land Use Map Designation: Residential Medium
5. Proposed Future Land Use Map Designation: Residential High
6. Zoning Designation: Existing: Residential Multiple Family-1 (RMF-1) Proposed: Residential Multiple Family-2 (RMF-2)
7. Acreage: 1.63
8. Existing Use of Property: Vacant Commercial per Columbia County Property Appraiser Online
9. Proposed use of Property: Residential Multiple Family

**B. APPLICANT INFORMATION**

1. Applicant Status     Owner (title)     Agent
2. Name of Applicant(s): holder) Lance Jones    Title: Agent  
 Company name (if applicable): Jones Engineering and Consulting, LLC  
 Mailing Address: 855 SW Baya Drive  
 City: Lake City    State: FL    Zip: 32024  
 Telephone: (386) 965-9000    Fax: ( )    Email: ljones@jonesengineering.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): Daniel Crapps as Trustee  
 Mailing Address: 291 NW Main Blvd  
 City: Lake City    State: FL    Zip: 32055  
 Telephone: (386) 397-3002    Fax: ( )    Email: dcrapps@danielcrapps.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: Yes  
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. CPA22-04  
Site Specific Amendment to the Official Zoning Atlas (Rezoning):  Yes  No  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z 22-03  
Variance:  Yes  No   
Variance Application No. \_\_\_\_\_  
Special Exception:  Yes  No   
Special Exception Application No. \_\_\_\_\_

**CI. ATTACHMENT/SUBMITTAL REQUIREMENTS**

- 1. Boundary Sketch or Survey with bearings and dimensions.
- 2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
- 3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
- 4. 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). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
- 5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- 6. Proof of Ownership (i.e. deed).
- 7. Agent Authorization Form (signed and notarized).
- 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 9. Fee. The application fee for a Comprehensive Plan Amendment is as follows:
  - a. Small Scale Comprehensive Plan Amendment (10 Acres or less) = \$750.00
  - b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) = \$1,500.00 or actual city cost
  - c. Text Amendment to the Comprehensive Plan = \$750

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

No application shall be accepted or processed until the required application fee has been paid.

### NOTICE TO APPLICANT

All ten (10) 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 Planning & Zoning Board.

A total of two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

**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.

Lancee Jones

Applicant/Agent Name (Type or Print)

[Handwritten Signature]

Applicant/Agent Signature

6/28/24

Date

**ATTACHMENT 1.**  
**SURVEY OF PROPERTY**



**ATTACHMENT 2.**

**AERIAL PHOTOS-COLUMBIA COUNTY PROPERTY  
APPRAISER ONLINE**



### Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 34-3S-16-02463-147 (10251) | VACANT COMMERCIAL (1000) | 1.63 AC**

LOTS 47 & 48 FLORIDA GATEWAY CENTER NORTH S/D.

**CRAPPS DANIEL AS TRUSTEE**

Owner: 291 NW MAIN BLVD  
LAKE CITY, FL 32055

Site:  
Sales  
Info

NONE

**2024 Working Values**

Mkt Lnd	\$57,050	Appraised	\$57,050
Ag Lnd	\$0	Assessed	\$57,050
Bldg	\$0	Exempt	\$0
XFOB	\$0	Total	county:\$57,050
Just	\$57,050	Taxable	city:\$57,050
			other:\$0
			school:\$57,050

NOTES:

Columbia County, FL



The information presented on this website 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. This website was last updated: 6/6/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

**ATTACHMENT 3.**  
**CONCURRENCY IMPACT ANALYSIS**





June 28, 2024

Subject: Hall of Fame Drive CPA and Zoning Amendment Concurrency Impact Analysis

The subject property is +/-1.63 acres with proposed use of residential multi-family housing.

Criteria for analyses (Concurrency impact analysis performed for 1.63 acres at a density of 20 units per acre):

- Trip generation was calculated per the ITE Trip Generation, 9<sup>th</sup> Edition, ITE Code 220 for Apartments as this is the most conservative analysis. Existing AADT provided by the FDOT Traffic Online website and analysis of roadway capacity performed using the FDOT Multimodal Quality/Level of Service Handbook.
- Potable water analysis for **RESIDENTIAL: Residences having 3 Bedrooms with 1201-1250 sq. ft. of building area** per 64E-6.008 Florida Administrative Code, Table 1.
- Sanitary sewer analysis for **RESIDENTIAL: Residences having 3 Bedrooms with 1201-1250 sq. ft. of building area** per 64E-6.008 Florida Administrative Code, Table 1.
- Solid waste analysis based on standard of 0.73 tons per person per year. Assumed 2.5 persons per dwelling unit.

Summary of analyses (Analysis based on 32 Dwelling Units, Anticipated 24 dwelling units in parenthesis):

- Trip generation report: 215.46 (159.60) Total ADT and 20.09 (14.88) Peak PM Trips
- Potable water: 9720 (7200) gpd
- Sanitary sewer: 9720 (7200) gpd
- Solid Waste: 324 (240) lbs/day

Please see attached concurrency worksheets for analyses.

Please contact me if you have any questions.

Best Regards,

Lance Jones, P.E.

"Keeping It Civil"

**CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	32.60	216.79	20.21

**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)
Residential	300.00	32.60	9780.00

\* 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.

**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)
Residential	300.00	32.60	9780.00

\* 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	Pounds Per Dwelling Unit Per Day*	Dwelling Units	Total (Lbs Per Day)
Duplex/Apartment	10.00	32.60	326.00

\*0.73 tons per person per year x 2.5 persons per dwelling unit = 10 lbs per dwelling unit per day

**ATTACHMENT 4.**

**COMPREHENSIVE PLAN CONSISTENCY ANALYSIS**



June 28, 2024

Mr. Robert Angelo  
Planning and Zoning Tech  
City of Lake City Growth Management  
205 North Marion Avenue  
Lake City, FL 32055

**SUBJECT: Rezoning Application for a Multifamily Development to be located at parcel 34-3S-16-02463-147 (10251) in Lake City, Florida.**

Dear Mr. Angelo:

Jones Engineering and Consulting, LLC (JEC) is representing the owner of the subject project. In support of the enclosed application please find the following:

**4. 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). For text amendments to the Comprehensive Plan, include the proposed text amendment in strike-thru and underline format.**

#### FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

**GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.**

- **Objective I.1 The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.**
- **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.**

*Consistency: The development is located on NW Hall of Fame Drive with direct access to arterial road US Highway 90. Additionally, there are three roads that access NW Lake City Avenue from NW Hall of Fame Drive.*

- **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:**

*Consistency: Floor area ratio(s) shall be maintained for the proposed use. The residential high density is limited to a density of less than or equal to 20.0 dwelling units per acre. That would allow 33 dwelling units on the 1.63 acre property. The anticipated total number of dwelling units is 24 as based on the planned development.*

- **Policy I.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**

"Keeping It Civil"

such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

*Consistency: Public facilities are available at the site with an acceptable level of service to serve the proposed use.*

- **Policy I.1.4** The City shall continue to limit the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map to acreage which can be reasonably expected to develop by the year 2025.

*Consistency: It is reasonable to expect the property to develop by the end of year 2025.*

- **Objective I.2** The City shall adopt performance standards which regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.
- **Policy I.2.1** The City shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations by the following design standards for arrangement of development:

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.

2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.

3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

4. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the City Council, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts..

*Consistency: The property is not located in a flood area and would not include steep slopes or rock formations that would be adverse to the arrangement of development in accordance with the comprehensive plan.*

- **Objective I.3** The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.
- **Policy I.3.1** The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

*Consistency: The level of service standards will not be adversely affected by the development. The current density allows 13 units and the proposed density would allow for 32 units, whereby 24 units are anticipated for development. Please see attached concurrency impact analysis to see the expected and maximum impacts.*

- **Objective I.4** The City shall continue to include provisions for Planned Residential Development regulations. A Planned Residential Development (PRD) is:

*Consistency: Does not apply, this is not a PRD application.*

- **Objective I.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.

*Consistency: No extension of public utilities are required as the site has direct access to public utilities.*

- **Objective I.6** The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

*Consistency: The project will not be a deterrent to the improvement or development of adjacent land uses as it will have the same classification of adjacent land uses. Concurrency impacts are minimal in comparison to existing land use.*

- **Objective I.7** The City shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey based upon information as available from the University of Florida, Shimberg Center for Affordable Housing.

*Consistency: Does not apply, this is not a blighted area.*

- **Objective I.8** The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.

*Consistency: The proposed use is consistent with existing land uses.*

- **Objective I.9** The City shall continue to use a Historic Preservation Agency appointed by the City Council to assist the City Council with the designation of historic landmarks and landmark sites or historic districts within the City based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Council based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

*Consistency: The proposed use is not located in a Historical Preservation area.*

- **Objective I.10** The City shall protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric

seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

*Consistency: The proposed use is not located in an environmentally sensitive area, including but not limited to wetlands or floodplains.*

- **Objective I.11** The City shall establish a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.

*Consistency: This item will be completed in the City of Lake City Growth Management application review process.*

- **Objective I.12** The City shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.

*Consistency: This item does not apply as the proposed use is not a platted subdivision.*

Please contact me at 386-965-9000 if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Lance Jones", with a stylized flourish at the end.

Lance Jones, P.E.

**ATTACHMENT 5.**

**LEGAL DESCRIPTION WITH TAX PARCEL NUMBER(S)  
(PROVIDED AS A SEPARATE WORD DOCUMENT)**



**ATTACHMENT 5: LEGAL DESCRIPTION WITH TAX PARCEL NUMBER (IN MICROSOFT WORD FORMAT)**

**PARCEL 1: 34-35-16-02463-147 (10251) 1.62 ACRES PER SURVEY**

*DESCRIPTION:*

*LOT(S) 47 AND 48 OF "FLORIDA'S GATEWAY CENTER NORTH" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 25 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.*

**ATTACHMENT 6.**  
**PROOF OF OWNERSHIP (DEED)**

SAP:dhb  
3-86-1780  
12/2/86

*KN+K*

*12/2/86*

BK 0609 PG 0074  
OFFICIAL RECORDS

WARRANTY DEED

THIS WARRANTY DEED made this 8<sup>th</sup> day of December, 1986  
CHARLES A. DEVANE and HARVEY D. DEVANE, both of whom are married  
persons not residing on the property hereafter described (herein  
"Grantor"), to DANIEL CRAPPS, as Trustee, under Trust Agreement  
dated November 25, 1986, and known as "Northwest Quadrant  
Land Trust" whose post office address is Route 13, Box 1166, Lake  
City, Florida 32055 (herein "Grantee").

W I T N E S S E T H:

That 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  
Grantee, all that certain land situate in Columbia County,  
Florida, viz:

This Instrument Prepared By:  
S. AUSTIN PEELE  
DARBY, PEELE, BOWDOIN, MARASCO & PAYNE  
Attorneys at Law  
327 North Herndon Street  
Lake City, Florida 32055

(See Schedule A attached hereto and by reference made a part hereof)

(herein "the property")

TOGETHER WITH all the tenements, hereditaments and appur-  
tenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple upon the trust  
and for the uses and purposes herein, and in said trust agreement  
set forth.

This deed is given and accepted in accordance with Section  
689.071, Florida Statutes, and full power and authority  
granted by this deed to Grantee, and his successors as trustee to  
protect, conserve, sell, lease, encumber and otherwise manage and  
dispose of the property or any part of it, and in addition  
thereto (and not in limitation thereof) Grantee, as Trustee, is  
hereby granted full power and authority to subdivide, manage and  
dispose of the property or any part thereof; to dedicate park  
streets, highways or alleys, and to vacate any subdivision

DOCUMENTARY STAMP 2384.00  
INTANGIBLE TAX  
MARY B. CHILDS, CLERK OF  
COURTS, COLUMBIA COUNTY  
BY [Signature] D.C.

FILED AND RECORDED IN PUBLIC  
RECORDS OF COLUMBIA COUNTY, FLA.  
DEC - 8 PM 3:48  
Mary B. Childs  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA

BK 0609 PG0075  
OFFICIAL RECORDS

part thereof, and to resubdivide the property as desired; to contract to sell, grant options to purchase; to convey said property and any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in Grantee as trustee; to donate, dedicate, mortgage, pledge or otherwise encumber the property or any part thereof; to lease the property or any part thereof from time to time, and upon terms and for periods of time as Trustee may determine and to renew and extend such leases upon any terms and for any such periods of time, and amend, change or modify the same; to partition or exchange the property or any part thereof for other real or personal property; to submit the property or any part thereof to condominium and execute such declarations of condominium or other documents necessary to do so; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in and to the said easements appurtenant to the property or any part thereof, and to deal with the property and every part thereof in all of the ways, and for such other purposes and considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified at any time and from time to time hereafter.

In no case shall any party dealing with Grantee in relation to the property or to whom the real property or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Grantee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of Grantee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, mortgage, lease or other instrument executed by Grantee in relation to the real estate shall be conclusive evidence in favor of

BK 0609 PG 076  
OFFICIAL RECORDS

every person relying upon or claiming under any such conveyance or other instrument: (a) that at the time of its delivery, the trust created by this deed and by the Trust Agreement was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this deed and the Trust Agreement and is binding upon all beneficiaries under those instruments; (c) that Grantee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by Grantee in connection with the above described real property may be entered into in his name, as trustee of an express trust, and not individually, and Grantee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only as far as the trust property and funds in the actual possession of Grantee shall be applicable for its payment and discharge, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereafter made on the part of Grantee while in form purporting to be representations, warranties, covenants and undertakings and agreements of Grantee are nevertheless made and intended not as personal representations, warranties, covenants and undertakings and agreements, or for the purpose or with the intention of binding Grantee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against Grantee, individually or personally, on account of any instrument executed by or account of

any representation, warranty, covenant, undertaking or agreement of Grantee as trustee, either expressly or implied, all such personal liability, if any, being expressly waived and released, and all persons and corporations whomsoever shall be charged with notice of these conditions from the date of the filing for record of this deed; provided, however, that Grantee acknowledges by the acceptance of this deed, that Grantee has simultaneously herewith executed and delivered to Grantor a promissory note and purchase money mortgage securing the same, which by the terms thereof impose upon Grantee personal liability in accordance with the respective terms and tenor thereof, and no part, provision or portion of this paragraph shall be construed to in any way relieve Grantee from such personal liability as may be otherwise imposed under the terms of said note and purchase money mortgage.

The interest of each beneficiary under this deed and under the Trust Agreement referred to herein, and of all persons claiming under them, or any of them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real property, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the earnings, avails and proceeds therefrom.

AND Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 December 31, 1986.

BK 0609 PG 077  
OFFICIAL RECORDS

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:

<u><i>Jan 2 1986</i></u>	<u><i>Charles A. DeVane</i></u> (SEAL)
	CHARLES A. DeVANE
<u><i>[Signature]</i></u>	<u><i>[Signature]</i></u> (SEAL)
Witnesses	HARVEY D. DeVANE

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of December, 1986, by CHARLES A. DeVANE and HARVEY D. DeVANE, both of whom are married persons not residing on the property described herein.

*Margaret Morris*  
Notary Public, State of Florida

(NOTARIAL  
SEAL)

My commission expires:  
Notary Public, State of Florida at Large  
My Commission Expires August 12, 1990  
Bonded thru Huckleberry, Sibley &  
Harvey Insurance and Bonds, Inc.

DK 0609 PG0078  
OFFICIAL RECORDS

SCHEDULE A

Columbia County, Florida

PARCEL 1

TOWNSHIP 3 SOUTH - RANGE 16 EAST

BK 0609 PG 0079  
OFFICIAL RECORDS

*Am/dw*

Section 34: COMMENCE at the Northeast corner of said Section 34 and run N89°30'43"W along the North line of said Section 34 a distance of 1074.95 feet to a point on the Westerly Right-of-Way line of Interstate Highway No. 75 (a Limited Access Highway) and the POINT OF BEGINNING; thence S23°13'24"E along said Westerly Right-of-Way line 2062.22 feet to a point on the East line of said Section 34 as established by B.G. Moore, PLS No. 439; thence S08°00'45"W along said East line 986.55 feet; thence N82°00'00"W 550.22 feet to a point on the Westerly Right-of-Way line of DeVane Drive; thence S08°00'00"W along said Westerly Right-of-Way line 250.00 feet; thence N82°00'00"W 760.00 feet; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue; thence N07°19'27"E along said Easterly Right-of-Way line 150.00 feet to the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida, said point lying on the South line of the NE 1/4 of said Section 34; thence S89°14'13"E along the South line of said GATORWOOD 219.95 feet to the Southeast corner of Lot No. 19, Block A of said GATORWOOD; thence N07°19'27"E along the East line of said GATORWOOD 332.11 feet to the Northeast corner of Lot No. 17, Block A of said GATORWOOD; thence S89°13'29"E along the South line of said GATORWOOD 586.62 feet to the Southeast corner of said GATORWOOD; thence N07°19'39"E along the East line of said GATORWOOD 1000.77 feet to the Northeast corner of said GATORWOOD, said point being on the South line of the N 1/2 of the NE 1/4 of said Section 34, being also the Southerly Right-of-Way line of Hill Circle; thence S89°12'49"E along said South line of the N 1/2 of the NE 1/4 a distance of 555.82 feet to the Southeast corner of WEST LAKE CITY HILLS, a Subdivision as recorded in Plat Book No. 3, Page No. 89 of the public records of Columbia County, Florida; thence N08°10'10"E along the Easterly Right-of-Way line of said Hill Circle 1341.68 feet to a point on the North line of said Section 34; thence S89°30'43"E along said North line 272.81 feet to the POINT OF BEGINNING. Containing 95.36 acres, more or less.

ALSO

PARCEL 2

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the



0609 PG0080  
OFFICIAL RECORDS

arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive and the POINT OF BEGINNING; thence N08°00'00"E along said Easterly Right-of-Way line 449.87 feet; thence S82°00'00"E 10.00 feet; thence S08°00'00"W parallel with the Easterly Right-of-Way line of said DeVane Drive 449.60 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 00°10'40", said curve also having a Chord Bearing of N83°32'30"W and a Chord Distance of 10.00 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.00 feet to the POINT OF BEGINNING.

ALSO

PARCEL 3

TOWNSHIP 3 SOUTH - RANGE 16 EAST

*As per plan*

Section 34: COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1090.07 feet; thence N82°00'00"W 760.00 feet; thence S08°00'00"W 956.27 feet to the POINT OF BEGINNING; thence S82°00'00"E 10.00 feet; thence S08°00'00"W 76.46 feet to a point on the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 7589.44 feet and a central angle of 00°04'35", said curve also having a Chord Bearing of N73°41'23"W and a Chord Distance of 10.11 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.11 feet; thence N08°00'15"E 75.00 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 4, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 4 described as follows:

PARCEL 4

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G.

BK 0609 PG 0081  
OFFICIAL RECORDS

Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a chord bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 60.00 feet to a point on the Westerly Right-of-Way line of said DeVane Drive and the POINT OF BEGINNING of said line; thence continue N82°00'00"W 760.00 feet; thence S08°00'00"W 1082.26 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10) and the TERMINAL POINT of said line.

ALSO TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 5, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 5 described as follows:

PARCEL 5

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 820.00 feet to the POINT OF BEGINNING of said line; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue and the TERMINAL POINT of said line, said point lying S07°19'27"W 150.00 feet from the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida.

SUBJECT TO:

- (a) Easement dated November 9, 1926, recorded in Deed Book 18, page 374 wherein C. C. Parker and Ida J. Parker granted an Easement to Florida Power & Light Company.
- (b) Easement dated November 9, 1926, recorded in Deed Book 18, page 386, wherein N. W. Parker and Nina A. Parker granted an Easement to Florida Power & Light Company.
- (c) Agreement dated November 19, 1926, recorded in Deed Book 18, page 389, wherein Anna F. Caldwell and Herbert Caldwell granted an Easement to Florida Power & Light Company.
- (d) Easement dated March 17, 1976, recorded in Official Records Book 361, pages 503-505, wherein Florida Interstate Developers, Inc., Charles A. DeVane and Harvey D. DeVane granted an Easement to Florida Power & Light Company.
- (e) Existing road rights-of-way.
- (f) Easements shown by the plat of said property prepared by

Donald F. Lee & Associates, Inc. dated October 24, 1986 and identified under Work Order 86-431 and File No. B-1-35.

BK 0609 PB0082  
OFFICIAL RECORDS

**ATTACHMENT 7.**  
**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

Trustee of NW Quadrant Land Trust  
 I, Daniel Crapps (owner name), owner of property parcel

number 34-3s-16-02463-147 (10251) (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. Christoher Lance Jones	1. Lance Jones <small>Digitally signed by Lance Jones Date: 2024.06.10 22:27:52 -04'00</small>
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.

Daniel Crapps Ming June 18 2024  
 Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: Fla COUNTY OF: Columbia

The above person, whose name is Daniel Crapps, personally appeared before me and is known by me or has produced identification (type of I.D.) PK on this 18 day of June, 20 24.

Vera Lisa Hicks  
 NOTARY'S SIGNATURE

(Seal/Stamp)



**ATTACHMENT 8.**

**PROOF OF PAYMENT OF TAXES**

# Columbia County Tax Collector

generated on 5/31/2024 10:58:42 AM EDT

## Tax Record

Last Update: 5/31/2024 10:58:42 AM ET

### 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
R02463-147	REAL ESTATE	2023

Payment History					
Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2023</u>	10857	11/30/2023	2101206.0001	\$1,116.21	\$1,071.56
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NW QUADRANT LAND TRUST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2022</u>	11641	11/28/2022	1800341.0003	\$1,111.48	\$1,067.02
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NW Quadrant Land Trust Daniel			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2021</u>	11665	12/15/2021	6402022.0003	\$1,054.58	\$1,022.94
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	nw quadrant land trust			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2020</u>	33863	1/26/2021	2703495.0004	\$1,071.82	\$1,050.38
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	CRAPPS PROP TAXES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2019</u>	33662	12/10/2019	1403625.0002	\$1,134.40	\$1,100.37
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NW QUADRANT LAND TRUST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2018</u>	33579	12/10/2019	1403624.0004	\$1,146.23	\$1,342.01
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NW QUADRANT LAND TRUST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2017</u>	33421	12/10/2019	1403623.0004	\$1,152.94	\$1,452.44
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NW QUADRANT LAND TRUST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2016</u>	33385	4/26/2019	2705182.0002	\$1,158.75	\$1,355.91
	Owner Name	CRAPPS DANIEL AS TRUSTEE			
	Paid By	NWQ PROP TAXES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2015</u>	33289	3/31/2016	3208460.0005	\$1,131.91	\$1,131.91
	Owner Name	CRAPPS DANIEL AS TRUSTEE			

**ATTACHMENT 9.**

**SEE FEE SCHEDULE**

**CITY OF LAKE CITY GROWTH MANAGEMENT ONLINE**