



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SPD 22 02

Application Fee \$300.00

Receipt No. 757128

Filing Date 1-31-22

Completeness Date

Minor Site Plan Application

A. PROJECT INFORMATION

1. Project Name: AMERICAN DREAMS RV CENTER
2. Address of Subject Property: 230 SW WINDSWEPT GLEN, LAKE CITY, FL 32024
3. Parcel ID Number(s): 24-4S-16-03120-501
4. Future Land Use Map Designation: INDUSTRIAL
5. Zoning Designation: ILW
6. Acreage: 2.01
7. Existing Use of Property: VACANT
8. Proposed use of Property: INDUSTRIAL
9. Type of Development (Check All That Apply):
 - () Increase of floor area to an existing structure: Total increase of square footage _____
 - () New construction: Total square footage 3000
 - () Relocation of an existing structure: Total square footage _____
 - () Increase in Impervious Area: Total Square Footages _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
Company name (if applicable): _____
Mailing Address: 1208 SW FAIRFAX GLEN
City: LAKE CITY State: FL Zip: 32025
Telephone: () 307.680.1772 Fax: () Email: ccpewyo@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.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): JEAN FROST
Mailing Address: 230 SW WINDSWEPT GLEN
City: LAKE CITY State: FL Zip: 32024
Telephone: () 386.365.3271 Fax: () Email: jeanfrost0704@yahoo.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: 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:
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. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. 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.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—Including the following:
 - 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.
 4. 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.
 5. 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.
 6. 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).
 7. Legal Description with Tax Parcel Number (In Word Format).
 8. Proof of Ownership (i.e. deed).
 9. Agent Authorization Form (signed and notarized).
 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
 11. Fee. The application fee for a Minor Site and Development Plan Application is \$300. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) 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.

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.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date



Digitally signed by
Carol Chadwick
DN: c=US,
o=Unaffiliated,
ou=A01410D0000
01711349D4A700
01621F, cn=Carol
Chadwick
Date: 2022.01.12
19:44:14 -05'00'

SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

1. SITE PARCEL: 24-45-16-03 | 20-50 |
2. FUTURE LAND USE: INDUSTRIAL
3. ZONING: ILW
4. SITE ADDRESS: 230 SW WINDSWEPT GLEN, LAKE CITY, FL

1	COVER SHEET
2	NOTES, LEGEND & DETAILS
3	OVERALL SITE PLAN
4	SITE PLAN
5	GRADING PLAN
6	LANDSCAPING PLAN

FROST RV REPAIR CENTER
230 WINDSWEPT GLEN
LAKE CITY, FL 32024
CONTACT: JEAN FROST
jeanfrost0704@yahoo.com

CAROL CHADWICK, P.E.
1208 S.W. FAIRFAX GLEN
LAKE CITY, FL 32025
307.680.1772
ccpewyo@gmail.com

DANIEL & GORE, LLC
PO BOX 1501
LAKE CITY, FL 32056
386.752.9019
sdaniel@dgsurveying.com

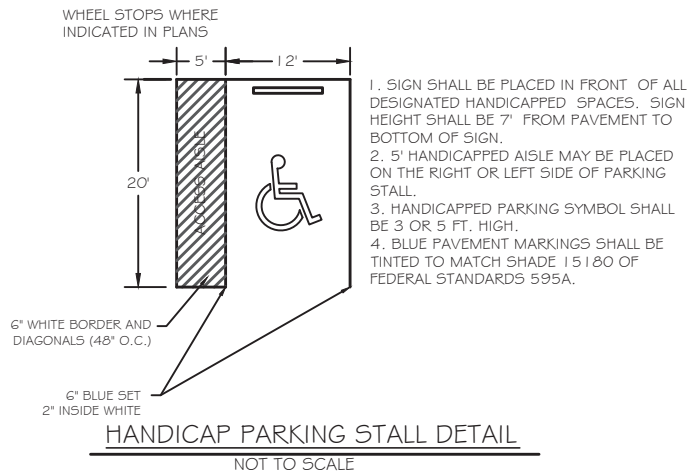
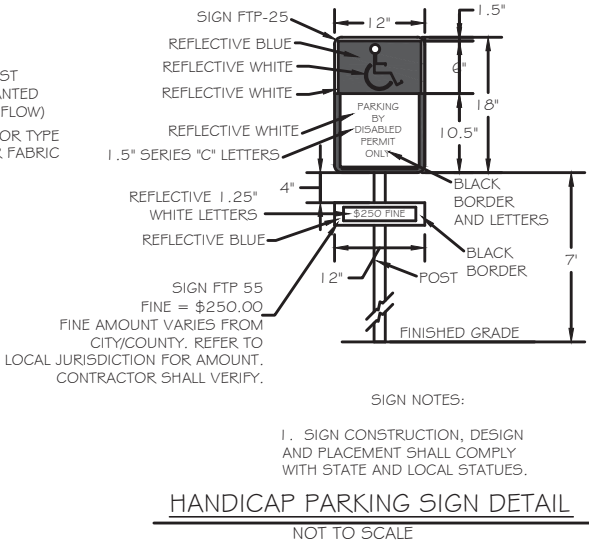
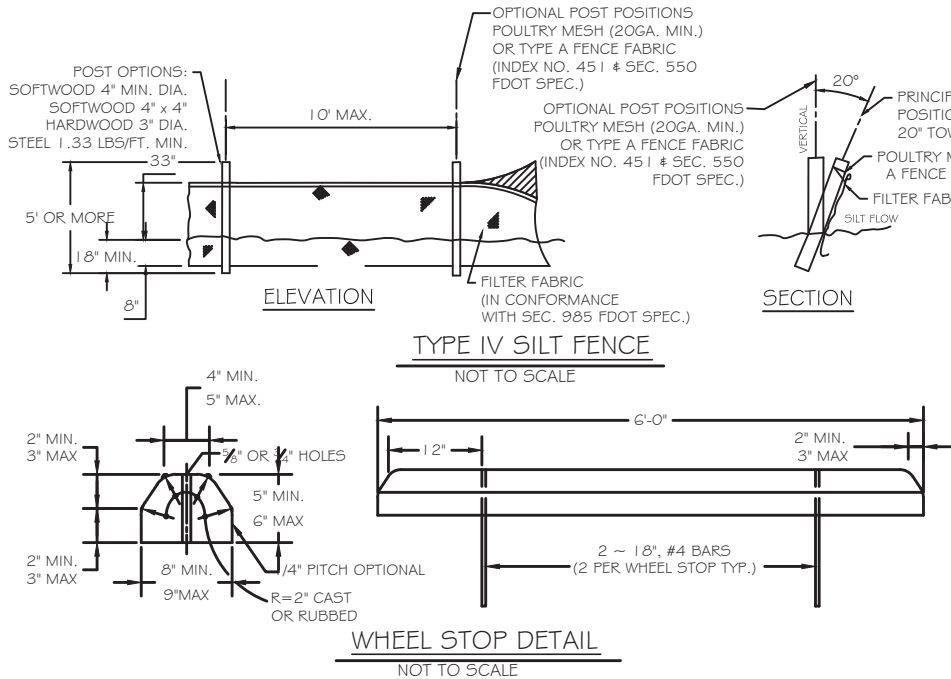
DMC CONSTRUCTION, INC.
184 N MARION AVENUE
LAKE CITY, FL 32024
386.867.5055
stephen@dmcnf.com



Digitally signed
by Carol
Chadwick
DN: c=US,
o=Unaffiliated,
ou=A01410D0000
01711349D4A700
01621F, cn=Carol
Chadwick
Date: 2022.01.12
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ENGINEER OF RECORD: CAROL CHADWICK, P.E.
P.E. NO.: 82560

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ENGINEER'S NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO ENSURE THAT ALL WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. ALL DISTURBED AREAS SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND SHORT-TERM VEGETATION. THE LONG-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 70 POUNDS PER ACRE. THE SHORT-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 20 POUNDS PER ACRE AND SHALL CONSIST OF WINTER RYE FROM SEPTEMBER THROUGH MARCH OR MILLET FROM APRIL THROUGH AUGUST.
3. THE PERMITTEE/CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO MINIMIZE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION TO ADJACENT LANDS AND IN THE RECEIVING WATER.
4. ALL GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF SIX (6) INCHES AS LONG AS THE FLOW OF WATER IS NOT CHANGED.
5. WHERE DITCH MUST BE DEEPER THAN NORMAL TO ACCOMMODATE A PIPE, THE TRANSITION FROM NORMAL DITCH GRADE TO PIPE FLOW LINE SHALL BE A MINIMUM LENGTH OF 100 FEET.
6. THE CONTRACTOR SHALL ADHERE TO THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION UNTIL THE AS-BUILTS ARE COMPLETED.
7. QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY QUALITIES PRIOR TO BID AND CONSTRUCTION.
8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.

UNAUTHORIZED CHANGES AND USES CAUTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL"
2. THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, SUWANNEE RIVER WATER MANAGEMENT DISTRICT, CITY OF LAKE CITY, COLUMBIA COUNTY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.
3. THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
6. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT FROM LEAVING PROJECT LIMITS.
8. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
9. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
10. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
11. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
12. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
13. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
14. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
15. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
16. EXCESS DIRT SHALL BE REMOVED DAILY.
17. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
18. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER.
19. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

LEGEND		
F.S.	-	FINISHED SURFACE
E.S.	-	EXISTING SURFACE
130	-	PROPOSED CONTOUR (2' INTERVALS)
(130)	-	EXISTING CONTOUR (2' INTERVALS)
	-	DAYLIGHT LINE
	-	EXISTING FENCE
	-	PROPERTY LINE
	-	CENTER LINE
SF	-	SILT FENCE
UP	-	EXISTING OVERHEAD UTILITIES
OP	-	EXISTING OVERHEAD ELECTRIC

NOTE: ALL UTILITY PROVIDERS MUST BE CONTACTED PRIOR TO DIGGING IN ACCORDANCE TO CHAPTER 556 "SUNSHINE STATE ONE CALL" CALL 811 48 HOURS PRIOR TO DIGGING



Digitally signed by Carol Chadwick
DN: c=US, o=Unaffiliated, ou=A01410D0000 01711349D4A7000 1621F, cn=Carol Chadwick
Date: 2022.01.12 19:43:32 -05'00'

CAROL CHADWICK
PROFESSIONAL ENGINEER
No. 82580
STATE OF FLORIDA

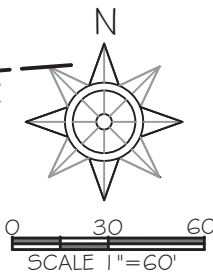
J. CHADWICK
No. 82580
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AMERICAN DREAMS RV CENTER
NOTES, LEGEND & DETAILS

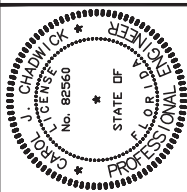
PROJECT NO. FL21198
DATE JAN. 12, 2022
REVISION DATE
SHEET 2 of 6

PREPARED FOR
FROST RV REPAIR CENTER
230 WINDSWEEP GLEN
LAKE CITY, FL 32024
CONTACT: JEAN FROST
jeanfrost0704@yahoo.com

REVISION DESCRIPTION
DATE



A circular professional engineer seal for Carol J. Chadwick. The outer ring contains the text "CAROL J. CHADWICK" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the word "LICENSE" is at the top, "No. 82560" is in the center, and "STATE OF FLORIDA" is at the bottom, also separated by two stars.

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PREPARED FOR
FROST RV REPAIR CENTER
230 WINDSWEEP GLEN
LAKE CITY, FL 32024
CONTACT: JEAN FROST
jeanfrost0704@yahoo.com

AMERICAN DREAMS RV CENTER OVERALL SITE PLAN

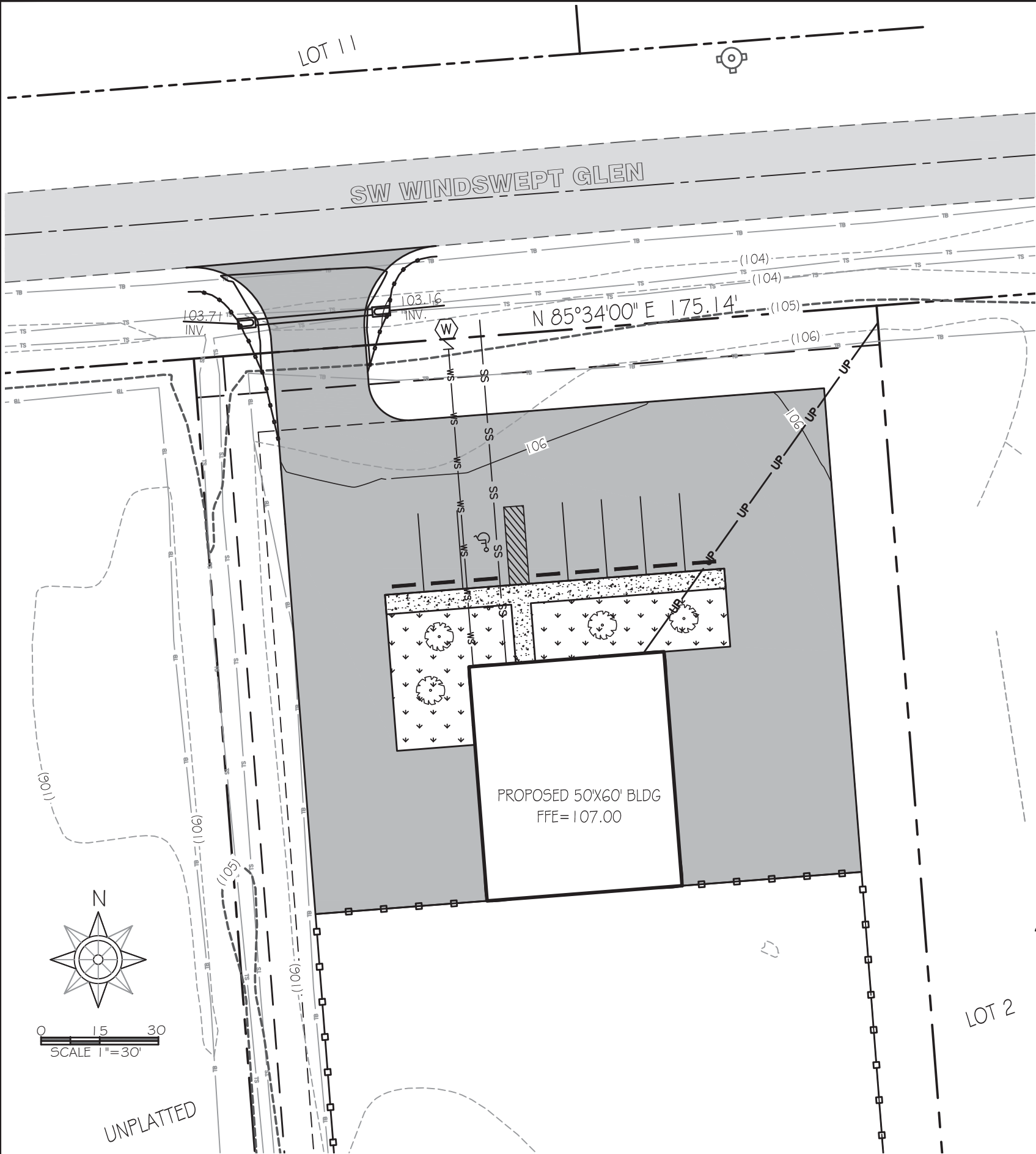
PROJECT NO.	FL21198
DATE	JAN. 12, 2022
REVISION DATE	
SHEET	3 OF 6
	SHEETS



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Carol Chadwick
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01621F, cn=Carol
Chadwick
Date: 2022.01.12
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LANDSCAPE NOTES

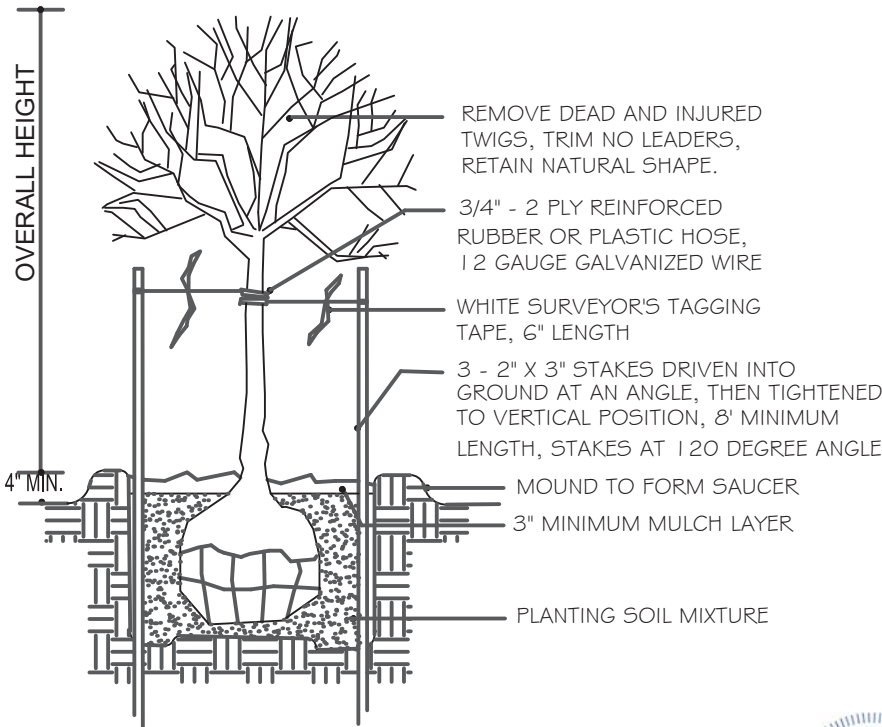
- (a) ALL PLANT MATERIAL TO BE FLORIDA No. 1 QUALITY
- (b) A MINIMUM OF 3" OF MULCH IN ALL PLANT BEDS
- (c) 100% IRRIGATION COVERAGE REQUIRED
- (d) STAKING REQUIRED FOR ALL SINGLE-TRUNK TREES
- (e) A 3' "RING" OF MULCH TO BE MAINTAINED AROUND ALL TREES NOT INCORPORATED IN PLANT BEDS.
- (f) LANDSCAPING REQUIRED AROUND ALL BACKFLOW DEVICES
- (g) UNOBSTRUCTED VISIBILITY REQUIRED WITHIN SITE VISIBILITY TRIANGLE (INDICATE WITH DIAGRAM, FIGURE 33.01)
- (h) PROTECTION REQUIRED FOR EXISTING TREES TO BE SAVED DURING CONSTRUCTION. DIAGRAM OF TREE PROTECTION PLAN REQUIRED
- (i) ALL PLANT BEDS TO BE FREE OF LIME ROCK, CONSTRUCTION DEBRIS, AND ANY IMPERVIOUS MATERIAL. EXCAVATION AND BACKFILLING MAY BE REQUIRED
- (j) THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. LANDSCAPE AREAS MUST BE MAINTAINED TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF TRASH AND DEBRIS

PLANT & FENCE SCHEDULE

SYMBOL	PLANT TYPE	QTY	CALIPER SIZE, IN	HEIGHT, FT.	GALLONS
	CREPE MYRTLE	4	1.75 TO 2.25	6	15

NOTES:

- ALL REQUIRED LANDSCAPING IS TO BE PERPETUALLY MAINTAINED BY THE OWNER, AND ALL REQUIRED PLANTINGS SHALL BE REPLACED IF THEY DO NOT SURVIVE OR UPON NOTIFICATION BY THE COUNTY.
- IN LIEU OF AN IRRIGATION SYSTEM, THE OWNER SHALL MAKE SATISFACTORY ALTERNATE ARRANGEMENTS FOR WATERING OF ALL LANDSCAPED AREAS AS NEEDED FOR THEM TO BECOME ESTABLISHED AND KEPT ALIVE AS NEEDED.



TREE STAKING AND PLANTING DETAIL

NOT TO SCALE



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Carol Chadwick
DN: c=US,
o=Unaffiliated,
ou=A01410D0000
01711349D4A7000
1621F, cn=Carol
Chadwick
Date: 2022.01.12
19:42:07 -05'00'

PREPARED FOR:
FROST RV REPAIR CENTER
230 WINDSWEPT GLEN
LAKE CITY, FL 32024
CONTACT: JEAN FROST
jeanfrost0704@yahoo.com

AMERICAN DREAMS RV CENTER
LANDSCAPING PLAN

PROJECT NO. FL21198
DATE JAN. 12, 2022
REVISION DATE
SHEET 6 of 6

CAROL J. CHADWICK
LICENSE
No. 82580
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

CAROL J. CHADWICK
LICENSE
No. 82580
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

REVISION DESCRIPTION
DATE

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

January 8, 2022

re: American Dreams RV Center Drainage Memo

Per ERP-023-208042 previously permitted by SRWMD, this site can have a maximum of 60% impervious surfaces. As shown on this site plan, the project will have 18.54% impervious surface.

Parcel area: 87,555 s.f.

Proposed impervious surface: 16,230 s.f.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

 Digitally signed by
Carol Chadwick
DN: c=US,
o=Unaffiliated,
ou=A01410D00000
1711349D4A70001
621F, cn=Carol
Chadwick
Date: 2022.01.12
19:41:43 -05'00'

Carol Chadwick, P.E.

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

January 11, 2022

re: American Dreams RV Center Fire Flow Report

ISO: $NFF = (C)(O)[1 + (X + P)] = 1500 * 0.85[1 + (0 + 0)] = 1275 \rightarrow 1500 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area: $C = 1500$

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

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

$C = 18F\sqrt{A} = 18 * 1.5\sqrt{3000} = 1478 \rightarrow 1500$

Where:

F = the coefficient related to the construction type = 0.8

A = the effective building area = 3000 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 12/31/21, the water flow is 2571 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
Carol Chadwick
DN: c=US,
o=Unaffiliated,
ou=A01410D000001
711349D4A70001621
F, cn=Carol Chadwick
Date: 2022.01.12
19:41:24 -05'00'

Carol Chadwick, P.E.

City of Lake City

Water flow report

HYDRANT # & LOCATION: **331 SW Windswept** DATE: **1/11/2022**
TEST BY: **Al/John** Day: **Tuesday** Time: **8:45** Minutes: **3**
WATER SUPPLIED BY: **Municipal**
PURPOSE OF TEST: **request**

DATA

FLOW HYDRANT(S)

SIZE OPENING:

A1
2.5

A2
2.5

A3
2.5

COEFFICIENT:

0.8

PITOT READING:

60

GPM:

1155

0

0

TOTAL FLOW DURING TEST: **1155** GPM

STATIC READING: **108** PSI

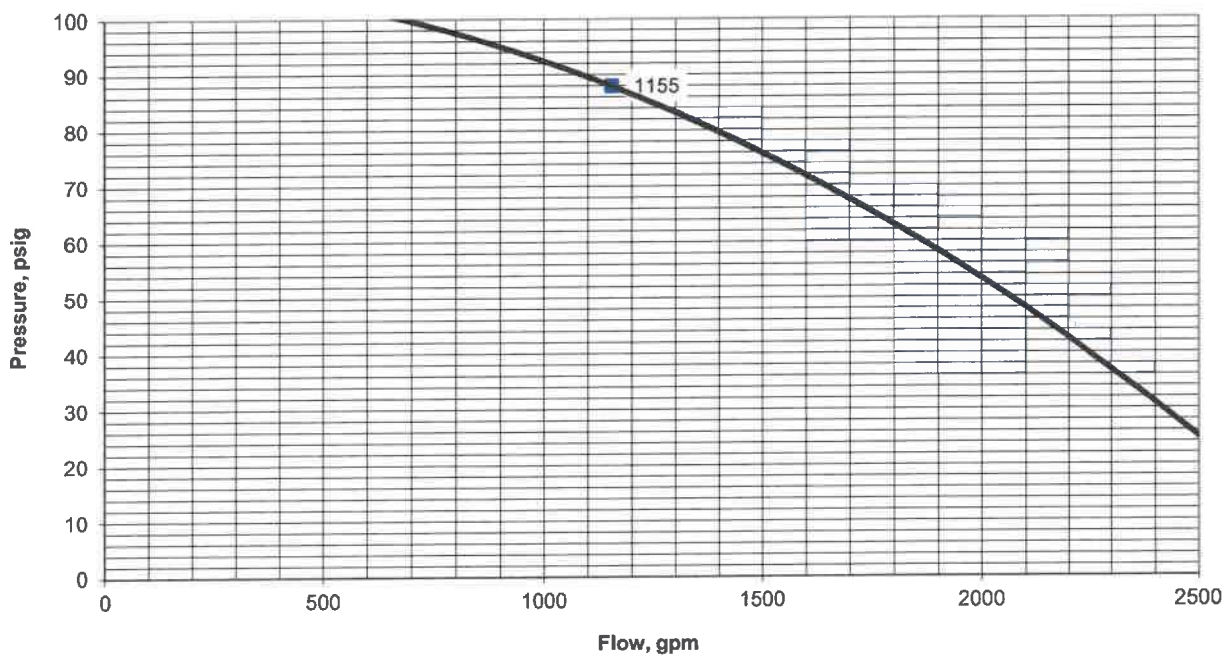
RESIDUAL: **88** PSI

RESULTS: AT 20 PSI RESIDUAL **2571** GPM

AT 0 PSI **2872** GPM

ESTIMATED CONSUMPTION: **3466** GAL.

REMARKS:



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

January 8, 2022

re: American Dreams RV Center Concurrency Impact Analysis

The subject property will be used as an RV repair facility. The proposed building will have 1 bathroom. The proposed site will have minimal to no impact on the existing infrastructure, public utilities or schools.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 942
- Potable Water Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Commercial Generation Study, Palm Beach County, Solid Waste Authority of Palm Beach County, FL, 1995

Summary of analyses:

- Trip generation: 10.85 Peak PM trips & Total ADT 62.40
- Potable Water: 250 gallons per day
- Potable Water: 250 gallons per day
- Solid Waste: 3400 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
Carol Chadwick
DN: c=US,
o=Unaffiliated,
ou=A01410D0000017
11349D4A70001621F,
cn=Carol Chadwick
Date: 2022.01.12
19:41:06 -05'00'

Carol Chadwick, P.E.

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
942	Automobile Care Center	12.48	2.17	5.00	62.40	10.85

*Per service bays

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)
per bathroom	250.00	1	250

* 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)
per bathroom	250.00	1	250

* 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 Day per S.F.	Total Floor Area	Total (Tons Per Year)
Clubhouse	6.61	-	3400

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

January 8, 2022

re: American Dreams RV Center Comprehensive Plan Consistency Analysis

The American Dreams RV Center proposed minor site plan is consistent with Columbia County's Comprehensive Plan.

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

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

Consistency: The subject property is zoned ILW in a designated industrial area.

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

Consistency: The site is located in an industrial park with access to I75. The site will be serviced by the City of Lake City water distribution system. The site will utilize a private septic system.

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

Consistency: The subject property is located in an industrial district.

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

Consistency: The site will be constructed in 2022.

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

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

Consistency: The proposed use of the subject property is consistent other commercial uses in the area.

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

Consistency: No impacts to adjacent land topography or soil conditions will result due to the construction of the site.

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

Consistency: The proposed site is compatible with other uses in the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

 Digitally signed by
Carol Chadwick
DN: c=US,
o=Unaffiliated,
ou=A01410D0000
01711349D4A700
01621F, cn=Carol
Chadwick
Date: 2022.01.12
19:40:46 -05'00'

Carol Chadwick, P.E.

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 1/6/2022

Parcel: << 24-4S-16-03120-501 (43762) >>

Owner & Property Info

Owner	FROST INNOVATIONS LLC 436 SW CHRIS TERR LAKE CITY, FL 32024		
Site	300 SW WINDSWEPT Gln, LAKE CITY		
Description*	WINDSWEPT INDUSTRIAL UNIT 5 LOT 1 WD 1455-2313,		
Area	2.01 AC	S/T/R	24-4S-16
Use Code**	VACANT INDUSTRIAL (4000)	Tax District	2

*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	
There are no 2021 Certified Values for this parcel	Mkt Land	\$100,500
	Ag Land	\$0
	Building	\$0
	XFOB	\$0
	Just	\$100,500
	Class	\$0
	Appraised	\$100,500
	SOH Cap [?]	\$83,726
	Assessed	\$100,500
	Exempt	\$0
	Total Taxable	county:\$16,774 city:\$0 other:\$0 school:\$100,500



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/1/2021	\$120,000	1455/2313	WD	V	Q	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
4000	VAC INDUSTRIAL (MKT)	2.010 AC	1.0000/1.0000 1.0000/ /	\$50,000 /AC	\$100,500

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

Inst: 202112026262 Date: 12/29/2021 Time: 9:40AM
Page 1 of 3 B: 1455 P: 2313, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 840.00

4-10807

Warranty Deed

Trust to LLC

THIS WARRANTY DEED made this 1 day of December, 2021, by Daniel Crapps as Trustee under the provisions of a certain Trust dated the 1st day of November, 1999, known as the Windswept Land Trust, hereinafter called the grantor, to Frost Innovations, LLC, a Florida Limited Liability Company whose address is: 436 S.W. Chris Terr., Lake City, FL 32024 hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

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

Signed, sealed and delivered in our presence:

Lisa Hicks

Witness:

Lisa Hicks

Printed Name:

Jennifer Powers

Witness:

Jennifer Powers

Printed Name:

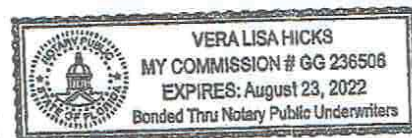
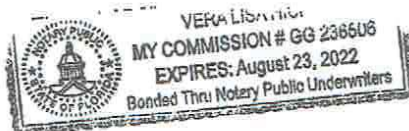
Daniel Crapps
Daniel Crapps as Trustee under the provisions
of a certain Trust dated the 1st day of
November, 1999, known as the Windswept
Land Trust

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of December, 2021 by Daniel Crapps as Trustee under the provisions of a certain Trust dated the 1st day of November, 1999, known as the Windswept Land Trust, who is personally known to me or who has produced _____ as identification.

(Notary Seal)

Vera Lisa Hicks
Notary Public



4-10807

Exhibit "A"

Lot 1, Windswept Industrial Subdivision, Unit 5, according to the map or plat thereof, as recorded in Plat Book 9, Pages 163 and 164, of the Public Records of Columbia County, Florida.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
FROST INNOVATIONS, LLC

Filing Information

Document Number	L16000082183
FEI/EIN Number	45-0542105
Date Filed	04/22/2016
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/03/2017

Principal Address

436 S.W. CHRIS TERR.
LAKE CITY, FL 32024

Mailing Address

436 S.W. CHRIS TERR.
LAKE CITY, FL 32024

Registered Agent Name & Address

FROST, JEAN M
436 S.W. CHRIS TERR.
LAKE CITY, FL 32024

Name Changed: 10/03/2017

Authorized Person(s) Detail

Name & Address

Title MGR

FROST, JEAN M
436 S.W. CHRIS TERR.
LAKE CITY, FL 32024

Title AMBR

FROST, KEITH F
436 S.W. CHRIS TERR.
LAKE CITY, FL 32024

Annual Reports

Report Year	Filed Date
2019	02/18/2019
2020	04/14/2020
2021	02/23/2021

Document Images

02/23/2021 -- ANNUAL REPORT	View image in PDF format
04/14/2020 -- ANNUAL REPORT	View image in PDF format
02/18/2019 -- ANNUAL REPORT	View image in PDF format
02/23/2018 -- ANNUAL REPORT	View image in PDF format
10/03/2017 -- REINSTATEMENT	View image in PDF format
04/22/2016 -- Florida Limited Liability	View image in PDF format

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Carol Chadwick, PE
(Name of Person to Act as my Agent)

for Carol Chadwick, PE
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for site plan
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Jean Frost

Applicant/Owner's Title: Vice - President, Co-Owner

On Behalf of: Frost Innovations, LLC
(Company Name, if applicable)

Telephone: 386-438-8284 Date: 1/7/2022

Applicant/Owner's Signature: Jean Frost

Print Name: Jean Frost

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 7th day of Jan., 20 22, by Jean Frost
whom is personally known by me ☐ OR produced identification ☒.
Type of Identification Produced FL DL

Tiffany Redd
(Notary Signature)

(SEAL)

