



GROWTH MANAGEMENT

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

CITY PLANNING USE ONLY

Application # Z ~~CPA 22-00~~ 222-03
Application Fee \$ 750.00
Receipt No. 2022-00046640
Filing Date 4/18/22
Completeness Date _____

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 Center North
2. Address of Subject Property: NW Hall of Fame Drive/NW Huntsboro Street
3. Parcel ID Number(s): 34-3S-16-02463-147
4. Future Land Use Map Designation: Commercial
5. Existing Zoning Designation: CG (Commercial General)
6. Proposed Zoning Designation: RMF-1 (Residential Multi-Family)
7. Acreage: 1.63 Acres
8. Existing Use of Property: Commercial
9. Proposed use of Property: Multi-Family

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Daniel Crapps Title: Trustee
Company name (if applicable): Northwest Quadrant Land Trust
Mailing Address: 2806 W US-90 #101
City: Lake City State: FL Zip: 32055
Telephone: (386) 755-5110 Fax: (386) 755-7851 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.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: (____) _____ Fax: (____) _____ Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: N/A
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property: ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes ☒ No
Future Land Use Map Amendment Application No. CPA
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No.
Variance: ☐ Yes ☒ No
Variance Application No.
Special Exception: ☐ Yes ☒ No
Special Exception Application No.

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 Article 12 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 City.
 - ✓ p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City'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 City'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 As listed in fee schedule. 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.

A total of eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas 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.

Daniel Crapps

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

04/18/2022

Date

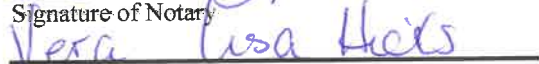
STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 18 day of Apr, 2022, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

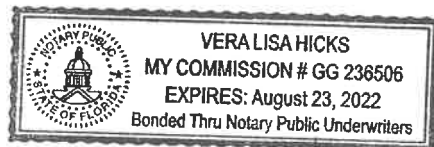


Signature of Notary



Printed Name of Notary

Personally Known XXX OR Produced Identification _____
Type of Identification Produced

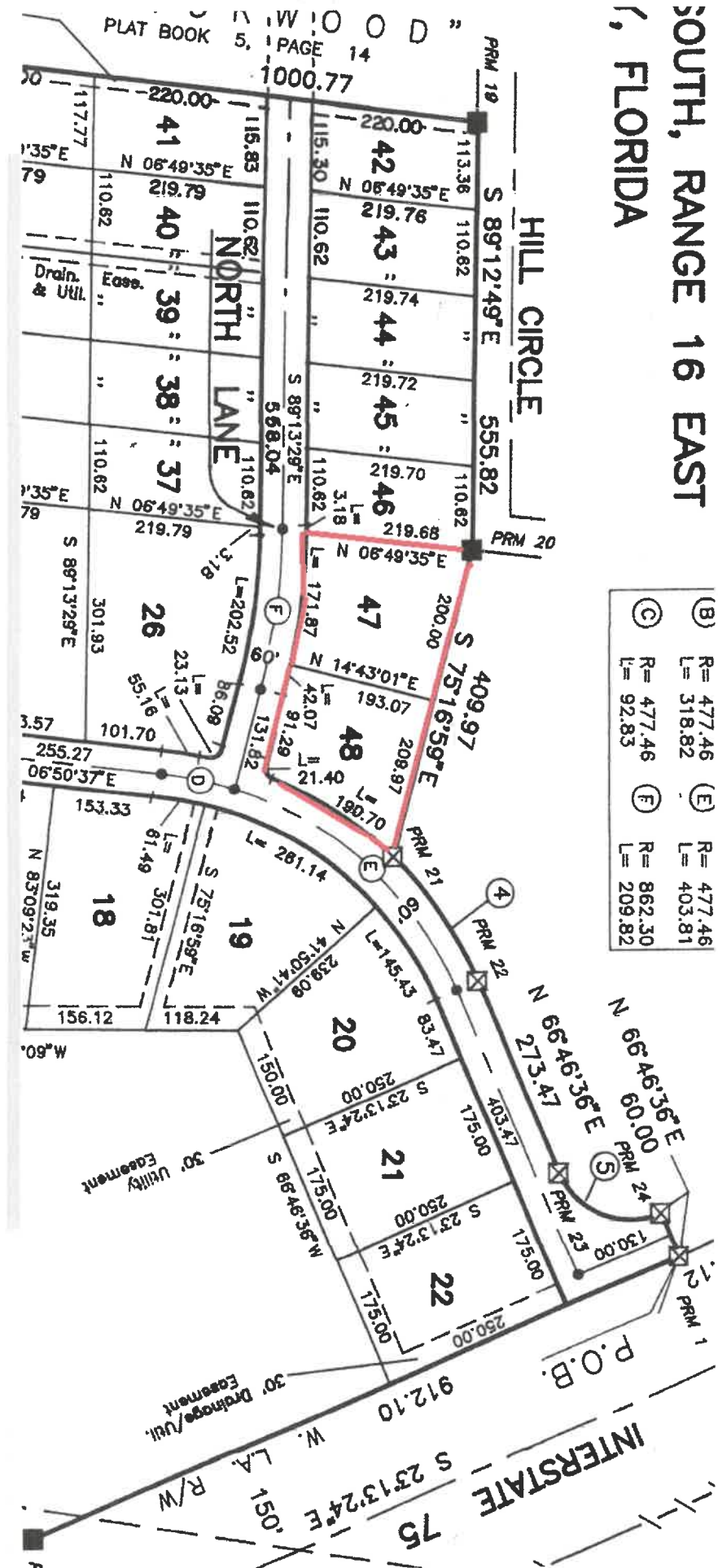


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(C)	R= 477.46 L= 92.83	(F)	R= 862.10 L= 209.62

SIGNED Herbert D. Dady
HERBERT DADY, City Attorney
DATE 4/14/1935

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Director of Public Works

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| Lot | Curve | Radius | Chord | Angle |
|-----|-------|--------|--------|-------|
| 25 | 1 | 100.00 | 100.00 | 90.00 |
| 26 | 2 | 100.00 | 100.00 | 90.00 |
| 27 | 3 | 100.00 | 100.00 | 90.00 |
| 28 | 4 | 100.00 | 100.00 | 90.00 |
| 29 | 5 | 100.00 | 100.00 | 90.00 |
| 30 | 6 | 100.00 | 100.00 | 90.00 |
| 31 | 7 | 100.00 | 100.00 | 90.00 |
| 32 | 8 | 100.00 | 100.00 | 90.00 |
| 33 | 9 | 100.00 | 100.00 | 90.00 |
| 34 | 10 | 100.00 | 100.00 | 90.00 |

[illegible]


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.

NOTES:

CRAPPS DANIEL AS TRUSTEE

 Owner: NORTHWEST QUADRANT LAND TRUST
 2806 W US 90 STE 101
 LAKE CITY, FL 32055

Site:

Sales

Info

NONE

2021 Working Values

| | | | |
|---------|----------|-----------|-----------------|
| Mkt Lnd | \$52,885 | Appraised | \$52,885 |
| Ag Lnd | \$0 | Assessed | \$52,885 |
| Bldg | \$0 | Exempt | \$0 |
| XFOB | \$0 | | |
| Just | \$52,885 | Total | county:\$52,885 |
| | | Taxable | city:\$52,885 |
| | | | other:\$0 |
| | | | school:\$52,885 |

Columbia County, FL

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

GrizzlyLogic.com



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Concurrency Impact Analysis
34-3S-16-02463-147

This proposed development will not have a negative impact on public facilities. The property is already zoned Commercial General which would allow for multiple businesses that would generate substantially more motor vehicle trips per day than the allowed 8 dwelling units (du) per acre multi-family complex on 1.63 acres (13 du max). As part of the commercial development, the subdivision is connected to the City of Lake City water system and sanitary sewer system. The solid waste impact for multiple businesses versus approximately 13du should not be substantially different, and/ may or be less, depending upon the type of commercial businesses allowed in the commercial general designation. Due to the size of the project, the impact on the public school system is minimal.

CONCURRENCY WORKSHEET
Northwest Quadrant Land Trust

3/22/2022

Trip Generation Analysis

| ITE Code | ITE Use | ADT Multiplier | PM Peak Multiplier | Total Dwelling units* | Total ADT | Total PM Peak |
|----------|-------------------|----------------|--------------------|-----------------------|-----------|---------------|
| 230 | Multi-Family Home | 5.81 | 0.52 | 13.00 | 76.00 | 7.00 |

*8 Dwelling units per acre (i.e. 1.63 x 8)

Potable Water Analysis

| Ch. 64E-6.008, F.A.C. Use | Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD) | Ch. 64E-6.008, F.A.C. Multiplier* | Total (Gallons Per Day) |
|---------------------------|---|-----------------------------------|-------------------------|
| Multi-Family Home | 300.00 | 13.00 | 3900.00 |

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

Sanitary Sewer Analysis

| Ch. 64E-6.008, F.A.C. Use | Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD) | Ch. 64E-6.008, F.A.C. Multiplier* | Total (Gallons Per Day) |
|---------------------------|---|-----------------------------------|-------------------------|
| Multi-Family Home | 300.00 | 13.00 | 3900.00 |

* 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 Thousand Sq Ft | Dwelling Units* | Total (Lbs Per Day) |
|-------------------|---------------------------|-----------------|---------------------|
| Multi-Family Home | 10.00 | 13.00 | 130.00 |

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



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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FAX (386) 752-4674



www.nfps.net

Comprehensive Plan Consistency Analysis 34-3S-16-02463-147

The following analysis identifies how this application is consistent with the County's Comprehensive Plan. Language from the comprehensive plan is provided in normal font, and the consistency statements are provided in bold and italics font.

Proposed Site Plan

The property is 1.63 acres and is located along NW Hall of Fame Drive and NW Huntsboro Street in Columbia County. The proposed development is to be rezoned from Commercial General to Residential- Multi-Family.

(34-3S-16-02463-147)

1. 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.

The rezoning would have no adverse effect on the comprehensive plan. The surrounding areas have the same residential zoning.

(b.) The existing land use pattern.

The existing land use pattern is Commercial General.

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

There is no possible creation of an isolated district as the property surrounding the subject property is zoned Residential Multi-Family.

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

There is no expected significant change in the population density pattern

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

The existing district boundaries are consistent with the surrounding property and the existing conditions on the subject property.

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

The proposed future use of the property will be Residential Multi-Family.

(g.) Whether the proposed change will adversely influence living conditions in the neighborhood.

There is no negative influence to the living conditions expected.

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

No expected significant increase in traffic.

(i.) Whether the proposed change will create a drainage problem.

All excessive runoff created onsite with development will be supported by a proposed stormwater management facility.

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

Any proposed development on the site will have no effect on lighting and/or air to the adjacent areas.

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

There is no foreseen affects to property values in the area.

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

There is no foreseen reason why the proposed use would have any effect on the development of the adjacent properties.

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

The proposed rezoning is consistent with the current zoning in the area and the current characteristics of the NW Hall of Fame Drive and NW Huntsboro Street corridor.

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

The current zoning does not allow for residential use.

(o.) Whether the change suggested is out of scale with the needs of the neighborhood or the county.

The rezoning is in line with the current conditions surrounding the subject property and the NW Hall of Fame Drive and NW Huntsboro Street corridor.

(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.

Along that section of NW Hall of Fame Drive and NW Huntsboro Street, there is many residential multi-family homes. The subject property is residential site and the proposed construction will be similar to what is already constructed within the area.

(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.

Rezoning the subject property to Residential Multi-family is consistent with the surrounding zoning and the current makeup of the NW Hall of Fame DR and NW Huntboro corridor. It is also consistent with the current Comprehensive Land Use.

Parcel #34-3S-16-02463-147

Lots 47 and 48 – Florida Gateway Center North S/D

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

WARRANTY DEED

BK 0609 PG 0074
OFFICIAL RECORDS

THIS WARRANTY DEED made this 8th 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:

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

(herein "the property")

TOGETHER WITH all the tenements, hereditaments and appurtenances 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 parks, streets, highways or alleys, and to vacate any subdivision of

This Instrument Prepared By:
S. AUSTIN PEELE
DARBY, PEELE, BOWDWIN, MANASCO & PAYNE
Attorneys at Law
327 North Hernando Street
Lake City, Florida 32055

DOCUMENTARY STAMP 2,384.00
INTANGIBLE TAX
MARY B. CHILDS, CLERK OF
COURTS, COLUMBIA COUNTY
BY [Signature] D.C.

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

BK 0609 PG 0075
OFFICIAL RECORDS

part thereof, and to resubdivide the property as desired; to contract to sell, grant options to purchase; to convey on any terms; to convey either with or without consideration; 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, lease 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 PG0077
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:

Jan 2 1986 *Charles A. DeVane* (SEAL)
CHARLES A. DeVANE
[Signature] (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 pro-
perty described herein.

(NOTARIAL
SEAL)

Margaret Harris
Notary Public, State of Florida

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.

BK 0609 PG 0078
OFFICIAL RECORDS

SCHEDULE A

Columbia County, Florida

PARCEL 1

TOWNSHIP 3 SOUTH - RANGE 16 EAST

BK 0609 PG 0079
OFFICIAL RECORDS

Ar/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

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 Pg 0082
OFFICIAL RECORDS

Columbia County Tax Collector

generated on 4/5/2021 3:45:40 PM EDT

Tax Record

Last Update: 4/5/2021 3:44:39 PM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

| Account Number | Tax Type | Tax Year | | | |
|---|----------------------|----------------|------------------|---------------|--------------|
| R02463-147 | REAL ESTATE | 2020 | | | |
| Mailing Address | Property Address | | | | |
| CRAPPS DANIEL AS TRUSTEE | | | | | |
| NORTHWEST QUADRANT LAND TRUST | | | | | |
| 2806 W US 90 STE 101 | GEO Number | | | | |
| LAKE CITY FL 32055 | 343S16-02463-147 | | | | |
| Exempt Amount | Taxable Value | | | | |
| See Below | See Below | | | | |
| Exemption Detail | Millage Code | Escrow Code | | | |
| NO EXEMPTIONS | 001 | | | | |
| <u>Legal Description (click for full description)</u> | | | | | |
| 34-3S-16 1000/10001.63 Acres LOTS 47 & 48 FLORIDA GATEWAY CENTER NORTH S/D. | | | | | |
| Ad Valorem Taxes | | | | | |
| Taxing Authority | Rate | Assessed Value | Exemption Amount | Taxable Value | Taxes Levied |
| CITY OF LAKE CITY | 4.9000 | 52,885 | 0 | \$52,885 | \$259.14 |
| BOARD OF COUNTY COMMISSIONERS | 8.0150 | 52,885 | 0 | \$52,885 | \$423.87 |
| COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY | 0.7480 | 52,885 | 0 | \$52,885 | \$39.56 |
| LOCAL | 3.7810 | 52,885 | 0 | \$52,885 | \$199.96 |
| CAPITAL OUTLAY | 1.5000 | 52,885 | 0 | \$52,885 | \$79.33 |
| SUWANNEE RIVER WATER MGT DIST | 0.3696 | 52,885 | 0 | \$52,885 | \$19.55 |
| LAKE SHORE HOSPITAL AUTHORITY | 0.0001 | 52,885 | 0 | \$52,885 | \$0.01 |
| Total Millage | 19.3137 | Total Taxes | \$1,021.42 | | |
| Non-Ad Valorem Assessments | | | | | |
| Code | Levying Authority | Amount | | | |
| XLCF | CITY FIRE ASSESSMENT | \$50.40 | | | |
| Total Assessments | | \$50.40 | | | |
| Taxes & Assessments | | \$1,071.82 | | | |
| If Paid By | | Amount Due | | | |
| | | \$0.00 | | | |
| Date Paid | Transaction | Receipt | Item | Amount Paid | |
| 1/26/2021 | PAYMENT | 2703495.0004 | 2020 | \$1,050.38 | |

[Prior Years Payment History](#)

| Prior Year Taxes Due | |
|----------------------|--|
| NO DELINQUENT TAXES | |

Payment Transaction

ZF:

LAST NAME: Crapps
FIRST NAME: Daniel
STREET ADDRESS: 2806 W US Hwy 90 #101
PHONE NUMBER: 755-5110

For Growth Management
USE ONLY

Project ID# CPA 22-00
(Florida Gateway Center)

Parcel ID: 34-35-16-02463-147

PAYMENT AMOUNTS 750.00

CASH

☐

CHECK#

☒

CC

☐

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

Date: 04/18/2022
Receipt: 2022-00046640
Description: Daniel Crapps CPA
22-00 Florida Gateway Center
Cashier: Danyell Courson
Received From:

ZF 750.00
Daniel Crapps CPA
22-00 Florida Gateway
Center

| | |
|----------------|--------|
| Receipt Total | 750.00 |
| Total Check | 750.00 |
| Total Remitted | 750.00 |
| Total Received | 750.00 |

City of Lake City Utilities