



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

FOR PLANNING USE ONLY
 Application # Z 21-21-08 CPA 21-02
 Application Fee \$ _____
 Receipt No. _____
 Filing Date 9/2/21
 Completeness Date est 10/5/21

Less Than or Equal to 10 Acres: \$750.00 Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: FLORIDA GATEWAY DRIVE RV PARK
2. Address of Subject Property: LAKE CITY, FL
3. Parcel ID Number(s): 02-4S-16-02714-000
4. Future Land Use Map Designation: COMMERCIAL
5. Existing Zoning Designation: CI
6. Proposed Zoning Designation: CHI
7. Acreage: 8.5
8. Existing Use of Property: VACANT
9. Proposed use of Property: RV PARK

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): KARL SHARRAH
 Mailing Address: 7717 SW COUNTY ROAD 796
 City: LAKE BUTLER State: FL Zip: 32054
 Telephone: (352) 752-4675 Fax: () Email: KTSHARRAH@GMAIL.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: DANIEL CRAPPS, RICHARD COLE, & FOUR BROTHERS 2020
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. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: Yes _____ No _____
Variance Application No. V _____
Special Exception: Yes _____ No _____
Special Exception Application No. SE _____

D. 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 Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Section 16.2 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are 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.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will 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.
 - m. Whether the proposed change will 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.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the county.

 - p. Whether it is impossible to find other adequate sites in the county 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 change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the county's comprehensive plan.
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 Site Specific Amendment to the Official Zoning Atlas is \$1,250.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All nine (9) 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.

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

~~08/25/21~~ _____

Date

Jeff Hampton

Parcel: 02-4S-16-02714-000 (11108)

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	CRAPPS DANIEL COLE RICHARD C 2806 W US HWY 90 STE 101 LAKE CITY, FL 32055		
Site			
Description	E1/2 OF NW1/4 & NE1/4 OF SW1/4 ALL LYING WEST OF I-75 & ALL LYING SOUTH OF FLORIDA GATEWAY SOUTH UNIT 1 & ALL LYING SOUTH OF 8.70 ACRES DESC IN ORB 1012-1537. EX 0.07 AC FOR SIGN LOCATION IN ORB 1088-1040. DB U-606		
Area	73.52 AC	S/T/R	02-4S-16
Use Code	TIMBERLAND 80-89 (5500)	Tax District	1
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			



Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$29,260	Ag Land	\$31,025
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,136,760	Just	\$1,136,760
Class	\$29,260	Class	\$31,025
Appraised	\$29,260	Appraised	\$31,025
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$29,260	Assessed	\$31,025
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$29,260 city:\$29,260 other:\$29,260 school:\$29,260	Total Taxable	county:\$31,025 city:\$31,025 other:\$0 school:\$31,025

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/5/1986	\$60,000	0601/0621	WD	V	U	01

Building Characteristics

Bldg Sketch	Description	Year Blt	Base SF	Actual SF	Bldg Value
		NONE			

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
		NONE			

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	73.520 AC	1.0000/1.0000 1.0000//	\$422 /AC	\$31,025
9910	MKT.VAL.AG (MKT)	73.520 AC	1.0000/1.0000 1.0000//	\$15,462 /AC	\$1,136,760



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF ADJUSTMENT AND
HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: September 3, 2021

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)

Comprehensive Plan Amendment (CPA) Zoning (Z) Certificate of Appropriateness (COA)

Project Number: z21-21 and CPA 21-02

Project Name: Florida Gateway Drive RV Park

Project Address: vacant lot-Florida Gateway Dr

Project Parcel Number: 02-4s-16-02714-000

Owner Name: Karl Sharrah /Daniel Crapps/Richard Cole

Owner Address: 7717 sw Country Road 796

Owner Contact Information: telephone number 386-752-4674 e-mail DKURTZ@NFPSNET

Owner Agent Name: North Florida Professional Services INC

Owner Agent Address: 1450 SW SR47, Lake City, FL 32025

Owner Agent Contact Information: telephone 386-752-4675 e-mail dkurtz@NFPS.NET

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

Owner wants to build an RV PARK and change the zoning from Commercial Intensive to Commercial Highway Intensive

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Planning and Zoning: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Business License: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Code Enforcement: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Permitting: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Sewer Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Gas Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Water Distribution/Collection: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Customer Service: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Fire Department: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Police Department: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

Doc. 300-

Return To:
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys At Law
327 North Hernando Street
Post Office Drawer 1707
Lake City, Florida 32055

This instrument was prepared by:

TERRY McDAVID
200 North Marion Street
LAKE CITY, FLORIDA 32055

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 10th day of September 1986, Between

DONALD G. PADGETT

of the County of _____, State of _____, grantor*, and

DANIEL CRAPPS and RICHARD C. COLE, as Trustees Under That Certain Land Trust Agreement dated September 11, 1986,

whose post office address is Route 13, Box 1166, Lake City, FL 32055

of the County of Columbia, State of Florida, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of

Ten and no/100----- Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

All of my undivided interest in and to:
TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 35: All of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying South of the right-of-way of U. S. Highway No. 90 (also designated Florida State Highway No. 10) and lying West of the right-of-way of Interstate Highway 75.

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 2: The E $\frac{1}{2}$ of the NW $\frac{1}{4}$; and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying West of the right-of-way of Interstate Highway 75.

SUBJECT TO: Outstanding mineral rights of record, if any, and easements of record.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

[Signature] Donald G. Padgett (Seal)
[Signature] (Seal)

DOCUMENTARY STAMP 300.00
INTANGIBLE TAX 0
MARY B. CHILDS, CLERK OF COURTS, COLUMBIA COUNTY

OFFICIAL RECORDS
K 0601
PG 625

8608885

FILED AND RECORDED IN THE OFFICE OF THE CLERK OF COURTS, COLUMBIA COUNTY, FLORIDA
1986 SEP 15 PM 4:08

UNITED STATES OF AMERICA
TERRITORY OF THE VIRGIN ISLANDS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

DONALD G. PADGETT

Return To:
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys At Law
327 North Hernando Street
Post Office Drawer 1707
Lake City, Florida 32055

This instrument was prepared by:

TERRY McDAVID
200 North Marion Street
LAKE CITY, FLORIDA 32055

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 5th day of September 1986, Between

MONA KEENE STALLMAN

of the County of Morris, State of New Jersey, grantor*, and

DANIEL CRAPPS and RICHARD C. COLE, as Trustees Under That Certain Land Trust Agreement dated September 11, 1986, whose post office address is Route 13, Box 1166, Lake City, FL 32055

of the County of Columbia, State of Florida, grantee*,

Witnesseth. That said grantor, for and in consideration of the sum of

Ten and no/100-----

Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

All of my undivided interest in and to:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 35: All of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying South of the right-of-way of U. S. Highway No. 90 (also designated Florida State Highway No. 10) and lying West of the right-of-way of Interstate Highway 75.

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 2: The E $\frac{1}{2}$ of the NW $\frac{1}{4}$; and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying West of the right-of-way of Interstate Highway 75.

SUBJECT TO: Outstanding mineral rights of record, if any, and easements of record.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Anna Bogart

[Signature]
Mona Keene Stallman (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

DOCUMENTARY STAMP 300.00
INTANGIBLE TAX 0
MARY B. CHILDS, CLERK OF COURTS, COLUMBIA COUNTY

BY [Signature] D.C.

STATE OF NEW JERSEY
COUNTY OF MORRIS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

OFFICIAL RECORDS
BK 0601 PG 0624

860884

FILED AND RECORDED IN PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA
1986 SEP 15 PM 4:08

Return To:
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys At Law
327 North Hernando Street
Post Office Drawer 1707
Lake City, Florida 32055

This instrument was prepared by:

TERRY McDAVID
200 North Marion Street
LAKE CITY, FLORIDA 32055

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 6th day of September 1986, Between

ROBERT W. KEENE
of the County of Dutchess, State of New York, grantor*, and

DANIEL CRAPPS and RICHARD C. COLE, as Trustees Under That Certain Land Trust Agreement dated September 11, 1986, whose post office address is Route 13, Box 1166, Lake City, FL 32055
of the County of Columbia, State of Florida, grantee*.

OFFICIAL RECORDS
0601 PG 0622

Witnesseth, That said grantor, for and in consideration of the sum of Ten and no/100 Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

All of my undivided interest in and to:
TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 35: All of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying South of the right-of-way of U. S. Highway No. 90 (also designated Florida State Highway No. 10) and lying West of the right-of-way of Interstate Highway 75.

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 2: The E $\frac{1}{2}$ of the NW $\frac{1}{4}$; and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying West of the right-of-way of Interstate Highway 75.

SUBJECT TO: Outstanding mineral rights of record, if any, and easements of record.

06-08-86
06-08-86
06-08-86

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Richard W. Keene
Barbara M. Keene

Robert W. Keene (Seal)
Robert W. Keene (Seal)

DOCUMENTARY STAMP 500.00
INTANGIBLE TAX 2
MARY B. CHILDS, CLERK OF COURTS, COLUMBIA COUNTY

BY [Signature] D.C.

SEP 15 PM 4:08

STATE OF NEW YORK
COUNTY OF DUTCHESS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

Return To:
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys At Law
327 North Hernando Street
Post Office Drawer 1707
Lake City, Florida 32055

This instrument was prepared by:

TERRY McDAVID
300 North Marion Street
LAKE CITY, FLORIDA 32055

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 5th day of September 1986, Between

IRMA V. KEENE

of the County of Westchester, State of New York, grantor*, and

DANIEL CRAPPS and RICHARD C. COLE, as Trustees Under That Certain Land Trust Agreement dated September 11, 1986, whose post office address is Route 13, Box 1166, Lake City, FL 32055

of the County of Columbia, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of

Ten and no/100----- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

All of my undivided interest in and to:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 35: All of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying South of the right-of-way of U. S. Highway No. 90 (also designated Florida State Highway No. 10) and lying West of the right-of-way of Interstate Highway 75.

TOWNSHIP 4 SOUTH - RANGE 16 EAST

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SUBJECT TO: Outstanding mineral rights of record, if any, and easements of record.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Richard W. Keene

Irma V. Keene (Seal)

Barbara M. Keene (Seal)

(Seal)

(Seal)

STATE OF NEW YORK
COUNTY OF WESTCHESTER

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

OFFICIAL RECORDS
06-0601 PG 0621
6-10883
FILED & RECORDED IN DEEDS
OFFICE OF COUNTY CLERK
LAKE CITY, FLORIDA
SEP 15 PM 4:07

Return To:
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys At Law
327 North Hernando Street
Post Office Drawer 1707
Lake City, Florida 32055

This instrument was prepared by:

TERRY McDAVID
200 North Marion Street
LAKE CITY, FLORIDA 32055

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 5th day of September,

MARIE REVE

of the County of Dade, State of Florida

DANIEL CRAPPS and RICHARD C. COLE, as Trustees Under That Certain Trust Agreement dated September 11, 1986, whose post office address is Route 13, Box 1166, Lake City, FL 32055

of the County of Columbia, State of Florida, grantee*,

Witnesseth. That said grantor, for and in consideration of the sum of

Ten and no/100 Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

All of my undivided interest in and to:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 35: All of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying South of the right-of-way of U. S. Highway No. 90 (also designated Florida State Highway No. 10) and lying West of the right-of-way of Interstate Highway 75.

TOWNSHIP 4 SOUTH - RANGE 16 EAST

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SUBJECT TO: Outstanding mineral rights of record, if any, and easements of record.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Doris Lowery
Sharon W. Foster

Marie Reve
Marie Reve

DOCUMENTARY STAMP 300.00
INTANGIBLE TAX 2
MARY B. CHILDS, CLERK OF
COURTS, COLUMBIA COUNTY

BY [Signature] D.C.

STATE OF FLORIDA
COUNTY OF DADE

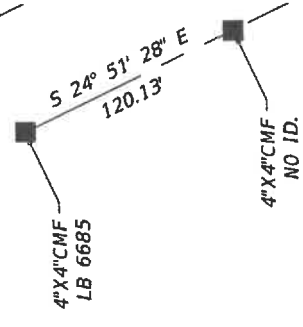
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

BK 060
OFFICIAL RECORDS
86-08838
PG 002-323

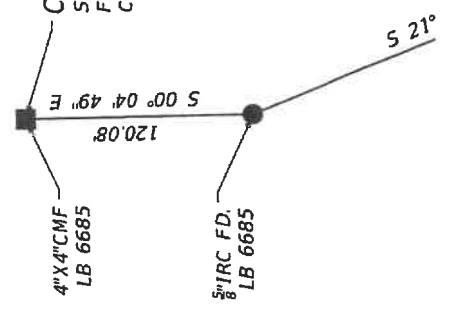
86-08838

FILED AND RECORDED IN PUBLIC OFFICE OF CLERK OF COURTS, COLUMBIA COUNTY, FLORIDA
86 SEP 15 PM 4:08

WEST R/W LINE



COMMENCE
SW COR. OF LOT 11,
FLORIDA GATEWAY
CENTER SOUTH, UNIT 1



100
50
0

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2020 6413

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R02714-000		See Below	See Below	001

CRAPPS DANIEL & RICHARD C COLE
 2806 W US HWY 90 STE 101
 LAKE CITY FL 32055

02-4S-16 5500/550073.52 Acres E1/2
 OF NW1/4 & NE1/4 OF SW1/4 ALL LYING
 WEST OF I-75 & ALL LYING SOUTH OF
 FLORIDA GATEWAY SOUTH UNIT 1 & ALL
 LYING SOUTH OF 8.70 ACRES DESC IN
 ORB 1012 -1537. EX 0.07 AC FOR SIGN
 LOCATION IN ORB 1088-1040.

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	29,260		\$29,260	\$143.37
BOARD OF COUNTY COMMISSIONERS	8.0150	29,260		\$29,260	\$234.52
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	29,260		\$29,260	\$21.89
LOCAL	3.7810	29,260		\$29,260	\$110.63
CAPITAL OUTLAY	1.5000	29,260		\$29,260	\$43.89
SUWANNEE RIVER WATER MGT DIST	0.3696	29,260		\$29,260	\$10.81
LAKE SHORE HOSPITAL AUTHORITY	0.0001	29,260		\$29,260	\$0.00
Total Millage		19.3137	Total Taxes		\$565.11

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$0.00
Total Assessments		\$0.00
Taxes & Assessments		\$565.11

September 9, 2021

To: Columbia County Growth Management Department

Subject: Authorized Agent

Dear Sir or Madam:

This letter authorizes the firm of **North Florida Professional Services, Inc.** to sign on behalf of myself,

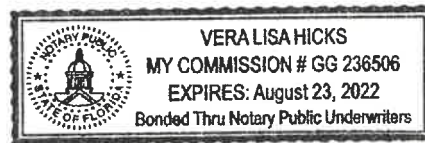
Daniel Crapps of Daniel Crapps Agency, INC. as "Authorized Agent" in any and all Planning and Zoning matters, with regards to parcel No. 02-4S-16-02714-000.

Respectfully,

Notary Public

X Daniel Crapps X Vera Lisa Hicks

Daniel Crapps
2806 W US Hwy 90 STE 101
Lake City, Florida 32025



Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 12/16/2021

Parcel: << **02-4S-16-02714-000 (11108)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info		Result: 1 of 25	
Owner	CRAPPS DANIEL COLE RICHARD C 2806 W US HWY 90 STE 101 LAKE CITY, FL 32055		
Site			
Description*	E1/2 OF NW1/4 & NE1/4 OF SW1/4 ALL LYING WEST OF I-75 & ALL LYING SOUTH OF FLORIDA GATEWAY SOUTH UNIT 1 & ALL LYING SOUTH OF 8.70 ACRES DESC IN ORB 1012-1537. EX 0.07 AC FOR SIGN LOCATION IN ORB 1088-1040. DB U-606		
Area	73.52 AC	S/T/R	02-4S-16
Use Code**	TIMBERLAND 80-89 (5500)	Tax District	1
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			



Property & Assessment Values			
2021 Certified Values		2022 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$31,025	Ag Land	\$31,025
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,136,760	Just	\$1,136,760
Class	\$31,025	Class	\$31,025
Appraised	\$31,025	Appraised	\$31,025
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$31,025	Assessed	\$31,025
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$31,025 city:\$31,025 other:\$0 school:\$31,025	Total Taxable	county:\$31,025 city:\$31,025 other:\$0 school:\$31,025

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/5/1986	\$60,000	0601/0621	WD	V	U	01

Building Characteristics						
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
NONE						

Extra Features & Out Buildings (Codes)						
Code	Desc	Year Blt	Value	Units	Dims	
NONE						

Land Breakdown						
Code	Desc	Units	Adjustments	Eff Rate	Land Value	
5500	TIMBER 2 (AG)	73.520 AC	1.0000/1.0000 1.0000/ /	\$422 /AC	\$31,025	
9910	MKT.VAL.AG (MKT)	73.520 AC	1.0000/1.0000 1.0000/ /	\$15,462 /AC	\$1,136,760	

**CITY OF LAKE CITY
NOTICE
LAND USE ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

Z 21-08, an application by Richard C. Cole and Daniel Crapps, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL, INTENSIVE (CI) to COMMERCIAL, HIGHWAY INTERCHANGE (CHI) on property described, as follows:

A parcel of land lying within Section 2, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southwest corner of Lot 11, Florida Gateway Center South, Unit 1, a subdivision recorded in the Public Records of Columbia County, Florida; thence South 00°04'49" East 120.08 feet; thence South 21°07'01" East 267.04 feet; thence South 26°36'28" East 233.93 feet to the Point of Beginning; thence North 66°05'30" East 749.69 feet to the Westerly right-of-way line of Southwest Florida Gateway Drive; thence South 24°52'40" East 136.78 feet, along the Westerly right-of-way line of said Southwest Florida Gateway Drive; thence North 79°16'53" West 12.67 feet; thence South 24°52'40" East 55.15 feet; thence South 02°05'43" East 105.42 feet; thence South 11°40'32" East 50.60 feet; thence South 54°51'25" West 315.50 feet; thence South 57°25'54" West 159.43 feet; thence South 44°10'37" West 30.71 feet; thence South 29°13'34" West 117.44 feet; thence South 24°03'04" West 76.67 feet; thence South 31°59'12" West 69.69 feet; thence South 82°06'53" West 230.24 feet; thence North 00°02'31" West 575.50 feet to the Point of Beginning.

Containing 8.50 acres, more or less.

WHEN: January 4, 2022
5:30 p.m.

WHERE: City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting live on our YouTube channel at: <https://www.youtube.com/c/CityofLakeCity>

Copies of the amendment are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

At the aforementioned public hearing, all interested parties may be heard with respect to the amendment.

**FOR MORE INFORMATION CONTACT
MARSHALL SOVA
CODE ENFORCEMENT
AT 386.719.5746**



**North
Central
Florida
Regional
Planning
Council**

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Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

December 17, 2021

Mr. Marshall Sovo
Code Enforcement
City of Lake City
205 North Marion Avenue
Lake City, FL 32055-3918

TRANSMITTED VIA ELECTRONIC MAIL ONLY

RE: Application No. Z 21-08 (Cole/Crapps)
Sign
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Dear Marshall:

Please find enclosed the above referenced sign.

The sign must be posted on the subject property at least ten days prior to the public hearing.

If you have any questions concerning this matter, please do not hesitate to contact Sandra Joseph, Senior Planner, at 352.955.2200, ext. 111.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

SRK/cf

xc: Joyce Bruner, Executive Assistant
Michelle Cannon, Deputy Clerk
Audrey Sikes, City Clerk
Michael Williams, Interim City Manager

I:\2021\lakecity\z_21-08_cole_crapps\z_21-08_sign_docx

PUBLIC NOTICE

CITY OF LANSING CITY
BOARD OF
LAND USE OF THE

(The following text is illegible due to low resolution)

LAKE CITY REPORTER
PO BOX 1709
180E DUVAL ST
LAKE CITY FL 32056-1709
(386)752-1293
Fax (386)752-9400

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 12/20/21 16:09 by kharr-cn

Acct #: 45150

Ad #: 680123

Status: New WHOLD

CITY OF LAKE CITY
ATTN: FINANCE
205 N MARION AVE
LAKE CITY FL 32055

Start: 12/24/2021 Stop: 12/24/2021
Times Ord: 1 Times Run: ***
STD 1.00 X 17.73 Words: 649
Total STD 17.73
Class: 8000 LEGAL COLUMBIA CO
Rate: LG Cost: 265.95
Affidavits: 1

Contact: AP CHERYL 719-5794
Phone: (386)719-5804
Fax#:
Email:
Agency:

Ad Descrpt: NOTICE OF PUBLIC HEARING
Given by: *
P.O. #:
Created: kharr 12/20/21 16:07
Last Changed: kharr 12/20/21 16:09

PUB ZONE EDT TP RUN DATES
LCR A 96 S 12/24

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

This ad has been reformatted for proofing purposes. Column breaks are not necessarily as they will appear in publication.

NOTICE OF PUBLIC HEARING
CONCERNING AN AMENDMENT TO THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendment, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at a public hearing on January 4, 2022 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the second floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

Z 21-08, an application by Richard C. Cole and Daniel Crapps, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL, INTENSIVE (CI) to COMMERCIAL, HIGHWAY INTERCHANGE (CHI) on property described, as follows:

A parcel of land lying within Section 2, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southwest corner of Lot 11, Florida Gateway Center South Subdivision, Unit 1, as recorded in the Public Records of Columbia County, Florida; thence South 00°04'49" East 120.08 feet; thence South 21°07'01" East 267.04 feet; thence South 26°36'28" East 233.93 feet to the Point of Beginning; thence North 66°05'30" East 749.69 feet to the Westerly right-of-way line of Southwest Florida Gateway Drive; thence South 24°52'40" East 136.78 feet, along the Westerly right-of-way line of said Southwest Florida Gateway Drive; thence North 79°16'53" West 12.67 feet; thence South 24°52'40" East 55.15 feet; thence South 02°05'43" East 105.42 feet; thence South 11°40'32" East 50.60 feet; thence South 54°51'25" West 315.50 feet; thence South 57°25'54" West 159.43 feet; thence South 44°10'37" West 30.71 feet; thence South 29°13'34" West 117.44 feet; thence South 24°03'04" West 76.67 feet; thence South 31°59'12" West 69.69 feet; thence South 82°06'53" West 230.24

feet; thence North 00°02'31" West 575.50 feet to the Point of Beginning.

Containing 8.50 acres, more or less.

Members of the public may also view the meeting live on our YouTube channel at: <https://www.youtube.com/c/CityofLakeCity>.

Those attendees wishing to share a document must email the item to submissions@lcfla.com no later than noon on the day of the meeting.

Copies of the amendment are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear and be heard with respect to the amendment.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager, 386.719.5768 at least 48 hours prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY). Publish in the legal section of the Lake City Reporter on December 24, 2021.

680123
December 24, 2021

SECTION 4.13 "CI" COMMERCIAL, INTENSIVE

4.13.1 DISTRICTS AND INTENT

The "CI" Commercial, Intensive category includes one (1) zone district: CI. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample offstreet parking and offstreet loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire City.

4.13.2 PERMITTED PRINCIPAL USES AND STRUCTURES

As for CG, and in addition:

1. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, dairy supplies, feed, fertilizer, lumber and building supplies, monuments, and outdoor retail commercial display areas associated with sale of said items.
2. Service establishments such as repair and service garage, motor vehicle body shop, car wash, auction house (but not including livestock auction arena), laundry or dry cleaning establishment, animal boarding kennels in soundproof buildings, plant nursery or landscape contractor, carpenter or cabinet shop, home equipment rental, ice delivery station, upholstery shop, marina and boat sales, commercial water softening establishment, rental of automotive vehicles, trailers, and trucks.
3. Commercial recreation facilities such as drive-in theater (see Section 4.2), golf driving range, miniature golf course, skating rink, skateboard arena, go-cart track, and similar uses.
4. Palmist, astrologist, psychics, clairvoyants, and phrenologists.
5. Miscellaneous uses such as express or parcel delivery office, motor bus or other transportation terminal.
6. Wholesaling from sample stocks only, providing no manufacturing or storage for distribution is permitted on the premises.

Site and development plan approval (see Article 13) is required for all commercial developments.

4.13.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.
 - b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures not in keeping with the character of the district.
2. On-site signs (see also Section 4.2).

3. Outdoor storage yard in connection with permitted use only; provided, this provision shall not permit wrecking yards (including automobile wrecking yard), junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, junk automotive vehicles, or second-hand automotive parts.
4. On the same premises and in connection with permitted principal uses and structures, dwelling units only for the occupation of owners or employees of the principal use.

4.13.4 PROHIBITED USES AND STRUCTURES

1. Manufacturing activities, except as specifically permitted.
2. Off-site signs.
3. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation or likely for other reasons to be incompatible with the character of the district. Performance standards apply (see Section 4.2)

4.13.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Wholesale, warehouse or storage use in completely enclosed buildings. However, bulk storage of flammable liquids is not permitted.
2. Package store for sale of alcoholic beverages, bar, tavern or cocktail lounge.
3. Truck stops and automotive service stations (see Section 4.2 for special design standards for automotive service stations).
4. Service establishments such as crematory.
5. Agricultural fairs and fairground activities, livestock auction arenas.
6. Commercial tourist attractions.
7. Building trades contractor with on premises storage yard for materials and equipment.
8. Public buildings and facilities.
9. Residential dwelling units, which lawfully existed within this district on the date of adoption or amendment of the Comprehensive Plan.
10. Churches and other houses of worship.
11. Private clubs and lodges.
12. Bed and breakfast inns (see Section 4.2).
13. Light manufacturing, assembling, processing (including food processing, but not slaughterhouses), packaging or fabricating in completely enclosed building.
14. Public and private schools offering curricula comparable to that of public schools.
15. Convention centers and auditoriums.

4.13.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted uses and structures (unless otherwise specified):
None, except as needed to meet the other requirements as set out herein.

4.13.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard)
(See Section 4.2 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):

Front 20 feet

Side None, except where a side yard is provided, then a side yard of at least ten (10) feet must be provided.

Rear 15 feet

Special Provisions:

Parking lots shall be subject to a minimum front setback along all road rights-of-way of ten (10) feet which shall be designated as a landscape buffer area.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.13.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.13.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

In addition to meeting the required yard, building height, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.13.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS
(See also Section 4.2)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than ten (10) feet in width along the affected rear and/or side yards as the case may be.

4.13.11 MINIMUM OFFSTREET PARKING REQUIREMENTS
(See also Section 4.2)

1. For uses specifically listed under CG: As for CG OFFSTREET PARKING REQUIREMENTS.
2. Commercial or service establishments (unless otherwise specified); agricultural fairs and fairgrounds; livestock auction arena: one (1) space for each three hundred fifty (350) square feet of floor area, plus, where applicable, one (1) space for each one thousand (1,000) square feet of lot or ground area outside buildings used for any type of sales, display, or activity.

3. Express or parcel delivery office, motor bus or other transportation terminal: one (1) space for each three hundred fifty (350) square feet of floor area.
4. Palmist, astrologist, psychics, clairvoyants, and phrenologist: one (1) space for each two hundred (200) square feet of floor area.
5. Wholesale establishments: one (1) space for each five hundred (500) square feet of floor area.
6. Warehouse or storage use only: one (1) space for each one thousand five hundred (1,500) square feet of floor area.
7. Each existing residential dwelling unit: two (2) spaces for each dwelling unit.
8. Public buildings and facilities.
9. Churches and houses of worship.
10. Private clubs and lodges.
11. Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.
12. For other special exceptions as specified herein: to be determined by findings in the particular case.

Note: Offstreet loading required (see Section 4.2).

SECTION 4.14 "C-CBD" COMMERCIAL, CENTRAL BUSINESS DISTRICT

4.14.1 DISTRICTS AND INTENT

The "C-CBD" Commercial, Central Business District category includes one zone district: C-CBD. It is the intent that this district be applied only to that area which forms the City's center for financial, commercial, governmental, professional, cultural, and associated activities. The intent of this district is to encourage the development of the central business district as a focal point for the community which provides the services for people to live, work, and shop. The regulations in this section are designed to:

1. Protect and enhance the district's suitability for activities which need a central location;
2. Discourage uses which do not require a central location; and
3. Discourage uses which may create friction with pedestrian traffic and the primary activities for which the district is intended.

Heavily automotive oriented uses are, as a rule, prohibited.

4.14.2 PERMITTED PRINCIPAL USES AND STRUCTURES

As for CG, and in addition:

1. Retail commercial outlets for sale of new and used automobiles, trucks and tractors; and agricultural machinery and equipment.
2. Convention centers and auditoriums.
3. Wholesaling from sample stocks only, providing no manufacturing or storage for distribution is permitted on the premises.
4. Motor bus or other transportation terminal.
5. Single family, duplex, and multiple family dwellings.
6. Compound uses (defined as any use of land or building for either single family, duplex, or multiple family residential use and nonresidential use, either of which may be the principal use).

For all permitted uses and structures, site and development plan approval is required (see Article 13).

4.14.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
 - b. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures not in keeping with the character of the district.
2. On-site signs (see also Section 4.2)

3. Restaurants may have seating outside which shall be included as seating for regulatory purposes; outside seating shall be included in State license from the Florida Department of Business and Professional Regulations; outside seating shall in no way impede ingress/egress for the business; access along sidewalk right-of-way shall not be less than four (4) feet at any time; seating shall in no way interfere with visibility at curb breaks. Outside seating requires application approval. Application requires a one (1) time fee; however, if revoked, it is revoked for the remainder of the calendar year. An applicant may reapply after January 1 and shall be subject to another fee.
 - (a) Tables and chairs shall be brought inside when the sidewalk cafe is not in operation.
 - (b) Tables, and chairs, provided with sidewalk cafe shall be of quality, design, materials, size, elevation, and workmanship both to ensure the safety and convenience of users and to enhance the visual quality of the urban environment. Design, materials and colors shall be approved by the City Council based upon a recommendation by the Downtown Action Corporation Board of Directors prior to the issuance of the sidewalk cafe permit.
 - (c) Alcohol shall not be permitted on public property.
 - (d) On-site, outside seating shall have distinguishable barriers from other uses and provide required egress functions.
4. Other businesses may have a maximum of two (2) one (1) seat chairs displayed outside for seating purposes based on the width of the storefront. One (1) chair is allowed per fifteen (15) feet of storefront. Chairs shall in no way impede ingress/egress for the business; access along sidewalk right-of-way shall not be less than four (4) feet at any time; seating shall in no way interfere with visibility at curb breaks. If two (2) chairs are allowed, one (1), two (2) seat bench may be substituted. Outside seating requires application approval. Application requires a one (1) time fee; however if revoked, it is revoked for the remainder of the calendar year. An applicant may reapply after January 1 and shall be subject to another fee.
 - (a) Chairs shall be brought inside when business is not in operation.
 - (b) Chairs shall be of quality, design, materials, size, elevation and workmanship both to ensure the safety of users and to enhance the visual quality of the urban environment. Design, materials and colors shall be approved by the City Council based upon a recommendation by the Downtown Action Corporation Board of Directors prior to the issuance of the permit.
5. On-site, outside sales and displays may be allowed in accordance with the following: On Marion Avenue one (1) display not to exceed twelve (12) square feet (ie: two (2) foot x six (6) foot table, display shelf or mannequin), not to exceed six (6) feet tall. On all other streets within the Commercial, Central Business District (C-CBD), on-site outside sales and display areas shall be limited to twenty-five percent (25%) of the lineal footage of the building front, from the building to the street right-of-way. For buildings on a corner lot, both street frontages may be considered if there is privately owned property between the building frontage and the street right-of-way. If the building abuts the street right-of-way, it cannot be considered for allowable display area.

- (a) On-site display areas shall not detract from required off-street parking nor shall they impede access along a sidewalk.
 - (b) Any and all outdoor displays shall not contain offensive language or gestures, shall not expose breasts, buttocks or genitals of mannequins.
 - (c) All displays of merchandise shall not be located in a manner that prevents free ingress or egress from any door, window or fire escape.
 - (d) All display racks shall be maintained in good condition, shall be capable of supporting merchandise placed upon such display rack, and shall be stable and not easily tipped over. Display racks shall not include sharp edges, protrusions or other features which may be hazardous to the public.
 - (e) All merchandise and the fixtures or devices on which the merchandise is displayed shall be moved inside the building or structure wherein the business is located during hours the business is not operated and during inclement weather, including, but not limited to, heavy rain or wind.
 - (f) At no time shall displays of merchandise, for sale or not for sale, be placed on the street right-of-way unless in conjunction with a City Council approved event in which streets are closed.
 - (g) On-site shall mean on the business premises as established by deed or lease agreement.
6. Flower planters by doorways are acceptable. Additional hanging plants or additional pots shall not be placed so as to cause the width of the sidewalk to be reduced below four (4) feet in width, nor shall they be erected or maintained in a manner that prevents free ingress or egress from any door, window, or fire escape, nor shall they interfere with visibility at intersections. The bottom of any hanging plant shall be at least eight (8) feet above the sidewalk and the top of container shall not extend above the level of the sills of the second-floor windows. Exceptions may be approved by the Land Development Regulation Administrator if the planters are not in the normal path of foot traffic. All flower planters shall be maintained in good repair and dead plants or flowers shall be removed promptly by the owner of the planter.

4.14.4 PROHIBITED USES AND STRUCTURES

- 1. Manufacturing, except goods for sale at retail on the premises.
- 2. Warehousing and storage except as accessory to be permitted principal use.
- 3. Sales, service, display, or storage of goods except in completely enclosed buildings. Retail commercial outlets for sale of new and used automobiles are exempted from provision for prohibition of outside display.
- 4. Heavily automotive uses such as sale of mobile homes, boats, dairy supplies, feed, fertilizer, lumber and building supplies, and monuments.
- 5. Off-site signs.
- 6. Any other uses or structures not specifically, provisionally, or by reasonable implication permitted herein.

4.14.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Automotive service stations (see Section 4.2 for special design standards for automotive service sections).
2. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
3. Public buildings and facilities (see Section 4.2).
4. Churches and other houses of worship.
5. Private clubs and lodges.
6. Bed and breakfast inns (see Section 4.2).
7. Residences for destitute people (see section 4.2.35).
8. Public and private schools offering curricula comparable to that of public schools.
9. Auction house (but not including livestock auction arena) when operating in compliance with the following standards:
 - a. Auction must be conducted entirely within an enclosed structure.
 - b. Must be licensed as required by the City Code of Ordinances.
 - c. Hours of operation of the auction house shall be conducted only between the hours of 5:00 p.m. until 12:00 p.m. Monday through Friday and 12:00 p.m. until 12:00 a.m. Saturday and Sunday; however, provided that additional hours of operations may be granted if adequate offstreet parking facilities are provided to accommodate all vehicles associated with the operation of the auction house in a Commercial Business District (C-CBD) zoning district.
 - d. Structure must provide minimum requirements for assembly buildings as provided by Life Safety Codes and Building Codes.

4.14.6 MINIMUM LOT REQUIREMENTS (area, width)

None, except as needed to meet all other requirements as set out herein.

4.14.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard).

None, except as needed to meet all other requirements herein set out.

Special Provisions:

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.14.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and

3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.14.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

In addition to meeting the required yard, building height, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.14.10 MINIMUM LANDSCAPING BUFFERING REQUIREMENTS (See also Section 4.2)

1. All permitted or permissible uses (unless otherwise specified):
Where a use listed under (1) above is erected or expanded on land abutting either (a) a residential district or (b) property used for residential purposes in a residential/office district, then the proposed use shall provide a landscaped buffer which shall not be less than ten (10) feet in width along the affected rear and side yards or both as the case may be.
2. Existing one and two family dwellings:
None, except as necessary to meet other requirements set out herein.

4.14.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (See also Section 4.2)

1. Churches and other houses of worship: one (1) space for each six (6) permanent seats in main auditorium.
2. Private clubs and lodges: one (1) space for each three hundred (300) square feet of floor area.
3. Each residential dwelling unit: two (2) spaces for each dwelling unit.
4. Other permitted or permissible uses: None.
5. Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.

Note: Offstreet loading required (see Section 4.2).

SECTION 4.15 "CHI" COMMERCIAL, HIGHWAY INTERCHANGE

4.15.1 DISTRICTS AND INTENT

The "CHI" Commercial, Highway Interchange category includes one zone district: CHI. This specialized district is intended for areas where adequate lot depth is available to provide development for vehicular related uses primarily serving the traveling public. Uses in such district are subject to criteria and standards intended to preserve the character of the district and to minimize adverse impacts with abutting and nearby uses. This district shall only be applied to interstate highway interchange areas.

4.15.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Automotive service and self-service stations (see Section 4.2 for special design standards for automotive service and self-service stations).
2. Rental of automotive vehicles, trailers and trucks.
3. Restaurants.
4. Hotels and Motels.
5. Retail commercial outlets for sale of fruit, gifts, novelties and similar uses catering to tourists.
6. Light manufacturing, assembling, processing, packaging or fabricating in a completely enclosed building.
7. Facilities for storage and distribution of products including wholesale activity.
8. Retail factory outlets for sale of goods.

Unless otherwise specified, the above uses are subject to the following limitations: (1) products to be sold only at retail; and (2) for all developments, site and development plan approval is required (see Article 13).

4.15.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. On the same premises and in connection with permitted principal uses and structures, dwelling units only for occupancy by owners or employees of the principal use.
2. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.
 - b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures not in keeping with the character of the district.
3. On-site signs (see Section 4.2).

4.15.4 PROHIBITED USES AND STRUCTURES

1. Dwelling units, except as provided under accessory uses.

2. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation or likely for other reasons to be incompatible with the character of the district.

4.15.5 SPECIAL EXCEPTIONS
(See also Articles 12 and 13)

1. Truck stops.
2. Travel trailer parks or campgrounds (see Section 20.24).
3. Commercial tourist attractions.
4. Package store for sale of alcoholic beverages; bar tavern, or cocktail lounge.
5. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
6. Public buildings and facilities.
7. Bed and breakfast Inns (see Section 4.2).
8. Off-site signs (see Section 4.2).

4.15.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted uses (unless otherwise specified):
 - Minimum site area 1 acre
 - Minimum lot width 200 feet

4.15.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards)

1. All permitted uses (unless otherwise specified):
 - Front 30 feet
 - Side 30 feet
 - Rear 30 feet

Special Provisions:

No less than 15 feet of the depth of the required front yard shall be maintained as a landscaped area. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways. The remainder of the required yard may be used for offstreet parking, but not for buildings.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.15.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.15.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

35%

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.15.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.18)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting either (a) residential district or (b) property used for residential purposes in a residential/office district, then the proposed use shall provide a landscaped buffer which shall be not less than twenty (20) feet in width along the affected rear and/or side yards as the case may be.

4.15.13 MINIMUM OFFSTREET PARKING REQUIREMENTS

(See also Section 4.2)

1. Commercial (and service establishments (unless otherwise specified): one (1) space for each one hundred fifty (150) square feet of non-storage floor area, plus, where applicable, one (1) space for each one thousand (1,000) square feet of lot or ground area outside buildings used for any type of sales, display, or activity.
2. Restaurants, cocktail lounges, bars, and taverns: one (1) space for each three (3) seats in public rooms.
3. Hotels and motels: one (1) space for each sleeping room, plus two (2) spaces for the owner or manager, plus required number of spaces for each accessory use such as restaurant, bar, etc. as specified.
4. Warehousing and storage only: one (1) space for each one thousand five hundred (1,500) square feet of floor area.
5. Public buildings and facilities.
6. Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.
7. For other special exceptions as specified herein: to be determined by findings in the particular case.

Note: Offstreet loading required (see Section 4.2)

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