



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

Application # _____
Application Fee \$200.00
Receipt No. _____
Filing Date _____
Completeness Date _____

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: Publix Super Markets, Inc. - Liquor Store #1192 - Lake City Commons
2. Address of Subject Property: 295 NW Commons Loop, Lake City, FL 32055
3. Parcel ID Number(s): 36-3S-16-02611-024
4. Future Land Use Map Designation: C- Commercial
5. Zoning Designation: CI- Commercial Intensive
6. Acreage: 13.61 Acres
7. Existing Use of Property: Shopping Center
8. Proposed use of Property: Shopping Center - Adding Publix Liquor Store (2,386 square feet)
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Section 4.13.5(2), a special exception is required for the proposed liquor store.

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): David Smith Title: Director of Development and Zoning
Company name (if applicable): Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
Mailing Address: PO Box 3299
City: Tampa State: FL Zip: 33601-3299
Telephone: (813)223-4800 Fax: (813) 222-5089 Email: dsmith@stearnsweaver.com and*

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*. *cwalden@stearnsweaver.com
Property Owner Name (title holder): Inland Diversified Lake City Commons, L.L.C. nka KRG Lake City Commons, LLC - 30 S. Meridian Street, Suite 1100
Mailing Address: _____
City: Indianapolis State: IN Zip: 46204
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: No, this is a leased property.
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. _____
Rezoning Amendment: ☐ Yes _____ ☒ No _____
Rezoning Amendment Application No. _____
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. Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):
 - a. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.

3. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.

4. Stormwater Management Plan—Including the following: N/A - existing shopping center.
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.

5. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.

N/A - existing shopping center.

6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

N/A - existing shopping center.

7. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
9. Proof of Ownership (i.e. deed).
10. Agent Authorization Form (signed and notarized).
11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) 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 Board of Adjustment.

A total of ten (10) copies of proposed Special Exception Application and support material, and a PDF copy on a CD, are required at the time of submittal. See Columbia County submittal requirements for more detail.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 3 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

David M. Smith, Director of Development and Zoning
STEARNS WEAVER MILLER WEISSLER
ALHADEFF & SITTERSON, P.A.

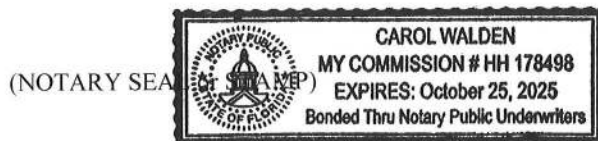
Applicant/Agent Name (Type or Print)

By: David M. Smith
DAVID M. SMITH, As Authorized Agent
Applicant/Agent Signature

2/9/23
Date

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 3rd day of Feb, 2023, by (name of person acknowledging) David M. Smith.



Carol Walden
Signature of Notary
Carol Walden
Printed Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Lake City – Growth Management Department
205 North Marion, Lake City, FL 32055 ♦ (386) 719-5750

Average Time Frames and Flow for Special Exceptions and Variances

Parties Responsible for Reviewing Petitions

- Land Development Regulations (LDR) Administrator
- North Central Florida Regional Planning Council (NCFRPC)
- City Staff- Directors, Growth Management and Customer Service Departments, Police and Fire Chief's

Flow and Time Frames for Each Step

- Once petition is received and is found complete by (LDR) Administrator. It will be emailed to NCFRPC. Time varies based on
- Reviewed by NCFRPC- 4 weeks depending on time of submission.
- Staff Review- Reviewed at New Development Meeting by City Staff. This is done while petition is at NCFRPC.
- Once found sufficient by NCFRPC, confirmation is sent to LDR Administrator. Petition is then scheduled for next Planning and Zoning Meeting.
- Property and City Hall are posted and advertisement is published in Lake City Reporter for 10 days. 2-week process.

-Once petition is approved by Planning and Zoning Board Petition is complete.

-Average process takes about 8 weeks, but is dependent on time of submission, review time by NCFRPC, and if found sufficient by NCFRPC on first review.

STEARNS WEAVER MILLER

Petitioner Signature: By: David M. Smith **Date:** 2/9/23
David M. Smith, as Authorized Agent
Director of Development and Zoning

CITY OF LAKE CITY
SPECIAL EXCEPTION SITE PLAN REVIEW

Date: _____

Application No.: _____

According to Section 11.2.1 of the Land Development Regulations, the following are required to be submitted along with the Petition for a Special Exception to address the required findings of the Planning and Zoning Board, serving as the Board of Adjustment.

- _____ Site plan at an appropriate scale showing proposed placement of structures on the property, and provisions for:
- _____ Ingress and egress
- _____ Off-street parking (establish a specific area for off-street parking; fully dimension parking spaces including handicapped parking spaces; indicate type of wearing surface proposed for off-street parking area);
- _____ Off-street loading areas;
- _____ Refuse and service areas;
- _____ Other open spaces;
- _____ Proposed locations for utility hook-ups
- _____ Plans for screening and buffering with reference as to type, dimensions and character;
- _____ Proposed landscaping (at a minimum landscaping for area within the off-street parking area);
- _____ Proposed signs and lighting, including type, dimensions and character;
- _____ Dimensions of all buildings and structures;
- _____ Dimensions of lot lines.