
CITY COUNCIL REGULAR SESSION

CITY OF LAKE CITY

December 02, 2024 at 6:00 PM

Venue: City Hall

AGENDA

REVISED

Revised: 12/2/2024: Item #11 supporting documentation added

This meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

Events Prior to Meeting - 5:00 PM - Council Workshop - Council Photo Session

Pledge of Allegiance

Invocation - Mayor Noah Walker

Roll Call

Ladies and Gentlemen; The Lake City Council has opened its public meeting. Since 1968, the City Code has prohibited any person from making personal, impertinent, or slanderous remarks or becoming boisterous while addressing the City Council. Yelling or making audible comments from the audience constitutes boisterous conduct. Such conduct will not be tolerated. There is only one approved manner of addressing the City Council. That is, to be recognized and then speak from the podium.

As a reminder, persons are not to openly carry a handgun or carry a concealed weapon or firearm while the governing body is meeting.

Failure to abide by the rules of decorum will result in removal from the meeting.

Approval of Agenda

Proclamations - None

Public Participation - Persons Wishing to Address Council

Citizens are encouraged to participate in City of Lake City meetings. The City of Lake City encourages civility in public discourse and requests that speakers direct their comments to the Chair. Those attendees wishing to share a document and or comments in writing for inclusion into the public record must email the item to submissions@lcfla.com no later than noon on the day of the meeting. Citizens may also provide input to individual council members via office visits, phone calls, letters and e-mail that will become public record.

Approval of Consent Agenda

1. Minutes - November 18, 2024 Regular Session
2. City Council Resolution No. 2024-137 - A resolution of the City of Lake City, Florida, nominating Ricky Jernigan to serve on the Columbia County Tourism Development Council; making findings of fact in support thereof; directing the City Clerk to communicate such nomination to the Columbia County Board of Commissioners; repealing all prior resolutions in conflict; and providing an effective date.
3. City Council Resolution No. 2024-138 - A resolution of the City of Lake City, Florida, appointing James Carter to serve on the North Central Florida Regional Planning Council; making findings of fact in support thereof; directing the City Clerk to reflect said appointment in such records of the City as are necessary and prudent; directing the City Clerk to communicate such appointment to the North Central Florida Regional Planning Council; repealing all prior resolutions in conflict; and providing an effective date.
4. City Council Resolution No. 2024-139 - A resolution of the City Council of the City of Lake City, Florida, authorizing the renewal of the Third Judicial Circuit Mutual Aid Agreement between the Police Departments located in the Third Judicial Circuit of Florida; making certain findings of fact in support of the City renewing said agreement; recognizing the authority of the Mayor to execute and bind the City to said renewal agreement; recognizing the authority of the Chief of Police to execute and bind the City to said renewal agreement; directing the Mayor to execute and bind the City to said renewal agreement; directing the Chief of Police to execute the City to said renewal agreement; repealing all prior resolutions in conflict; and providing an effective date.

Presentations

5. IEMO Certificate of Completion from the Florida League of Cities to Council Member Chevella Young and Council Member Tammy Harris (Mayor Noah Walker)
6. John Cole - Kids Feeding Kids PowerPoint Presentation

Old Business

Ordinances**Open Quasi - Judicial Hearing**

- [7.](#) City Council Ordinance No. 2024-2294 (final reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 24-03, by Lance Jones as agent for the Law Offices of Travis Koon, the property owner of said acreage, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use Classification from Residential, Moderate Density (allowing up to 4 dwelling units per acre) and/or (Residential Medium, allowing up to eight dwelling units per acre) to Commercial of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. (This property is located at the corner of Baya Avenue and Main Boulevard)

Passed on first reading 11/18/24

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

- A. Brief introduction of ordinance by city staff.**
- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**

I. Instruction on law by attorney.**J. Discussion and action by City Council.****Close Quasi - Judicial Hearing**

Adopt City Council Ordinance No. 2024-2294 on final reading

Open Quasi - Judicial Hearing

- 8.** City Council Ordinance No. 2024-2295 (final reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of ten or less contiguous acres of land, pursuant to an application, Z 24-04, by Lance Jones as agent for the Law Offices of Travis Koon, the property owner of said acreage; providing for rezoning from Residential Single Family-2 (RSF-2) and/or Residential Office (RO) to Commercial General (CG) of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. (This property is located at the corner of Baya Avenue and Main Boulevard)

Passed on first reading 11/18/24

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

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- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**

H. Closing comments by parties.**I. Instruction on law by attorney.****J. Discussion and action by City Council.****Close Quasi - Judicial Hearing**

Adopt City Council Ordinance No. 2024-2295 on final reading

New BusinessOrdinances**Open Quasi - Judicial Hearing**

9. City Council Ordinance No. 2024-2298 (first reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 24-04, by Charles Millar as agent for VYP, LLC, a Florida Limited Liability Company, property owner of said acreage, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use Classification from Commercial County to Commercial City of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. (This property is located next to Advance Auto Parts at the SW corner of Highway 90 and Branford Highway)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff.

B. Presentation of application by applicant.

C. Presentation of evidence by city staff.

D. Presentation of case by third party intervenors, if any.

- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Close Quasi - Judicial Hearing

Adopt City Council Ordinance No. 2024-2298 on first reading

Open Quasi - Judicial Hearing

- [10.](#) City Council Ordinance No. 2024-2299 (first reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of ten or less contiguous acres of land, pursuant to an application, Z 24-05, submitted by Charles Millar as agent for VYP, LLC, a Florida Limited Liability Company, the property owner of said acreage; providing for rezoning from Commercial Intensive County (CI Co) to Commercial Intensive (CI) of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. (This property is located next to Advanced Auto Parts at the SW corner of Highway 90 and Branford Highway)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Clerk should take custody of exhibits.

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- A. Brief introduction of ordinance by city staff.**
- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**

- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Close Quasi - Judicial Hearing

Adopt City Council Ordinance No. 2024-2299 on first reading

Resolutions - None

Other Items

- [11.](#) Discussion and Possible Action: Request for Code Enforcement Lien Forgiveness for Daniel Ochs, buyer, or property at 301 NW Jefferson Street, located in District 12 (sponsored by Mayor Noah Walker)
- [12.](#) Discussion and Possible Action: Request for Code Enforcement Lien Forgiveness for Avery Bass, of property at 714 NW Alma Avenue, located in District 12 (sponsored by Council Member Tammy Harris)
- 13. Discussion and Possible Action: Council to elect Vice-Mayor to serve the remainder of 2024 and for 2025 (Mayor Noah Walker)
- 14. Don Rosenthal, City Manager, Six-Month Evaluation

Departmental Administration

- [15.](#) Four Day Work Week Proposal - PowerPoint Presentation (Human Resources Director BillieJo Bible and City Manager Don Rosenthal)

Comments by Council Members

Council Member Chevella Young

Council Member Ricky Jernigan

Council Member James Carter

Council Member Tammy Harris

Mayor Noah Walker

Adjournment

UPCOMING DATES OF INTEREST

December 7, 2024 at 8:00 AM Farm Share: Free Food Drive at Lake City Police Department

December 8, 2024 at 4:00 PM until 7:00 PM - Christmas Tree Celebration (Lighting of the Christmas Tree) - Olustee Park

December 14, 2024 at 9:00 AM until 4:00 PM - Christmas in Columbia Holiday Market – Darby Pavilion/Wilson Park/Olustee Park

December 14, 2024 at 6:00 p.m. Christmas Parade

YouTube Information

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

Pursuant to 286.0105, Florida Statutes, *the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.*

SPECIAL REQUIREMENTS: *Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in these meetings should contact the **City Manager's Office at (386) 719-5768.***

File Attachments for Item:

1. Minutes - November 18, 2024 Regular Session

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on November 18, 2024 beginning at 6:00 PM, in the City Council Chambers, located at City Hall 205 North Marion Avenue, Lake City, Florida. Members of the public also viewed the meeting on our YouTube Channel.

EVENTS PRIOR TO MEETING – 4:30 PM to 5:30 PM - Reception to recognize outgoing Mayor Stephen Witt and Council Member Jake Hill, Jr. and to welcome new Mayor, Noah Walker, new Council District 12 Member Tammy Harris and Council District 13 Member James Carter.

PLEDGE OF ALLEGIANCE

INVOCATION – Council Member Ricky Jernigan

ROLL CALL

Mayor/Council Member
City Council

Stephen M. Witt
Jake Hill, Jr.
Chevella Young
Ricky Jernigan
James Carter

City Attorney
City Manager
Sergeant-at-Arms
City Clerk

Clay Martin
Don Rosenthal
Chief Gerald Butler
Audrey Sikes

APPRECIATION AWARD AND PROCLAMATION

At this time Mayor Witt read aloud a proclamation for Jake Hill, Jr. and recognized his years of service as council member. Mayor Witt provided Mr. Hill with an appreciation plaque and key to the City.

SWEARING IN CEREMONY

At this time City Clerk Audrey Sikes swore in the following members to their respective roles: Noah Walker, Mayor; Tammy Harris, Council Member District 12; James Carter, Council Member District 13.

APPRECIATION AWARD AND PROCLAMATION

At this time Mayor Walker read aloud a proclamation for Stephen Witt and recognized his years of service as Mayor and council member. Mayor Walker provided Mayor Witt with an appreciation plaque and a key to the City. Mayor Witt officially passed the gavel to Mayor Walker.

Mayor Walker read the following into the record from a prepared statement:

Good evening, everyone, it is with great honor and humility that I stand before you tonight as your Mayor of Lake City. This moment marks not just the beginning of my term but the continuation of our

collective commitment to serve our citizens, support our community, and shape the future of this great city together.

I take this responsibility seriously and am committed to working within the boundaries of our city charter, alongside and through our City Manager, Mr. Don Rosenthal, to ensure that we achieve remarkable milestones for Lake City. To my fellow council members, I am excited to be among you, and I also encourage you to embrace this collaborative spirit as we express our vision and allow it to flow through administration to departments and employees so that we may all work together as one unified team.

Our strength as a city lies in our unity. Each of us, elected officials, staff members, and citizens has a role to play in identifying and addressing the needs of our community. I encourage and welcome public participation, because I firmly believe that all of us working together are better than any one of us alone.

As we embark on this journey, I want to make clear my commitment to dignity, professionalism and decorum in our council meetings. To ensure efficient and respectful proceedings, I ask that all communication to and from the dais be addressed through me, as Chair. This practice will help maintain order, transparency, and the highest standards of conduct as we conduct the public's business.

My focus remains steadfast on serving the interests of the citizens of Lake City, and I am committed to ensuring that every decision we make is in their best interest. Together, we have the opportunity to do great things. Let's seize this moment to move forward as one community, united in purpose, and committed to quality of life. I am excited about the work ahead and the future we will build together. Thank you for your trust, your support, and your dedication to Lake City.

After Mayor Walker read his statement, a short break was taken from 6:21 – 6:31 PM.

APPROVAL OF AGENDA

Mr. Jernigan made a motion to approve the agenda as presented. Mr. Carter seconded the motion and the motion carried unanimously on a voice vote.

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Glenel Bowden

APPROVAL OF CONSENT AGENDA

1. Minutes - November 4, 2024 Regular Session
2. City Council Resolution No. 2024-128 - A resolution of the City of Lake City, Florida, approving that certain amended and restated contract for Collection & Disposal Services for Solid Waste & Recycling between the City and Waste Pro of Florida, Inc., a Florida Corporation; making certain findings of fact in support of the City approving said amended and restated contract; recognizing the authority of the Mayor to execute and

bind the City to said amended and restated contract; directing the Mayor to execute and bind the City to said amended and restated contract; repealing all prior resolutions in conflict; and providing an effective date.

3. City Council Resolution No. 2024-130 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and NUE Urban Concepts, LLC, a Florida Limited Liability Company, for Mobility Fee Consulting Services; making certain findings of fact in support of the City approving said agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.
4. City Council Resolution No. 2024-133 - A resolution of the City of Lake City, Florida, approving that certain amendment to the Public Transportation Grant Agreement between the City and State of Florida Department of Transportation for additional funds in the amount of \$430,833.00 for the design and construction of a hangar building at Lake City Gateway Airport; finding the City is eligible for and requested a Rural Economic Development Initiative Waiver pursuant to Florida Statute 288.0656; making certain findings of fact in support of the City approving said amended agreement; recognizing the authority of the Mayor to execute and bind the City to said amended agreement; directing the Mayor to execute and bind the City to said amended agreement; repealing all prior resolutions in conflict; and providing an effective date.
5. City Council Resolution No. 2024-134 - A resolution of the City of Lake City, Florida, approving that certain Public Transportation Grant Agreement between the City and the Florida Department of Transportation relating to Project No. 411574-8-94-01; providing for the design and construction of the North Hangar Development Taxiway at the Lake City Gateway Airport; finding the City is eligible for and has requested a Rural Economic Development Initiative Waiver pursuant to Florida Statute 288.0656; making certain findings of fact in support of the City approving said agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor, as appropriate, to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.
6. City Council Resolution No. 2024-135 - A resolution of the City of Lake City, Florida, accepting the donation of a vehicle from the State's Attorney's Office of the Third Judicial Circuit for use by the Lake City Police Department; making certain findings of fact in support of the City accepting said donation; recognizing the authority of the Mayor to execute such documents as are necessary to transfer ownership of said vehicle to the City of Lake City for use by the Lake City Police Department; directing the Mayor to execute such documents as are necessary to transfer ownership of said vehicle to the City of Lake City for the use by the Lake City Police Department; repealing all prior resolutions in conflict; and providing an effective date.

Mr. Carter made a motion to approve the consent agenda as presented. Ms. Young seconded the motion and the motion carried unanimously on a voice vote.

PRESENTATIONS – None

OLD BUSINESS – None

NEW BUSINESS

Ordinances

Open Quasi – Judicial Proceeding

At this time Attorney Clay Martin read from a prepared script.

Preliminary Matters (Attorney Clay Martin):

The City Attorney shall read the ordinance by title.

7. City Council Ordinance No. 2024-2294 (first reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 23-03, by Lance Jones as agent for the Law Offices of Travis Koon, the property owner of said acreage, under the Amendment Procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use Classification from Residential, Moderate Density (allowing up to 4 dwelling units per acre) and/or (Residential Medium, allowing up to eight dwelling units per acre) to Commercial of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. (This property is located at the corner of Baya Avenue and Main Boulevard)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Note: This disclosure applies to this ordinance and the next.

Ms. Young	No
Mr. Carter	No
Mr. Jernigan	No
Ms. Harris	No
Mayor Walker	No

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Mr. Martin swore in Bryan Thomas of the Growth Management Department and Lance Jones as the representative of the applicant.

Clerk should take custody of exhibits.

Growth Management entered the report attached as Exhibit A.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Bryan Thomas provided a PowerPoint presentation.

B. Presentation of application by applicant. Mr. Jones entered the application into the record.

C. Presentation of evidence by city staff. Bryan Thomas and Executive Director of Utilities, Steve Brown.

D. Presentation of case by third party intervenors, if any. N/A

E. Public comments. None

F. Cross examination of parties by party participants. N/A

G. Questions of parties by City Council. N/A

H. Closing comments by parties. N/A

I. Instruction on law by attorney.

J. Discussion and action by City Council. N/A

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2294 on first reading. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Ms. Harris	Aye
Mayor Walker	Aye

8. City Council Ordinance No. 2024-2295 (first reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of ten or less contiguous acres of land, pursuant to an application, Z 24-04, by Lance Jones as agent for the Law Offices of Travis Koon, the property owner of said acreage; providing for rezoning from Residential Single Family-2 (RSF-2) and/or Residential Office (RO) to Commercial General (CG) of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and

providing an effective date. (This property is located at the corner of Baya Avenue and Main Boulevard)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Members answered this question with the previous ordinance.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Bryan Thomas and Lance Jones were still sworn in from the previous ordinance.

Clerk should take custody of exhibits.

Staff's Exhibit A applies to this ordinance.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Bryan Thomas

B. Presentation of application by applicant.

C. Presentation of evidence by city staff.

D. Presentation of case by third party intervenors, if any.

E. Public comments. None

F. Cross examination of parties by party participants. N/A

G. Questions of parties by City Council. N/A

H. Closing comments by parties. N/A

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2295 on first reading. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Ms. Harris	Aye
Mayor Walker	Aye

At this time, City Clerk, Audrey Sikes, announced the results from the November 5, 2024 election relating to the referendum question on the ballot:

The results of the November 5, 2024 election as submitted by the Columbia County Supervisor of Elections Office, are as follows: City of Lake City Referendum Question Relating to Mayoral and City Council Compensation: Yes for Approval 1,814 votes; No for Rejection 2,100 votes.

Resolutions

- City Council Resolution No. 2024-136 - A resolution of the City Council of the City of Lake City, Florida, accepting the November 5, 2024 election results from the referendum established by Ordinance No. 2024-2288 concerning City Council salaries; making certain findings of fact in support thereof; recognizing referendum question was not adopted; directing the City Clerk to reflect said election results in the records of the City as is necessary and prudent; making certain findings of fact in support of the City Clerk reflecting such election results in the records of the City; repealing all prior resolutions in conflict; and providing an effective date. **Mr. Jernigan made a motion to approve City Council Resolution No. 2024-136. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Jernigan	Aye
Ms. Young	Aye
Mr. Carter	Aye
Ms. Harris	Aye
Mayor Walker	Aye

Other Items

- Discussion and Possible Action - appointment to Columbia County Tourist Development Council and appointment to North Central Florida Regional Planning Council

Mr. Jernigan reported he would like to continue to serve on the Tourist Development Council, members concurred.

Mr. Carter volunteered to serve on the North Central Florida Regional Planning Council, members concurred.

DEPARTMENTAL ADMINISTRATION – None

COMMENTS BY COUNCIL MEMBERS

Council Member Chevella Young – Ms. Young welcomed new members and stated she was looking forward to working with everyone.

Council Member Ricky Jernigan – Mr. Jernigan welcomed new members and spoke on the importance of growing the City with new business. He commended Community Programs Director Terri Phillips on the Downtown BBQ Showdown.

Council Member James Carter – Mr. Carter welcomed new members and thanked the following staff for their contributions to the Downtown BBQ Showdown: Public Works Department – Steve Brown; Luther Milton; Mike Grisson; Jim Furman; K’Hiry Sirmans; Gerald Minter; Quincy Jones; Scott Ruise Jr.; Scott Ruise Sr.; Allen Smedley; Shelby Waldron; Jaquez Reddic; Timmy Harrell; Kim Moore. Distribution & Collections – Brian Scott; Austin Mayo; Mark Witt; Austin Polbos; Hayden Johnson; Chris Lund. Mr. Carter also thanked Tina Roberts for the flower arrangements she provided.

Council Member Tammy Harris – Ms. Harris thanked the voters, City Clerk Audrey Sikes, and City Manager Don Rosenthal for their assistance. She also thanked members for the support of the Richardson Community Cheerleaders, spoke to the homeless issue the City is facing, and inquired about the railroad crossing repair. Ms. Harris commended Executive Director of Utilities, Steve Brown on keeping the City clean.

Mayor Noah Walker – Mayor Walker commended Community Programs Director, Terri Phillips on a successful Downtown BBQ Showdown, as well as Public Works on hurricane storm cleanup, and the Lake City Police Department. Mayor Walker also announced there would be a free Farm Share Event on December 7, 2024, and reminded members there would be a council photo session on December 2, 2024 at 5:00 PM.

ADJOURNMENT

Mr. Jernigan made a motion to adjourn at 7:16 PM. Ms. Young seconded the motion.

Noah E. Walker, Mayor/Council Member

Audrey Sikes, City Clerk

Exhibit "A"
Provided by: Bryan
Thomas on
11-19-2024 For
items # 7 + 8

ADOPTION AND LEGAL AD SCHEDULE CPA 24-03 AND Z 24-04

- **FIRST READING ON NOVEMBER 18TH.**
- **LEGAL AD SENT TO LAKE CITY REPORT ON NOVEMBER 18TH TO BE PUBLISHED ON NOVEMBER 21ST.**
- **SECOND READING ON DECEMBER 2ND.**



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: 08/20/2024

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

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

Project Number: CPA24-03 and Z24-04

Project Name: The Commons at Baker Heights CPA and Rezoning

Project Address: TBD

Project Parcel Number: 13898-000, 13905-000, 13906-000, and 14072-000

Owner Name: The Law Offices of Travis Koon, PLLC

Owner Address: 284 SW Baya Dr Suite 101, Lake City, FL 32025

Owner Contact Information: Telephone Number: 386-597-0000 Email: jkoon@koonlegal.com

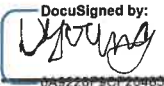
Owner Agent Name: Lance Jones, PE

Owner Agent Address: 855 SW Baya Drive, Lake City, FL 32025


Owner Agent Contact Information: Telephone: 386-965-9000 Email: ljones@jonesengineer
ing.net

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

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

Building Department: Reviewed by:  **Date:** 8/29/2024

No comments at this time

Planning and Zoning: Reviewed by:  **Date:** 9/24/2024

Parcel 13905-000 is zoned RO and is a zoning island. Parcel 13906 has two zonings, RSF-2 and CG. Parcel 14072-001 is zoned RSF-2 and is contiguous to RSF-2 and CG zoning districts. Parcel 13898-000 is zoned CG and has a FLU of Residential Moderate which is not compatible with the current zoning. This rezoning and Comp Plan amendment will fix the zoning issues on the parcels and be more consistent with the area.

Business License: Reviewed by:  **Date:** 8/28/2024

No issues

Code Enforcement: Reviewed by:  **Date:** 8/28/2024

No liens, codes or violations on the properties

Permitting: Reviewed by:  **Date:** 9/9/2024

none at this time

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

Water Department: Reviewed by: Signed by: Mike Osborn DocuSign Envelope ID: 4F2D84E3-E9F5-4945 **Date:** 8/28/2024

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cathy Pringle DocuSign Envelope ID: 4F2D84E3-E9F5-4945 **Date:** 8/28/2024

none

Gas Department: Reviewed by: Signed by: Steve Brown DocuSign Envelope ID: 4F2D84E3-E9F5-4945 **Date:** 8/28/2024

The city has gas utility in the area that will need to be discussed.

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott DocuSign Envelope ID: 4F2D84E3-E9F5-4945 **Date:** 9/3/2024

the city has water/sewer in the area needs discussed

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham DocuSign Envelope ID: 4F2D84E3-E9F5-4945 **Date:** 8/30/2024

A tap application and utility plans will need to be submitted in order to apply for water, sewer and/or natural gas services. This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service and receipt of your payment for all applicable fees.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: Signed by: Steve Brown 8857D0CE8F2F485... **Date:** 8/28/2024

I would like to discuss further.

Fire Department: Reviewed by: DocuSigned by: Joshua Williams 8F00706848A5A5E... **Date:** 9/9/2024

I have no comments

Police Department: Reviewed by: Signed by: Sue Tuell 81177181E2A... **Date:** 9/13/2024

No comments at this time

NOTE: 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.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by: DocuSigned by: Garnit Spencer 80C3000785420 **Date:** 9/3/2024

The site may require an ERP Individual Permit depending on the size of the future development.

School Board: Reviewed by: DocuSigned by: Leslie Hutcher 000000F1F100C420 **Date:** 8/29/2024

No comments at this time.

County: Reviewed by: DocuSigned by: Chad Williams 1E417503EAD1418 **Date:** 8/30/2024

No issues were identified by this office at this time. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer's professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations.

NOTE: 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.

AKE CITY GROWTH MANAGEMENT

STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Commons at Baker Heights Comp Plan Amendment CPA 24-03 and Rezoning Z 24-04
Applicant	Lance Jones as agent
Owner	The Law Offices of Travis Koon, PLLC
Requested Action	Comp Plan Amendment and Rezoning petition for parcels 13898-000, 13905-000, 13906-000, and 14072-001. Proposed FLU change from Residential Medium and Residential Moderate to Commercial. Proposed zoning change from Residential Single-Family 2 and Residential Office to Commercial General.
Hearing Date	10-08-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 3.059 Acres
Location	SW corner of Baya Ave and Hwy 441
Parcel Number	13898-000, 13905-000, 13906-000, and 14072-001
Future Land Use	Residential Medium, Residential Moderate, and Commercial
Proposed Future Land Use	Commercial
Current Zoning District	Residential Single-Family 2 and Residential Office
Proposed Zoning	Commercial
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial	CG	Retail	
E	Commercial	CG	Retail	
S	Commercial	CG	Office	
W	Residential Moderate	RSF-2	Residential	

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned for a comp plan amendment and rezoning for the above parcels. The property currently is within the Residential Single-Family 2, Residential Office, and Commercial General zoning districts and is contiguous to a Commercial zoning district.

133,250



Staff Presentation of CPA 24-03 & Z 24-04

COMMONS AT BAKER HEIGHTS COMP PLAN AMENDMENT AND
REZONING

Introduction

- Petition to change the Future Land Use from Residential Moderate and Residential Medium to Commercial
- Companion petition Z24-04 is changing the zoning from Residential Single Family 2 and Residential Office to Commercial General
- Petition CPA 24-03 and Z 24-04 are for parcels 14072-001, 13906-000, and 13905-000.

Staff Review Continued

Document Number: 4720412-KCP3-489-A311-88020870467

Public Safety – Public Works, Fire Department, Police Department

Public Works Reviewed by: _____ Date: 8/18/2024
 I would like to discuss further.

Fire Department Reviewed by: _____ Date: 8/17/2024
 I have no comments.

Police Department Reviewed by: _____ Date: 8/17/2024
 No comments at this time.

NOTE: 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.

Document Number: 4720412-KCP3-489-A311-88020870467

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

Water Department Reviewed by: _____ Date: 8/12/2024
 No comments at this time.

Sewer Department Reviewed by: _____ Date: 8/12/2024

Gas Department Reviewed by: _____ Date: 8/12/2024
 The city has gas utility in the area that will need to be discussed.

Water Distribution/Collections Reviewed by: _____ Date: 8/12/2024
 The city has water/sewer in the area needs discussed.

Customer Service Reviewed by: _____ Date: 8/12/2024
 A site application and utility plans will need to be submitted to the city to represent the City of Lake City's commitment for approval of your application for service and receipt of your payment for all work to be done.

Page 3 of 5

Staff Review Continued

Design Review ID: 202412-EPF-468-A311-882829142

State and County, FDOT, Sevier River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ Date: _____

Sevier River Water Management: Reviewed by: _____ Date: 9/17/2024

FOR THE COUNTY AND/OR AN INDIVIDUAL PARTICIPATING ON THE SIDE OF THE PROJECT AND/OR LOCAL.

School Board: Reviewed by: _____ Date: 9/29/2024

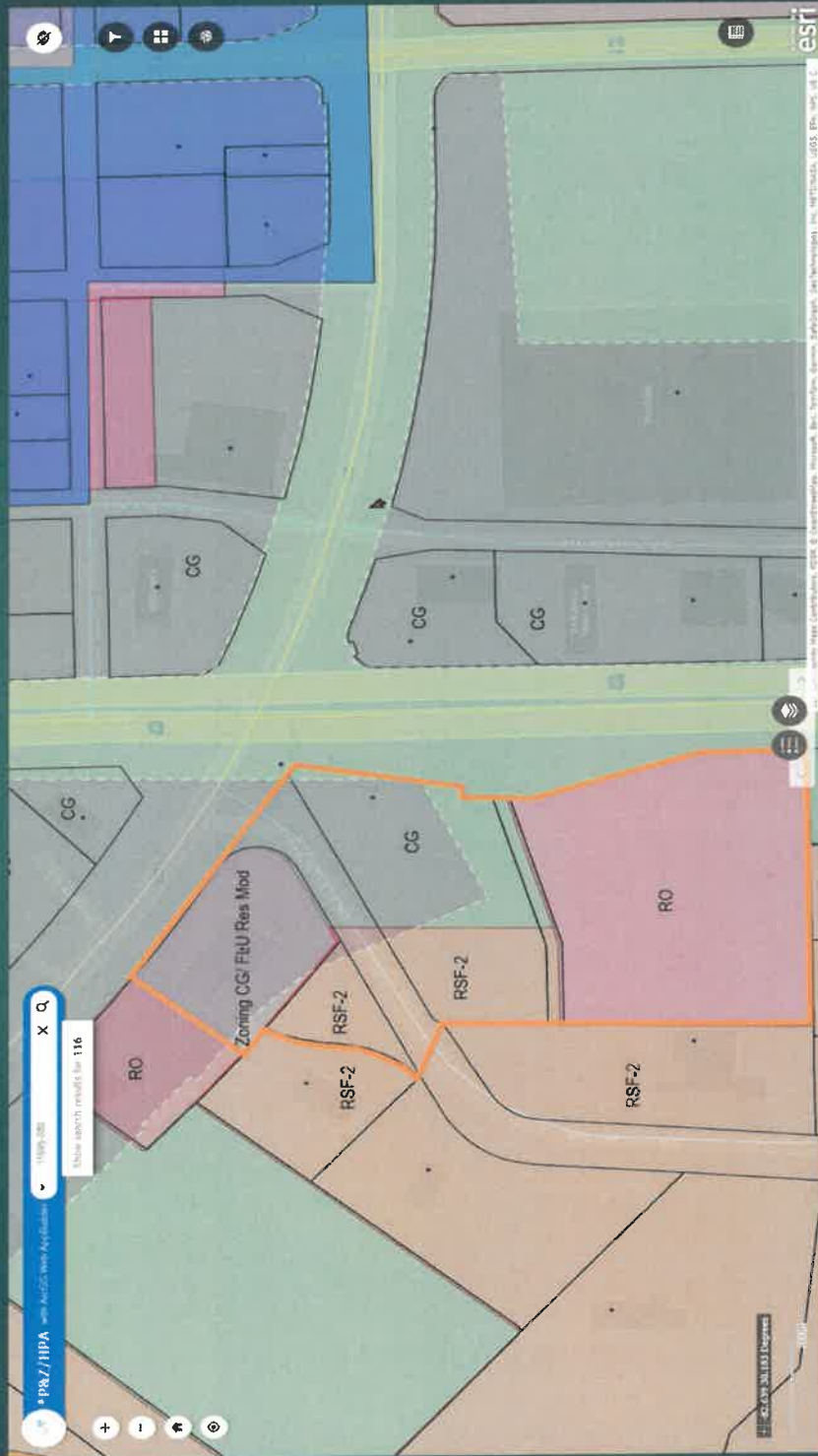
NO COMMENTS AT THIS TIME.

County: Reviewed by: _____ Date: 6/20/2024

NO ISSUES WERE IDENTIFIED BY THIS OFFICE AT THIS TIME. THIS COMMENT IS FOR THE COUNTY ENGINEER TO USE ONLY ON THE INFORMATION PROVIDED IN THE DESIGN REVIEW COMMENTS. THIS COMMENT IS NOT A PROFESSIONAL OPINION WITH RESPECT TO THE PROJECT AND DOES NOT CONSTITUTE AN APPROVAL. IF ANY, SHALL BE AS PROVIDED BY COUNTY LOCAL REGULATIONS.

NOTE: 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.

Zoning Map



Project Summary

Project Name: Commons at Baker Heights Rezoning and Comp Plan Amendment

Project Number: CPA 24-03 and Z 24-04

Parcel Number: 13898-000, 13905-000, 13906-000, and 14072-000

Project Notes

- Project type: Comp Plan Amendment and Rezoning
- Future land use is: Residential Medium, Residential Moderate, and Commercial
- Proposed future land use is: Commercial
- Zoning designation is: Residential Office, Residential Single Family-2, and Commercial General
- Proposed zoning is: Commercial General
- Proposed use of the property: Currently Office Space. Land is conducive for use: Yes, per section 4.12.2
- See staff review for notes from directors and city staff for their comments.

Project Summary

Petition CPA 24-03 and Z 24-04 is for a comp plan amendment and rezoning and has been reviewed by city staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. City Staff has determined that the property is contiguous to a Commercial General zoning district. At this time the City has no concerns.



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

FOR PLANNING USE ONLY
 Application # CPA24-03
 Application Fee \$ 750.00
 Receipt No. 2024-00076865
 Filing Date 8/12/24
 Completeness Date _____

COMPREHENSIVE PLAN AMENDMENT

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

A. PROJECT INFORMATION

1. Project Name: The Commons at Baker Heights
2. Address of Subject Property: 284 SW Baya Dr, Lake City, FL 32025
3. Parcel ID Number(s): 00-00-00-13898-000 (42438), Parcel 00-00-00-13905-000 (42445), Parcel 00-00-00-13906-000 (42446), Parcel 00-00-00-14072-001 (42616)
4. Existing Future Land Use Map Designation: See attached application for specific FLUM designations for each property
5. Proposed Future Land Use Map Designation: Commercial
6. Zoning Designation: See attached application for specific zoning designations for each property
7. Acreage: 3.059
8. Existing Use of Property: Office space and vacant
9. Proposed use of Property: Commercial use, potential uses are office space or service station

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Lance Jones Title: Agent
 Company name (if applicable): Jones Engineering & Consulting, LLC
 Mailing Address: 855 SW Baya Drive
 City: Lake City State: FL Zip: 32025
 Telephone: (386) 9659000 Fax: () Email: ljones@jonesengineering.net

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): THE LAW OFFICE OF TRAVIS KOON PLLC
 Mailing Address: 284 SW Baya Dr Ste 101
 City: Lake City State: FL Zip: 32025
 Telephone: (386) 597-0000 Fax: () Email: jkoon@koonlegal.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? No
 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. _____
 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. _____

CI. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

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

NOTICE TO APPLICANT

All ten (10) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

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

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Lance Jones

Applicant/Agent Name (Type or Print)

Lance Jones

Digitally signed by Lance
Jones
Date: 2024.08.10
00:10:38 -04'00'

8/8/24

Applicant/Agent Signature

Date

ATTACHMENT 1.
SURVEY OF PROPERTY

ATTACHMENT 2.
AERIAL PHOTOS-COLUMBIA COUNTY PROPERTY
APPRAISER ONLINE



Columbia County Property Appraiser

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

PARCEL: 00-00-00-13898-000 (42438) | OFFICE BLD 1STY (1700) | 0.525 AC
 S DIV LOTS 1 & 2 BLOCK 2 BAKER HEIGHTS S/D. 446-340, 761-2136 THRU 2149, DC 947-2262, 982-1354,1357, WD 1006-1309, WD 1230-1579, WD 1271-164,

THE LAW OFFICE OF TRAVIS KOON PLLC

Owner: 284 SW BAYA DR STE 101
 LAKE CITY, FL 32025-5207
 Site: 284 SW BAYA DR, LAKE CITY

Sales 3/13/2014 \$155,000 I(Q)
 2/20/2012 \$100 I(U)
 Info 2/6/2004 \$250,000 I(Q)

2024 Working Values

Mkt Lnd	\$72,072	Appraised	\$284,381
Ag Lnd	\$0	Assessed	\$284,381
Bldg	\$210,584	Exempt	\$0
XFOB	\$1,725	county:	\$284,381
Just	\$284,381	Total	city:\$284,381
		Taxable	other:\$0
			school:\$284,381

NOTES:

Columbia County, FL



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Columbia County Property Appraiser

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

PARCEL: 00-00-00-13905-000 (42445) | VACANT COMMERCIAL (1000) | 1.388 AC

S DIV: COMM NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW 113.58 FT, S 112.96 FT FOR POB, RUN E 88.62 FT, NE 162.14 FT TO W/R/W LINE OF US-41, SA

THE LAW OFFICE OF TRAVIS KOON P.L.L.C.

2024 Working Values

Owner:
284 SW BAYA DR
#101
LAKE CITY, FL 32025

Mkt Lnd	\$103,825	Appraised	\$103,825
Ag Lnd	\$0	Assessed	\$103,825
Bldg	\$0	Exempt	\$0
XFOB	\$0	county:	\$103,825
Just	\$103,825	Total	city:\$103,825
		Taxable	other:\$0
			school:\$103,825

Site:			
Sales	5/18/2023	\$265,000	V (Q)
	3/14/2023	\$100	V (U)
Info	7/11/2011	\$208,900	I (Q)

NOTES:

Columbia County, FL



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Columbia County Property Appraiser

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

PARCEL: 00-00-00-13906-000 (42446) | VACANT COMMERCIAL (1000) | 0.966 AC
 S DIV: LOTS 1 & 2 BLOCK 3 BAKER HEIGHTS S/D & BEG NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW
 113.58 FT, S 102.96 FT, E 87.61 FT, NE 163.06 FT.

THE LAW OFFICE OF TRAVIS KOON P.L.L.C.
 Owner: 284 SW BAYA DR
 #101
 LAKE CITY, FL 32025
 Site: 246 SW BAYA DR, LAKE CITY
 Sales: 5/18/2023 \$285,000 V (Q)
 7/11/2011 \$208,900 I (Q)
 Info: 12/1/1986 \$146,000 I (U)

2024 Working Values			
Mkt Lnd	\$101,037	Appraised	\$101,037
Ag Lnd	\$0	Assessed	\$101,037
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$101,037	county:	\$101,037
		Total	city:\$101,037
		Taxable	other:\$0
			school:\$101,037

NOTES:

Columbia County, FL



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GrizzlyLogic.com



Columbia County Property Appraiser

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

PARCEL: 00-00-00-14072-001 (42616) | VACANT (0000) | 0.18 AC
 S DIV: LOT 2 BLOCK 10 LAKE VILLAS ADDITION #3, EX 0.46 AC AS DESC IN ORB 1139-2248, 739-927, 741-1059, WD 1023-2359, WD 1217-2042, WD 1490-2553

THE LAW OFFICE OF TRAVIS KOON P.L.L.C.
 Owner: 284 SW BAYA DR
 #101
 LAKE CITY, FL 32025

2024 Working Values	
Mkt Lnd	\$9,250 Appraised \$9,250
Ag Lnd	\$0 Assessed \$9,250
Bldg	\$0 Exempt \$0
XFOB	\$0
Just	\$9,250
	county:\$9,250
	Total city:\$9,250
	Taxable other:\$0
	school:\$9,250

Site:
 Sales 5/18/2023 \$265,000 V (Q)
 Info 7/11/2011 \$208,900 I (Q)

NOTES:

Columbia County, FL



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GrizzlyLogic.com

ATTACHMENT 3.
CONCURRENCY IMPACT ANALYSIS



August 8, 2024

Subject: SW Main Blvd and SW Baya Dr CPA and Zoning Amendment Concurrency Impact Analysis

The subject application consists of four properties with a total area of +/- 3.059 acres. It is speculative to perform a concurrency impact analysis as no plans for development exist currently. As such, a service station use has been used for the concurrency impact analysis as it would be a worst-case scenario for allowed uses under a Commercial General zoning designation. Future analysis will be required for a site development plan application to ensure facilities have capacity when development occurs.

Criteria for analyses (Concurrency impact analysis performed for addition of 5000 square feet of office/retail space):

- Trip generation was calculated per the ITE Trip Generation, 9th Edition, ITE Code 944 for Service Station as this is the most conservative analysis. Existing AADT provided by the FDOT Traffic Online website and analysis of roadway capacity performed using the FDOT Multimodal Quality/Level of Service Handbook.
- Potable water analysis for **Service Stations per water closet (b) Open more than 16 hours per day** per 64E-6.008 Florida Administrative Code, Table 1.
- Sanitary sewer analysis for **Service Stations per water closet (b) Open more than 16 hours per day** per 64E-6.008 Florida Administrative Code, Table 1.
- Solid waste analysis based on standard of 5.5 lbs per 1000 square feet of gross floor area per day. Assumed building area of 5000 square feet based on similar sizes of newly constructed Circle K's in the city.

Summary of analyses:

- Trip generation report: 1348 Total ADT and 111 Peak PM Trips
- Potable water: 650 gpd
- Sanitary sewer: 650 gpd
- Solid Waste: 28 lbs/day

Please see attached concurrency worksheets for analyses.

Please contact me if you have any questions.

Best Regards,

A handwritten signature in black ink, appearing to read "Lance Jones", written over a white background.

Lance Jones, P.E.

"Keeping It Civil"

**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
944	Service Station	168.56	13.87	8.00	1348.48	110.96

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)
Service Station (b)	325.00	2.00	650.00

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

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Service Station (b)	325.00	2.00	650.00

* 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 1000 SF Gross Floor Area Per Day*	Estimated Gross Floor Area	Total (Lbs Per Day)
Service Station (b)	5.50	5000.00	27.50

*5.5 pounds of solid waste per 1,000 square foot gross floor area per day

ATTACHMENT 4.
COMPREHENSIVE PLAN CONSISTENCY ANALYSIS



August 8, 2024

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

SUBJECT: Rezoning and Comp Plan Amendment Application for Parcels 00-00-00-13898-000 (42438), 00-00-00-13905-000 (42445), 00-00-00-13906-000 (42446), and 00-00-00-14072-001 (42616) to Commercial General in Lake City, Florida.

Dear Mr. Angelo:

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

4. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, include the proposed text amendment in strike-thru and underline format.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

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

- **Objective I.1 The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.**
- **Policy I.1.1 The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.**

Consistency: The property is located on SW Main Blvd and SW Baya Drive with utilities available to support the proposed use.

- **Policy I.1.2 The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:**

Consistency: Floor area ratio(s) shall be maintained per the land development regulations.

- **Policy I.1.3 The City shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).**

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

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

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

- **Objective I.2** The City shall adopt performance standards which regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.

- **Policy I.2.1** The City shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations by the following design standards for arrangement of development:

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

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

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

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

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

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

Consistency: The level of service standards will not be adversely affected from existing conditions by the development.

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

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

- Objective I.5 The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area, except that water line extensions may be made outside such designated urban development area to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside such designated urban development area. The boundary of this designated urban development area is depicted within the Future Land Use Map Series of this Comprehensive Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully,

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

Lance Jones, P.E.

ATTACHMENT 5.

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

LEGAL DESCRIPTION:

PARCEL 13898-000 (FROM DEED):

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCELS 13905-000, 13906-000, AND 14072-001 (FROM SURVEYOR):

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N 63°47'48" E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'64" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.97 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

ATTACHMENT 6.
PROOF OF OWNERSHIP (DEED)

3

Prepared by:
Elaine R. Davis
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 13-648

Inst:201412003588 Date:3/14/2014 Time:11:24 AM
Doc Stamp-Deed:1085.00
DC,P.DeWitt Cason,Columbia County Page 1 of 1 B:1271 P:164

General Warranty Deed

Made this March 13th, 2014 A.D.

By **JAMES L. BOLTON and MARY ELLEN BOLTON, husband and wife**, whose address is: Post Office Box 1311, Lake City, Florida 32056, hereinafter called the grantor,

to **THE LAW OFFICE OF TRAVIS KOON P.L.L.C.**, A Florida Limited Liability Company whose post office address is: 291 NW Main Blvd, Suite A, Lake City, Florida 32055, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, viz:

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, a subdivision according to the Plat thereof as recorded in Plat Book 2 Page 104 of the public records of **COLUMBIA COUNTY, FLORIDA**.

Parcel ID Number: 13898-000

Together with all the 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 December 31, 2013.

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:

Elaine R. Davis
Witness Printed Name Elaine R. Davis

[Signature] (Seal)
JAMES L. BOLTON
Address: Post Office Box 1100, Lake City, Florida 32056

[Signature]
Witness Printed Name JANET L CREE

[Signature] (Seal)
MARY ELLEN BOLTON
Address:

State of FLORIDA
County of COLUMBIA

The foregoing instrument was acknowledged before me this 13th day of March, 2014, by JAMES L. BOLTON and MARY ELLEN BOLTON, husband and wife, who is/are personally known to me or who has produced KNOWN as identification.

Elaine R. Davis
Notary Public
Print Name: _____
My Commission Expires: _____



Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12145

Inst: 202312009111 Date: 05/22/2023 Time: 8:18AM
Page 1 of 4 B: 1490 P: 2553, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *we*
Deputy Clerk Doc Stamp-Deed: 1855.00

Warranty Deed

This Warranty Deed is executed this 18 day of ^{May}~~March~~, 2023 by Jack M. Mott, Individually and as Successor Trustee of The Jack Mott Revocable Trust, under Trust Agreement dated March 10, 2006, whose address is PO Box K, Live Oak, FL 32064, hereinafter called the grantor, to The Law Office of Travis Koon P.L.L.C., a Florida Limited Liability Company, whose address is , 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 said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.

The above described property is not the Homestead of the Grantor, nor has it ever been the Homestead of same, who in fact resides at: 7271 61ST DR, LIVE OAK 32060.

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

To Have And To Hold, the same in fee simple forever.

And 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.

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:

Lisa Hicks
Witness

Lisa Hicks
Printed Name

Daniel Crapp
Witness

DANIEL CRAPP
Printed Name

The Jack Mott Revocable Trust, under
Trust Agreement dated March 10, 2006

By: *JM*
Jack M. Mott, as Successor Trustee

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of March, 2023, by Jack M. Mott, Individually and as Successor Trustee of The Jack Mott Revocable Trust, under Trust Agreement dated March 10, 2006.

Veralisa Hicks
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: OR Produced Identification:
Type of Identification _____
Produced: _____

Exhibit "A"

PARCEL 1:

Lots 1 and 2, Block 3, BAKER HEIGHTS, a subdivision of part of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 3 South, Range 17 East, according to the plat thereof as recorded in Plat Book 2, page 104, of the Public Records of Columbia County, Florida, LESS AND EXCEPT the right of way for State Road No. 25 (South First Street).

ALSO

Begin at the Northwest corner of said Lot 2 and run S 26°12'12" E, 150.00 feet along the West line of said Lot 2; thence N 63°47'48" E, 88.28 feet along the South line of said Lot 2 to the West right of way line of State Road 25; thence S 01°08'30" E, 25.50 feet to its intersection with the Northerly edge of a concrete paved ditch; thence S 79°58'48" W along said Northerly edge of said concrete paved ditch 192.23 feet; thence S 89°55'41" W still along said Northerly edge of a concrete ditch 97.11 feet to its intersection with the Easterly line of Lake Villa Addition No. 3; thence N 00°29'44" W along said Easterly line of Lake Villa Addition No. 3 a distance of 97.31 feet to the South line of El Prado Street; thence N 63°47'48" E along said South line of El Prado Street 113.58 feet to the Point of Beginning.

PARCEL 2:

Commence at the Northwest corner of Lot 2, Block 3, BAKER HEIGHTS, in Section 32, Township 3 South, Range 17 East, as recorded in Plat Book 2, page 104, of the Public Records of Columbia County, Florida, and run S 63°47'48" W along South line of El Prado Street 113.58 feet to a concrete monument; thence S 0°29'44" E, 112.96 feet to the South edge of a concrete paved ditch and the Point of Beginning; thence N 89°39'15" E, 88.62 feet along said South edge of a concrete ditch; thence N 77°48'44" E, 162.14 feet still along said concrete ditch, point also being on the West right of way line of State Road #25 (First Street); thence S 1°08'30" E along West line of said State Road #25 a distance of 9.06 feet; thence S 16°11'04" E along said West right of way line 165.68 feet to a concrete monument; thence N 88°51'26" E, 3 feet along said right of way to a concrete monument; thence S 1°08'30" E still along said right of way line a distance of 100.87 feet to a concrete monument and to the North line of Lake Villa Subdivision, Block 1; thence S 89°39'15" W, 296.43 feet along said North line of Lake Villa, Block 1 to a concrete monument being on the East line of Lake Villa Addition No. 3; thence N 0°29'64" W along said East line of Lake Villa Addition No. 3 a distance of 236.00 feet to the South edge of a concrete paved ditch and to the Point of Beginning.

LESS AND EXCEPT any portions of Parcels 1 and 2 lying in right of way recorded in Deed Book 64, page 65; Official Records Book 352, page 69 and Official Records Book 896, page

2053, of the Public Records of Columbia County, Florida.

PARCEL 3

Lot No. 2, Block No. 10, Lake Villas Addition No. 3, a Subdivision according to the plat thereof as recorded in Plat Book 2, page 108-E, of the public records of Columbia County, Florida.

LESS AND EXCEPT that parcel conveyed in Official Records Book 1139, page 2248 and being more particularly described as follows: Commence at the Southeast corner of Lot 2, Block 10, Lake Villas Addition #3, a subdivision according to plat thereof as recorded in Plat Book 2, Page 108E of the public records of Columbia County, Florida and run thence N 49°13'59"W, along the South Line of said Lot 2, 1.43 feet to the POINT OF BEGINNING; thence continue N 49°13'59"W, along said South Line, 150.57 feet to the West Line of said Lot 2; thence N 40°24'17"E, along said West Line, 148.50 feet; thence S 49°11'49"E, 70.65 feet; thence S 56°21'25"E, 34.05 feet to a point on a curve; thence run Southerly along the arc of said curve concave to the East having a radius of 165.00 feet, a central angle of 24°47'13", a chord bearing and distance of S 17°44'37"W, 70.83 feet, an arc distance of 71.38 feet to a point of reverse curve; thence run Southerly along the arc of said curve concave to the West having a radius of 115.00 feet, a central angle of 45°51'37", a chord bearing and distance of S 28°16'49"W, 89.61 feet, an arc distance of 92.05 feet to the POINT OF BEGINNING.

ATTACHMENT 7.
AGENT AUTHORIZATION FORM



GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcf1a.com

AGENT AUTHORIZATION FORM

I, Travis Koon (owner name), owner of property parcel

number 42616, 42446, 42445, 42438 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Christoher Lance Jones	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

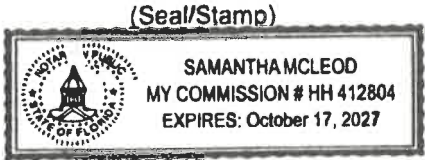
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

[Signature] Owner Signature (Notarized) Travis Koon Date 8/1/24

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Travis Koon personally appeared before me and is ~~known by me~~ or has produced identification (type of I.D.) _____ on this 1st day of August, 2024.

[Signature]
 NOTARY'S SIGNATURE





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

Detail by Entity Name

Florida Limited Liability Company
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.

Filing Information

Document Number	L11000141646
FEI/EIN Number	45-4087725
Date Filed	12/19/2011
Effective Date	01/01/2012
State	FL
Status	ACTIVE

Principal Address

284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Changed: 01/25/2016

Mailing Address

284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Changed: 01/25/2016

Registered Agent Name & Address

KOON, TRAVIS D
284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Address Changed: 01/25/2016

Authorized Person(s) Detail

Name & Address

Title MGR, Managing Member

KOON, TRAVIS D
284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Title Managing Member

Fons, Eduardo, Esq.
2100 Coral Way
Suite 701
Miami, FL 33145

Annual Reports

Report Year	Filed Date
2022	01/26/2022
2023	02/20/2023
2024	02/06/2024

Document Images

02/06/2024 -- ANNUAL REPORT	View image in PDF format
02/20/2023 -- ANNUAL REPORT	View image in PDF format
01/26/2022 -- ANNUAL REPORT	View image in PDF format
01/19/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
03/04/2019 -- ANNUAL REPORT	View image in PDF format
02/05/2018 -- ANNUAL REPORT	View image in PDF format
01/19/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/15/2015 -- ANNUAL REPORT	View image in PDF format
06/15/2014 -- ANNUAL REPORT	View image in PDF format
02/28/2013 -- ANNUAL REPORT	View image in PDF format
12/19/2011 -- Florida Limited Liability	View image in PDF format

ATTACHMENT 8.
PROOF OF PAYMENT OF TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:33:23 PM EDT

Tax Record

Last Update: 7/31/2024 2:32:07 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
R13898-000	REAL ESTATE	2023
Mailing Address THE LAW OFFICE OF TRAVIS KOON PLLC 284 SW BAYA DR STE 101 LAKE CITY FL 32025-5207		Property Address 284 BAYA LAKE CITY GEO Number 000000-13898-000
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> 00-00-00 1700/1700.53 Acres S DIV LOTS 1 & 2 BLOCK 2 BAKER HEIGHTS S/D. 446-340, 761-2136 THRU 2149, DC 947-2262, 982-1354,1357, WD 1006-1309, WD 1230-1579, WD 1271-164,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
CITY OF LAKE CITY	4.9000	264,268
BOARD OF COUNTY COMMISSIONERS	7.8150	264,268
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	266,324
LOCAL	3.2170	266,324
CAPITAL OUTLAY	1.5000	266,324
SUWANNEE RIVER WATER MGT DIST	0.3113	264,268
LAKE SHORE HOSPITAL AUTHORITY	0.0001	264,268
		Exemption Amount
		0
		Taxable Value
		\$264,268
		Taxes Levied
		\$1,294.91
		\$2,065.25
		\$199.21
		\$856.76
		\$399.49
		\$82.27
		\$0.03
Total Millage		18.4914
Total Taxes		\$4,897.92
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$898.12
Total Assessments		\$898.12
Taxes & Assessments		\$5,796.04
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/15/2023	PAYMENT	2500593.0001	2023	\$5,564.20
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Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:36:20 PM EDT

Tax Record

Last Update: 7/31/2024 2:35:04 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			
R13905-000	REAL ESTATE	2023			
Mailing Address		Property Address			
THE LAW OFFICE OF TRAVIS KOON P.L.L.C. 284 SW BAYA DR #101 LAKE CITY FL 32025		GEO Number 000000-13905-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description)					
00-00-00 1000/10001.39 Acres S DIV: COMM NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW 113.58 FT, S 112.96 FT FOR POB, RUN E 88.62 FT, NE 162.14 FT TO W R/W LINE OF US-41, S ALONG R/W LINE 174.74 FT, E 3 FT TO SAID RD R/W, S 100.87 FT, W 296.43 FT, N 236 FT TO POB. See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	53,945	0	\$53,945	\$264.33
BOARD OF COUNTY COMMISSIONERS	7.8150	53,945	0	\$53,945	\$421.58
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	53,945	0	\$53,945	\$40.35
LOCAL	3.2170	53,945	0	\$53,945	\$173.54
CAPITAL OUTLAY	1.5000	53,945	0	\$53,945	\$80.92
SUWANNEE RIVER WATER MGT DIST	0.3113	53,945	0	\$53,945	\$16.79
LAKE SHORE HOSPITAL AUTHORITY	0.0001	53,945	0	\$53,945	\$0.01
Total Millage		18.4914	Total Taxes		\$997.52
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$61.26
Total Assessments					\$61.26
Taxes & Assessments					\$1,058.78
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2023	PAYMENT	2500590.0001	2023	\$1,016.43

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:35:47 PM EDT

Tax Record

Last Update: 7/31/2024 2:34:31 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			
R13906-000	REAL ESTATE	2023			
Mailing Address THE LAW OFFICE OF TRAVIS KOON P.L.L.C. 284 SW BAYA DR #101 LAKE CITY FL 32025		Property Address 246 BAYA LAKE CITY GEO Number 000000-13906-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description)					
00-00-00 1000/1000.97 Acres S DIV: LOTS 1 & 2 BLOCK 3 BAKER HEIGHTS S/D & BEG NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW 113.58 FT, S 102.96 FT, E 87.61 FT, NE 163.06 FT, N 22.6 FT, SW 88.36 FT, NW 150 FT TO POB, EX RD & EX ADD'L RD R/W DESC ORB 896-2953. BLOCK 308. See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	43,698	0	\$43,698	\$214.12
BOARD OF COUNTY COMMISSIONERS	7.8150	43,698	0	\$43,698	\$341.50
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	43,698	0	\$43,698	\$32.68
LOCAL	3.2170	43,698	0	\$43,698	\$140.58
CAPITAL OUTLAY	1.5000	43,698	0	\$43,698	\$65.55
SUWANNEE RIVER WATER MGT DIST	0.3113	43,698	0	\$43,698	\$13.60
LAKE SHORE HOSPITAL AUTHORITY	0.0001	43,698	0	\$43,698	\$0.00
Total Millage		18.4914	Total Taxes		\$808.03
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$61.26
Total Assessments					\$61.26
Taxes & Assessments					\$869.29
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2023	PAYMENT	2500592.0001	2023	\$834.52

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:34:34 PM EDT

Tax Record

Last Update: 7/31/2024 2:33:18 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
R14072-001	REAL ESTATE	2023
Mailing Address		Property Address
THE LAW OFFICE OF TRAVIS KOON P.L.L.C. 284 SW BAYA DR #101 LAKE CITY FL 32025		GEO Number 000000-14072-001
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
Legal Description (click for full description)		
00-00-00 0000/0000.18 Acres S DIV: LOT 2 BLOCK 10 LAKE VILLAS ADDITION #3. EX 0.46 AC AS DESC IN ORB 1139-2248. 739-927, 741-1059, WD 1023- 2359, WD 1217-2042, WD 1490-2553		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
CITY OF LAKE CITY	4.9000	7,865
BOARD OF COUNTY COMMISSIONERS	7.8150	7,865
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	9,250
LOCAL	3.2170	9,250
CAPITAL OUTLAY	1.5000	9,250
SUWANNEE RIVER WATER MGT DIST	0.3113	7,865
LAKE SHORE HOSPITAL AUTHORITY	0.0001	7,865
		Exemption Amount
		0
		Taxable Value
		\$7,865
		Taxes Levied
		\$38.54
		\$61.46
		\$6.92
		\$29.76
		\$13.87
		\$2.45
		\$0.00
Total Millage		18.4914
Total Taxes		\$153.00
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$61.26
Total Assessments		\$61.26
Taxes & Assessments		\$214.26
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/15/2023	PAYMENT	2500591.0001	2023	\$205.69
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Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

ATTACHMENT 9.
SEE FEE SCHEDULE
CITY OF LAKE CITY GROWTH MANAGEMENT ONLINE

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

October 15, 2024

TO: City Council

FROM: Planning and Zoning Technician

SUBJECT: Application No. Z 24-04 (The Law Offices of Travis Koon, PLLC)
Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Rezoning applications are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided which quantifies, for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

Z 24-04, an application by Lance Jones, PE, as agent for The Law Offices of Travis Koon, PLLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL OFFICE (RO), and RESIDENTIAL SINGLE FAMILY 2 (RSF-2) to COMMERCIAL GENERAL (CG) on property described, as follows:

PARCEL 1: 32-3S-17-13906-000 (42446) 0.966 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 2: 32-3S-17-13905-000 (42445) 1.388 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 3: 32-3S-17-14072-001 (42616) 0.18 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 4: 32-3S-17-13898-000 (42438) 0.525 ACRES PER PROPERTY APPRAISER ONLINE

ALL SAID CONTAINING 3.059 MORE OR LESS

DESCRIPTION:

PARCEL 13898-000 (FROM DEED):

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCELS 13905-000, 13906-000, AND 14072-001 (FROM SURVEYOR):

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

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PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N 63°47'48" E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'64" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE

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SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.97 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

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Availability of and Demand on Public Facilities

Potable Water Impact

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could potentially result in 133,250 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average specialty retail use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$133,250$ (133,250 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 243 (employees) \times 45 (gallons of potable water usage per employee per day) = 10,935 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2023, the average daily potable water usage = 3,490,000 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 10,935 gallons of potable water per day.

Residual capacity after this proposed amendment = 599,065 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the potential use of the site.

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FAX: (386) 752-4896

Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could potentially result in 133,250 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$133,250$ (133,250 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 243 (employees \times 34.5 gallons of sanitary sewer effluent per employee per day) = 8,383.5 gallons of sanitary sewer effluent per day.

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2023, the average sanitary sewer usage = 1,880,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 8,383.5 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 1,111,616.5 gallons of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the potential use of the site.

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Solid Waste Impact -

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could potentially result in 133,250 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to generate 5.5 pounds of solid waste per 1,000 square feet gross floor area per day.

$133,250$ (133,250 square feet gross floor area) \times 100% (maximum lot coverage by all buildings) \times 5.5 (pounds of solid waste per 1,000 square feet gross floor area per day) = 732.9 pounds of solid waste per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the potential use of the site.

Drainage Impact -

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As no population increase will result from the proposed amendment, there will be no need for additional recreational facilities as a result of the proposed amendment. Therefore, the proposed amendment is not anticipated to impact recreation facilities.

Recreation facilities are anticipated to continue to operate at a level of service which meets or exceeds the level of service standards established within the Comprehensive Plan after the potential use of the site.

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Traffic Impact -

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could potentially result in 43,560 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

Summary of Trip Generation Calculations for a Shopping Center Use.

133,250 (133,250 feet gross floor area) x 100% (maximum lot coverage by all buildings) x 3.81 (trips per 1,000 square feet gross floor area) = 508 trips less 25 percent pass by trips (127) = 381 p.m. peak hour trips (508 - 127 = 381).

Existing p.m. peak hour trips = 1692 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
US 41 (from S.R. 47 to Baya Ave.)	1692	D	0	381	2,073	D

a 2021 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

Multimodal Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 4,160 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the potential number of trips associated with the proposed amendment.

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LAKE CITY, FLORIDA 32055

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Affordable Housing

The change in land use is not anticipated to have a negative impact on the affordable housing stock.

Surrounding Land Uses

Currently, the existing land use of the site is commercial and residential. The site is bounded on the north by commercial land use, on the east by commercial land use, on the south by commercial land use and on the west by residential moderate land use.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2021, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Digital Flood Insurance Rate Map data layer, November 2, 2018, the site is not located within a 100-year flood prone area.

Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2024, the site is not located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated November 28, 2018, the site is known to contain medium fine sand and silt.

Soil Types

According to the Florida Department of Environmental Protection Soil Descriptions-

Blanton fine sand, 0 to 5 percent slopes - This is a moderately well drained, nearly level to gently sloping soil on broad ridges and undulating side slopes. Blanton fine sand make up 85 percent of this unit. Typically, the surface and subsurface layers are fine sand to a depth of about 52 inches. The subsoil is a fine sandy loam that extends to a depth of 80 inches. The parent material contains sandy and loamy marine deposits. The available water capacity is low (about 3.6 inches). Depth to the water table ranges from 48 to 72 inches. Included with this soil in mapping are small areas of Albany, Alpin, Chipley, Lakeland, Ocilla, Troup, and Bonneau soils. These soils make up less than 15 percent of the map unit.

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Plummer fine sand, depressional- This is a nearly level, poorly drained soil in depressions. The areas range from 5 to 80 acres and are circular or irregularly shaped. The slope is less than 2 percent.

Typically, the surface layer is gray fine sand about 5 inches thick. The subsurface layer is gray fine sand and extends to a depth of 75 inches. It is gray sandy clay loam with yellow, strong brown and very pale brown mottles. The substratum is white fine sand and extends to a depth of more than 80 inches.

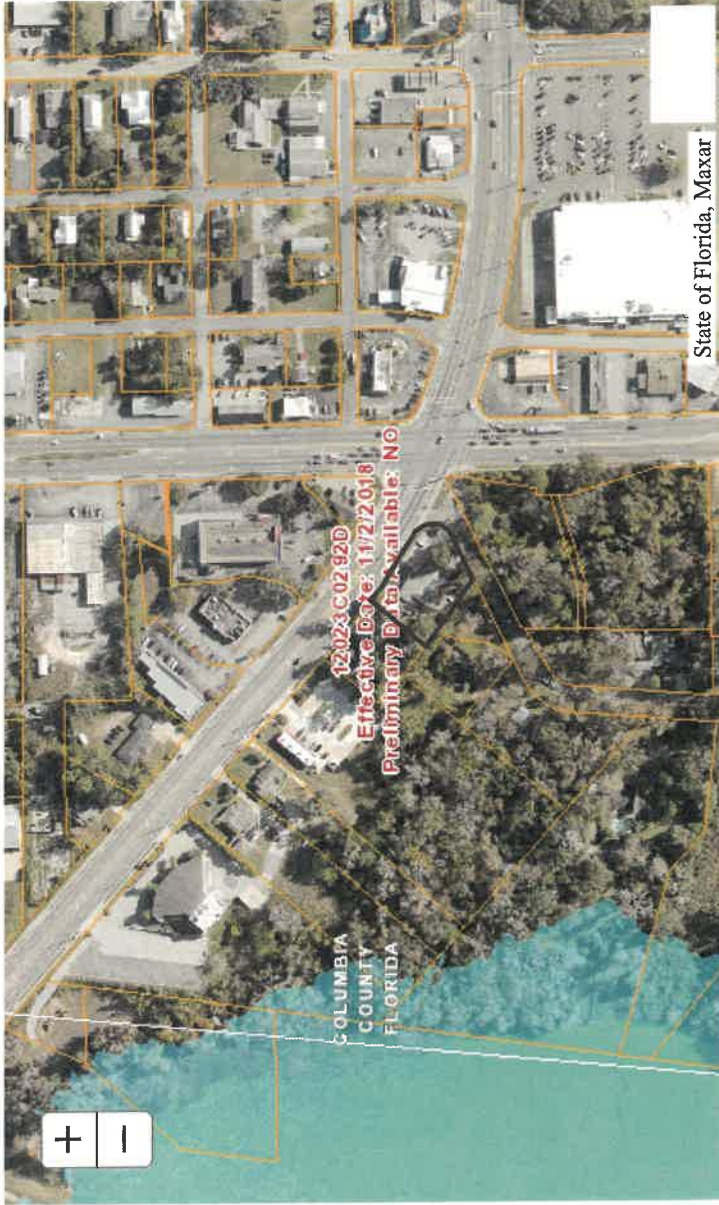
Included with this soil in mapping are small areas of Surrency and Pelham soils. Also included are soils that are similar to the Plummer soil, but some have a clayey subsoil, some have phosphatic pebbles and iron concretions, and other have weakly cemented organic-stained layers in the subsurface layer. The included soils make up less than 15 percent of the map unit.

This Plummer soil has a water table at or above the surface layer for 4 to 6 months during most years. It is within a depth of 15 inches for 6 to 8 months during most years. It recedes to a depth of more than 40 inches during dry periods. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow in the subsoil. Natural fertility is low

High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridan Aquifer, prepared by the Water Management District, dated July 17, 2001, the site is not located in high aquifer groundwater recharge area.

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **00000013898000**
 Flood Zone: **X**
 Flood Risk: **LOW**

1% Annual Chance Base Flood Elev* **Not Applicable**
 10% Annual Chance Flood Elev* **Not Applicable**
 50% Annual Chance Flood Elev* **Not Applicable**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

- 1% Flood -Floodway (High Risk)
- 1% Flood - Zone AE (High Risk)
- 1% Flood - Zone A (HighRisk)
- 1% Flood - Zone VE (HighRisk)
- 0.2% Flood-Shaded Zone X (Moderate Risk)
- Area Not Included
- SFHA Decrease
- SFHA Increase
- Depressions
- BaseFlood Elevations (BFE)
- CrossSections
- County Boundaries
- FIRM Panel Index
- Parcels
- River Marks
- Wetlands

Anywhere it can rain, it can flood
Know your risk.



www.srvwmdfloodreport.com

Supplemental Information

Watershed: **Santa Fe** Map Effective Date: **11/2/2018** Special Flood Hazard Area: **No**

FIRM Panel(s): **12023C0292D**

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA [Change Your Flood Zone Designation | FEMA.gov](http://www.floodsmart.com). Information about flood insurance may be obtained at <https://www.floodsmart.com>

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed flooding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood Insurance Rate Map.

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060
(386) 362-1001

Toll Free:

(800) 226-1066



U.S. Fish and Wildlife Service

National Wetlands Inventory

246 SW Baya Ave



October 16, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Environmental Geology - Rock and Sediment Distribution



FDEP Open Data Administrator
 Florida Department of Environmental Protection

Summary

To produce a new State Geological Map

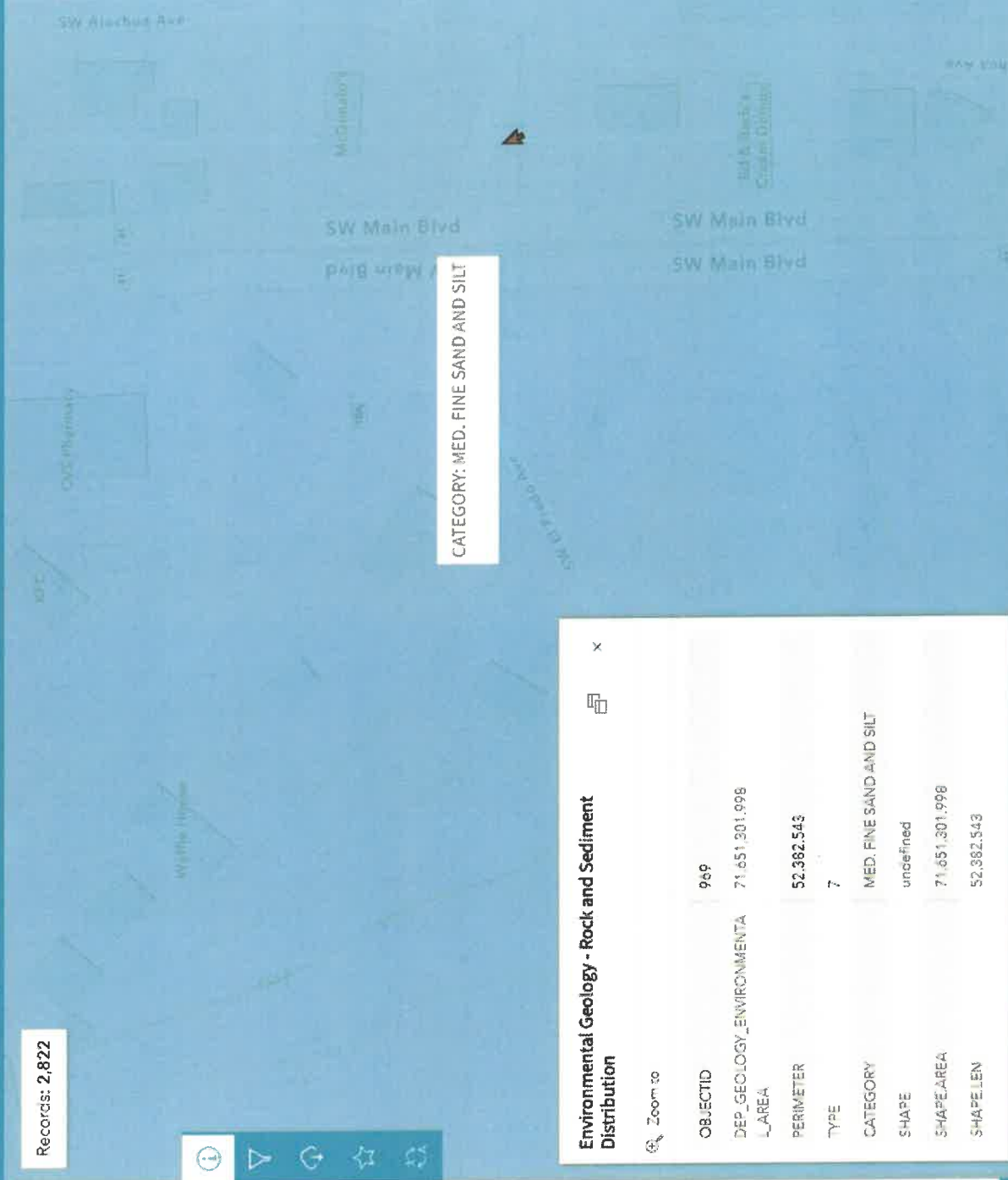
[View Full Details](#)

[Download](#)

Details

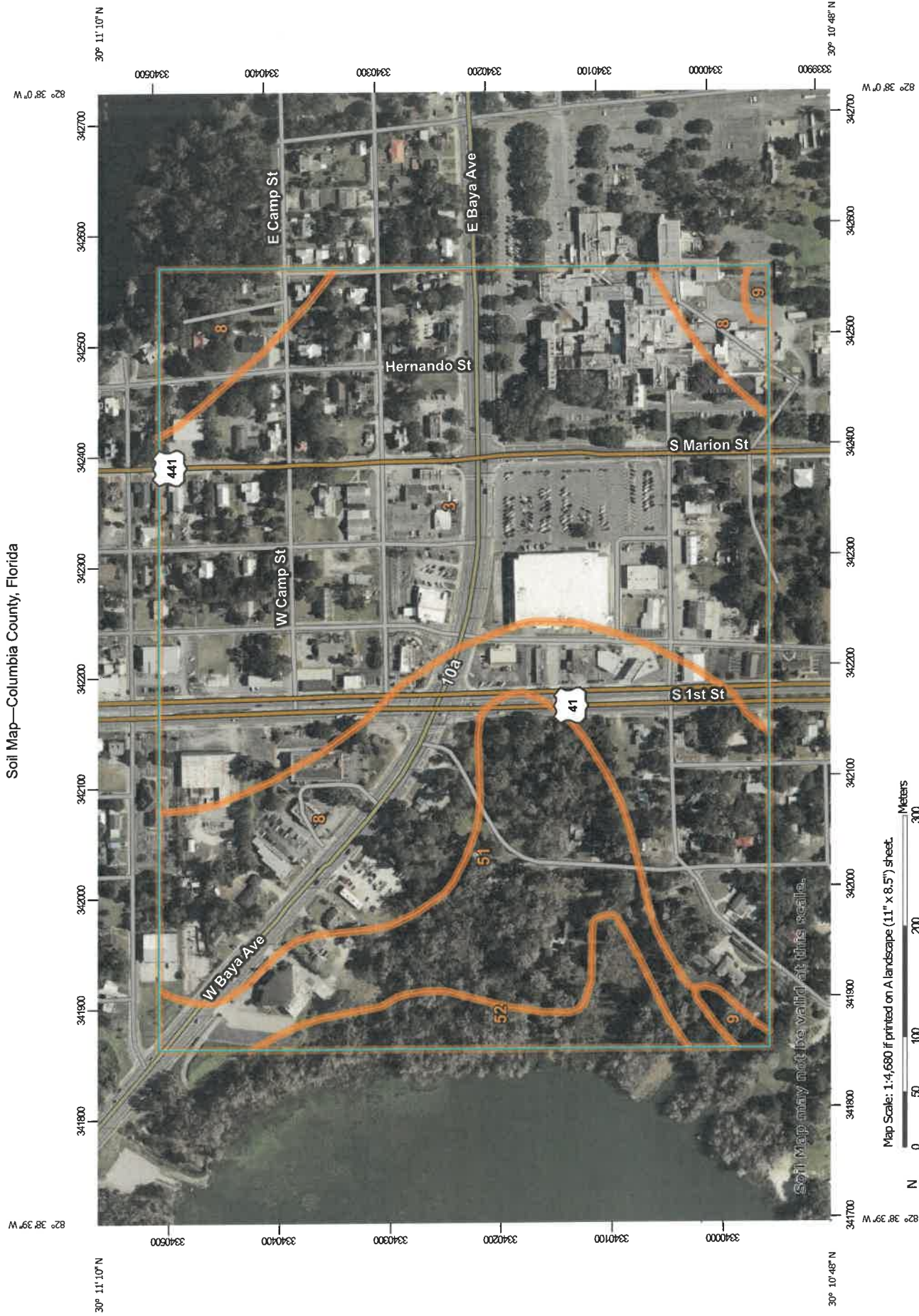
- Dataset**
Feature Layer
- August 22, 2023**
Info Updated
- Not Planned**
Data Updated: August 22, 2023
- January 1, 2001**
Published Date
- Records: 2,822**
[View data table](#)
- Public**
Anyone can see this content
- Custom License**
[View license details](#)

[I want to use this](#)



Esri Community Maps Contributors, FDEP © OpenStreetMap contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Soil Map—Columbia County, Florida



Map Scale: 1:4,680 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

MAP LEGEND

- Area of Interest (AOI)
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Columbia County, Florida
 Survey Area Data: Version 20, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Alpin fine sand, 0 to 5 percent slopes	47.9	49.5%
8	Blanton fine sand, 0 to 5 percent slopes	29.7	30.7%
9	Blanton fine sand, 5 to 8 percent slopes	0.7	0.7%
51	Plummer fine sand	14.1	14.6%
52	Plummer fine sand, depressional	4.3	4.4%
Totals for Area of Interest		96.7	100.0%

RESOLUTION NO. PZ/Z 24-03

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF 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, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY , FLORIDA, APPROVAL OF AN AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL SINGLE-FAMILY-2 (RSF-2) AND/OR RESIDENTIAL OFFICE (RO) TO COMMERCIAL GENERAL (CG); REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations (the "LDRs"), empowers the Planning and Zoning Board of the City of Lake City, Florida (the "Board"), to recommend approval or denial of amendments to the LDRs, to the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, in accordance with said code;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida (the "LPA"), to recommend to the City Council, approval or denial of amendments to the LDRs, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Board has been designated as the LPA;

WHEREAS, pursuant to the LDRs, and Section 163.3174, Florida Statutes, as amended, the Board, serving also as the LPA, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Board, serving also as the LPA, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Board, serving also as the LPA, has studied and considered the items enumerated in Section 15.2.2 of the LDRs and based upon said study and consideration has determined and found that:

- a. The proposed change conforms to the Comprehensive Plan;

- b. The proposed change conforms with the existing land use pattern;
- c. The proposed change does not create an isolated district unrelated to adjacent and nearby districts;
- d. The proposed change does not have a negative impact on the population density pattern and the load on public facilities such as schools, utilities, streets, etc.;
- e. The proposed change does not impact the existing district boundaries in relation to existing conditions on the property;
- f. The proposed change does not negatively impact the living conditions in the neighborhood;
- g. The proposed change will not adversely impact public facilities and adopted level of service standards, including but not limited to the capacity of the existing and projected traffic patterns, water and sewer systems, and other public facilities and utilities;
- h. The proposed change will be appropriate based on consideration of the applicable provisions and conditions contained in the LDRs and other applicable laws, ordinances and regulations relating to land use and based upon a consideration of the public health, safety, and welfare of the citizens of the City.

NOW THEREFORE, BE IT RESOLVED 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, THAT:

1. Pursuant to an application, Z 24-03, submitted by Lance Jones of Jones Engineering & Constructing, LLC, as agent for The Law Office of Travis Koon, LLC, owner, to amend the Official Zoning Atlas of the LDRs by changing the zoning district of certain lands, the Board, serving as the LPA, recommends to the Council that the zoning classification be changed from RESIDENTIAL SINGLE-FAMILY 2 (RSF-2) and/or RESIDENTIAL OFFICE (RO) to COMMERCIAL GENERAL (CG) on property generally described, as Tax Parcel Nos. 13898-000, 13905-000, 13906-000, and 14072-001, more particularly described as:

PARCEL 13898-000 (FROM DEED):

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCELS 13905-000, 13906-000, 14072-001 (FROM SURVEYOR):

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S26°12'12"E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N63°47'48"E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S01°08'30"E 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S79°58'48"W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 159.23 FEET; THENCE S89°55'41"W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N63°47'48"E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN W63°47'48"W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT THENCE S00°29'44"E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING THENCE N89°39'15"E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N77°48'44"E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S01°08'30"E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S16°11'04"E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N88°51'26"E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S01°08'30"E STILL ALONG SAID RIGHT OF WAY LINE

A DISTANCE OF 100.87 FEET TO A 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N00°29'64"W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

LOT NO. 2, BLOCK NO 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N49°13'59"W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N49°13'59"W, ALONG SAID SOUTH LINE, 150.57 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N40°24'17"E, ALONG SAID WEST LINE 148.50 FEET; THENCE S49°11'49"E, 70.65 FEET; THENCE S56°21'25"E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S17°44'37"W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S28°16'49"W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

3. This resolution shall become effective upon adoption.

APPROVED AND ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 8th day of October, 2024.

BY THE CHAIRMAN OF THE PLANNING AND
ZONING BOARD OF THE CITY OF LAKE CITY,
FLORIDA



Christopher Lydick, Chairman

ATTEST, BY THE SECRETARY TO PLANNING AND
ZONING BOARD OF THE CITY OF LAKE CITY,
FLORIDA:



Robert Angelo, Secretary to the Planning and
Zoning Board

APPROVED AS TO FORM AND LEGALITY:



Clay Martin, City Attorney



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

PLANNING USE ONLY

Application # Z 24-04
 Application Fee \$ 750.00
 Receipt No. 2024-00076864
 Filing Date 8/12/24
 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: The Commons at Baker Heights
2. Address of Subject Property: 284 SW Baya Dr, Lake City, FL 32025
3. Parcel ID Number(s): 00-00-00-13898-000 (42438), Parcel 00-00-00-13905-000 (42445), Parcel 00-00-00-13906-000 (42446), Parcel 00-00-00-14072-001 (42616)
4. Future Land Use Map Designation: See attached application for specific FLUM designations for each property
5. Existing Zoning Designation: See attached application for specific zoning designations for each property
6. Proposed Zoning Designation: Commercial General
7. Acreage: 3.059
8. Existing Use of Property: Office space and vacant
9. Proposed use of Property: Commercial use, potential uses are office space or service station

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Lance Jones Title: Agent
 Company name (if applicable): Jones Engineering & Consulting, LLC
 Mailing Address: 855 SW Baya Drive
 City: Lake City State: FL Zip: 32024
 Telephone: () 965-9000 Fax: () Email: ljones@jonesengineering.net

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): THE LAW OFFICE OF TRAVIS KOON PLLC
 Mailing Address: 284 SW Baya Dr Ste 101
 City: Lake City State: FL Zip: 32025
 Telephone: (386) 597-0000 Fax: () Email: jkoon@koonlegal.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: No
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.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

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 (2) 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.

Lance Jones

Applicant/Agent Name (Type or Print)

Lance Jones

Digitally signed by Lance Jones
Date: 2024.08.10 00:13:18 -04'00'

8/8/24

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of ____, 20__, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced

ATTACHMENT 1.
SURVEY OF PROPERTY

ATTACHMENT 2.
AERIAL PHOTOS-COLUMBIA COUNTY PROPERTY
APPRAISER ONLINE



Columbia County Property Appraiser

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

PARCEL: 00-00-00-13898-000 (42438) | OFFICE BLD 1STY (1700) | 0.525 AC

S DIV LOTS 1 & 2 BLOCK 2 BAKER HEIGHTS S/D. 446-340, 761-2136 THRU 2149, DC 947-2262, 982-1354,1357, WD 1006-1309, WD 1230-1579, WD 1271-164,

THE LAW OFFICE OF TRAVIS KOON PLLC

Owner: 284 SW BAYA DR STE 101
LAKE CITY, FL 32025-5207

Site: 284 SW BAYA DR, LAKE CITY

Sales	3/13/2014	\$155,000	1 (Q)
	2/20/2012	\$100	1 (U)
Info	2/6/2004	\$250,000	1 (Q)

2024 Working Values

Mkt Lnd	\$72,072	Appraised	\$284,381
Ag Lnd	\$0	Assessed	\$284,381
Bldg	\$210,584	Exempt	\$0
XFOB	\$1,725		
Just	\$284,381		
		Total	county:\$284,381
		Taxable	city:\$284,381
			other:\$0
			school:\$284,381

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 7/25/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com



Columbia County Property Appraiser

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

PARCEL: 00-00-00-13905-000 (42445) | VACANT COMMERCIAL (1000) | 1.388 AC

S DIV: COMM NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW 113.58 FT, S 112.96 FT FOR POB, RUN E 88.62 FT, NE 162.14 FT TO W R/W LINE OF US-41, S A

THE LAW OFFICE OF TRAVIS KOON P.L.L.C.

2024 Working Values

Owner:
284 SW BAYA DR
#101
LAKE CITY, FL 32025

Mkt Lnd	\$103,825	Appraised	\$103,825
Ag Lnd	\$0	Assessed	\$103,825
Bldg	\$0	Exempt	\$0
XFOB	\$0	county:	\$103,825
Just	\$103,825	Total	city:\$103,825
		Taxable	other:\$0
			school:\$103,825

Site:			
Sales	5/18/2023	\$265,000	V (Q)
	3/14/2023	\$100	V (U)
Info	7/11/2011	\$208,900	I (Q)

NOTES:

Columbia County, FL



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GrizzlyLogic.com



Columbia County Property Appraiser

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

PARCEL: 00-00-00-13906-000 (42446) | VACANT COMMERCIAL (1000) | 0.966 AC
 S DIV: LOTS 1 & 2 BLOCK 3 BAKER HEIGHTS S/D & BEG NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW
 113.58 FT, S 102.96 FT, E 87.61 FT, NE 163.06 FT,

NOTES:

Columbia County, FL



THE LAW OFFICE OF TRAVIS KOON P.L.L.C.

2024 Working Values

Owner: 284 SW BAYA DR
 #101
 LAKE CITY, FL 32025
 Site: 246 SW BAYA DR, LAKE CITY
 Sales 5/18/2023 \$265,000 V (Q)
 7/11/2011 \$208,900 I (Q)
 Info 12/1/1986 \$146,000 I (U)

Mkt Lnd	\$101,037	Appraised	\$101,037
Ag Lnd	\$0	Assessed	\$101,037
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$101,037	Total	county:\$101,037
		Taxable	city:\$101,037
			other:\$0
			school:\$101,037

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GrizzlyLogic.com



Columbia County Property Appraiser

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

PARCEL: 00-00-00-14072-001 (42616) | VACANT (0000) | 0.18 AC
 S DIV: LOT 2 BLOCK 10 LAKE VILLAS ADDITION #3. EX 0.46 AC AS DESC IN ORB 1139-2248. 739-927, 741-1059, WD 1023-2359, WD 1217-2042, WD 1490-2553

THE LAW OFFICE OF TRAVIS KOON P.L.L.C.
 Owner: 284 SW BAYA DR
 #101
 LAKE CITY, FL 32025

2024 Working Values	
Mkt Lnd	\$9,250
Ag Lnd	\$0
Bldg	\$0
XFOB	\$0
Just	\$9,250
Assessed	\$9,250
Exempt	\$0
county:	\$9,250
city:	\$9,250
other:	\$0
school:	\$9,250

Site:			
Sales	5/18/2023	\$265,000	V (Q)
Info	7/11/2011	\$208,900	I (Q)

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 7/25/2024 and may not reflect the data currently on file at our office. GrizzlyLogic.com

ATTACHMENT 3.
CONCURRENCY IMPACT ANALYSIS



August 8, 2024

Subject: SW Main Blvd and SW Baya Dr CPA and Zoning Amendment Concurrency Impact Analysis

The subject application consists of four properties with a total area of +/- 3.059 acres. It is speculative to perform a concurrency impact analysis as no plans for development exist currently. As such, a service station use has been used for the concurrency impact analysis as it would be a worst-case scenario for allowed uses under a Commercial General zoning designation. Future analysis will be required for a site development plan application to ensure facilities have capacity when development occurs.

Criteria for analyses (Concurrency impact analysis performed for addition of 5000 square feet of office/retail space):

- Trip generation was calculated per the ITE Trip Generation, 9th Edition, ITE Code 944 for Service Station as this is the most conservative analysis. Existing AADT provided by the FDOT Traffic Online website and analysis of roadway capacity performed using the FDOT Multimodal Quality/Level of Service Handbook.
- Potable water analysis for **Service Stations per water closet (b) Open more than 16 hours per day** per 64E-6.008 Florida Administrative Code, Table 1.
- Sanitary sewer analysis for **Service Stations per water closet (b) Open more than 16 hours per day** per 64E-6.008 Florida Administrative Code, Table 1.
- Solid waste analysis based on standard of 5.5 lbs per 1000 square feet of gross floor area per day. Assumed building area of 5000 square feet based on similar sizes of newly constructed Circle K's in the city.

Summary of analyses:

- Trip generation report: 1348 Total ADT and 111 Peak PM Trips
- Potable water: 650 gpd
- Sanitary sewer: 650 gpd
- Solid Waste: 28 lbs/day

Please see attached concurrency worksheets for analyses.

Please contact me if you have any questions.

Best Regards,

Lance Jones, P.E.

"Keeping It Civil"

**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
944	Service Station	168.56	13.87	8.00	1348.48	110.96

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)
Service Station (b)	325.00	2.00	650.00

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

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Service Station (b)	325.00	2.00	650.00

* 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 1000 SF Gross Floor Area Per Day*	Estimated Gross Floor Area	Total (Lbs Per Day)
Service Station (b)	5.50	5000.00	27.50

*5.5 pounds of solid waste per 1,000 square foot gross floor area per day

ATTACHMENT 4.

**ANALYSIS OF THE REQUIREMENTS OF ARTICLE 12 OF
THE LAND DEVELOPMENT REGULATIONS**



August 6, 2024

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

Re: Rezoning and Comp Plan Amendment Application for Parcels 00-00-00-13898-000 (42438), 00-00-00-13905-000 (42445), 00-00-00-13906-000 (42446), and 00-00-00-14072-001 (42616) to Commercial General in Lake City, Florida.

Dear Mr. Angelo:

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

4. Analysis of the Requirements of Article 12 of the Land Development Regulations (“LDRs”):

a. Whether the proposed use would be in conformance with the county’s comprehensive plan and would have an adverse effect on the county’s comprehensive plan.

Evaluation and Findings: The subject properties have Residential Medium and Residential Moderate Future Land Use Map (“FLUM”) designations, as well as Commercial General (“CG”) and Residential Single Family-2 (“RSF-2”) zoning designations. Contiguous properties have a Commercial General zoning designation and Commercial FLUM designation. A companion comp plan amendment shall be provided to amend the current residential FLUM designations to Commercial. The proposed use zoning designation Commercial General (“CG”) is consistent with the proposed FLUM designation and existing land use pattern. Given the preceding information, the proposed use is in conformance with the comprehensive plan.

b. Whether the proposed use is compatible with the existing land use pattern.

Evaluation and Findings: The proposed use is compatible with the existing land use pattern. The surrounding areas are commercial and the single owner properties have direct access to SW Baya Drive and SW Main Blvd.

c. Whether the proposed use would create an isolated district unrelated to adjacent nearby districts.

Evaluation and Findings: The proposed use would not create an isolated district unrelated to adjacent districts as the surrounding properties are commercial.

d. 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.

Evaluation and Findings: The proposed use is a minimal increase of the existing density and would not increase the population density or load on public schools beyond the adopted Level of Service as the proposed use is commercial. A concurrency impact analysis has been included in this report which indicates that impacts will not degrade the Level of Service below an acceptable level for transportation and utilities.

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

Evaluation and Findings: The existing district boundaries are not necessarily illogically drawn in relation to existing conditions on the property proposed for change. However, there is a commercial use gap at the subject properties in comparison to the existing land use pattern. The proposed change would eliminate the commercial use gap along SW Baya Dr and SW Main Blvd. Additionally, some of the properties have inconsistent land use designations with the existing zoning or have multiple zonings and land uses on a single parcel. The proposed use would improve the overall zoning consistency of the subject properties.

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

Evaluation and Findings: The proposed amendment is necessary to make the roadway frontage along SW Main Blvd and SW Baya Drive commercial and consistent with existing uses.

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

Evaluation and Findings: It is not anticipated that the proposed use will adversely influence the living conditions of the neighborhood. The proposed use is similar in nature to the existing uses in the area.

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

Evaluation and Findings: As previously mentioned, a concurrency impact analysis has been included in this report which indicates that the proposed use will not degrade the Level of Service below an acceptable level. The development will have negligible impacts on traffic as the proposed use generates a minimal amount of total daily trips and peak hourly trips when compared to existing zoning designations. Please see attached concurrency impact analysis.

i. Whether the proposed use will create a drainage problem.

Evaluation and Findings: A change in proposed use would not create a drainage problem without consideration for the type of development that occurs on the properties. Future development is speculative for commercial office spaces and any improvements are required to be permitted in accord with the requirements of the Suwannee River Water Management District before construction is allowed to commence.

j. Whether the proposed use will seriously reduce light and air to adjacent areas.

Evaluation and Findings: It is not anticipated that the proposed amendment will not seriously reduce light or air to adjacent areas.

k. Whether the proposed use will adversely affect property values in the adjacent area.

Evaluation and Findings: It is not anticipated that the proposed amendment will adversely affect property values of the adjacent area. If anything, the proposed use will increase the existing property value of the subject site, thereby increasing the values of the surrounding properties.

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

Evaluation and Findings: It is not anticipated that the proposed change would be a deterrent to the improvement or development of adjacent properties. Other properties of similar use are contiguous to the subject site.

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

Evaluation and Findings: The proposed change does not 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.

Evaluation and Findings: The existing residential zoning and FLUM designations doesn't allow for commercial uses. The proposed zoning would allow uses consistent with the Commercial General zoning district.

o. Whether the proposed use is out of scale with the needs of the neighborhood or the community.

Evaluation and Findings: The proposed use is not out of scale with the needs of the neighborhood or the Lake City/Columbia County community. This is an ideal location for commercial use as it's located at a major intersection and adjoining properties have the same zoning and land use designations.

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.

Evaluation and Findings: Although other sites could exist in the city that would allow for this use, the owner has identified this property as a prime candidate for the proposed use. The four parcels are contiguous with direct access to SW Baya Dr and SW Main Blvd and the proposed use would be consistent with existing uses along the corridor.

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 considerations 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.

Evaluation and Findings: The proposed amendment will not have an impact on the comprehensive planning program or the City's comprehensive plan.

ATTACHMENT 5.
LEGAL DESCRIPTION WITH TAX PARCEL NUMBER(S)
(PROVIDED AS A SEPARATE WORD DOCUMENT)

LEGAL DESCRIPTION:

PARCEL 13898-000 (FROM DEED):

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCELS 13905-000, 13906-000, AND 14072-001 (FROM SURVEYOR):

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N 63°47'48" E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'64" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.97 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

ATTACHMENT 6.
PROOF OF OWNERSHIP (DEED)

3

Prepared by:
Elaine R. Davis
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 13-648

Inst:201412003588 Date:3/14/2014 Time:11:24 AM
Doc Stamp-Deed:1085.00
DC,P.DeWitt Cason,Columbia County Page 1 of 1 B:1271 P:164

General Warranty Deed

Made this March 13th, 2014 A.D.

By **JAMES L. BOLTON and MARY ELLEN BOLTON, husband and wife**, whose address is: Post Office Box 1311, Lake City, Florida 32056, hereinafter called the grantor,

to **THE LAW OFFICE OF TRAVIS KOON P.L.L.C**, A Florida Limited Liability Company whose post office address is: 291 NW Main Blvd, Suite A, Lake City, Florida 32055, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, viz:

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, a subdivision according to the Plat thereof as recorded in Plat Book 2 Page 104 of the public records of **COLUMBIA COUNTY, FLORIDA**.

Parcel ID Number: 13898-000

Together with all the 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 December 31, 2013.

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:

Elaine R. Davis
Witness Printed Name Elaine R. Davis

[Signature] (Seal)
JAMES L. BOLTON
Address: Post Office Box 1100, Lake City, Florida 32056

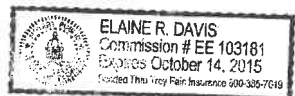
[Signature]
Witness Printed Name JANET L. CREECH

[Signature] (Seal)
MARY ELLEN BOLTON
Address:

State of FLORIDA
County of COLUMBIA

The foregoing instrument was acknowledged before me this 13th day of March, 2014, by JAMES L. BOLTON and MARY ELLEN BOLTON, husband and wife, who is/are personally known to me or who has produced KNOWN as identification.

Elaine R. Davis
Notary Public
Print Name: _____
My Commission Expires: _____



Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12145

Inst: 202312009111 Date: 05/22/2023 Time: 8:18AM
Page 1 of 4 B: 1490 P: 2553, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *we*
Deputy Clerk Doc Stamp-Deed: 1855.00

Warranty Deed

This Warranty Deed is executed this 18 day of ^{May}~~March~~, 2023 by Jack M. Mott, Individually and as Successor Trustee of The Jack Mott Revocable Trust, under Trust Agreement dated March 10, 2006, whose address is PO Box K, Live Oak, FL 32064, hereinafter called the grantor, to The Law Office of Travis Koon P.L.L.C., a Florida Limited Liability Company, whose address is , 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 said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.

The above described property is not the Homestead of the Grantor, nor has it ever been the Homestead of same, who in fact resides at: 7271 61ST DR, LIVE OAK 32060.

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

To Have And To Hold, the same in fee simple forever.

And 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.

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:

Veralisa Hicks
Witness

Veralisa Hicks
Printed Name

Daniel Cropps
Witness

DANIEL CROPPS
Printed Name

The Jack Mott Revocable Trust, under Trust Agreement dated March 10, 2006

By: *JM*
Jack M. Mott, as Successor Trustee

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of March, 2023, by Jack M. Mott, Individually and as Successor Trustee of The Jack Mott Revocable Trust, under Trust Agreement dated March 10, 2006.

Veralisa Hicks
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: OR Produced Identification:
Type of Identification _____
Produced: _____

Exhibit "A"

PARCEL 1:

Lots 1 and 2, Block 3, BAKER HEIGHTS, a subdivision of part of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 3 South, Range 17 East, according to the plat thereof as recorded in Plat Book 2, page 104, of the Public Records of Columbia County, Florida, LESS AND EXCEPT the right of way for State Road No. 25 (South First Street).

ALSO

Begin at the Northwest corner of said Lot 2 and run S 26°12'12" E, 150.00 feet along the West line of said Lot 2; thence N 63°47'48" E, 88.28 feet along the South line of said Lot 2 to the West right of way line of State Road 25; thence S 01°08'30" E, 25.50 feet to its intersection with the Northerly edge of a concrete paved ditch; thence S 79°58'48" W along said Northerly edge of said concrete paved ditch 192.23 feet; thence S 89°55'41" W still along said Northerly edge of a concrete ditch 97.11 feet to its intersection with the Easterly line of Lake Villa Addition No. 3; thence N 00°29'44" W along said Easterly line of Lake Villa Addition No. 3 a distance of 97.31 feet to the South line of El Prado Street; thence N 63°47'48" E along said South line of El Prado Street 113.58 feet to the Point of Beginning.

PARCEL 2:

Commence at the Northwest corner of Lot 2, Block 3, BAKER HEIGHTS, in Section 32, Township 3 South, Range 17 East, as recorded in Plat Book 2, page 104, of the Public Records of Columbia County, Florida, and run S 63°47'48" W along South line of El Prado Street 113.58 feet to a concrete monument; thence S 0°29'44" E, 112.96 feet to the South edge of a concrete paved ditch and the Point of Beginning; thence N 89°39'15" E, 88.62 feet along said South edge of a concrete ditch; thence N 77°48'44" E, 162.14 feet still along said concrete ditch, point also being on the West right of way line of State Road #25 (First Street); thence S 1°08'30" E along West line of said State Road #25 a distance of 9.06 feet; thence S 16°11'04" E along said West right of way line 165.68 feet to a concrete monument; thence N 88°51'26" E, 3 feet along said right of way to a concrete monument; thence S 1°08'30" E still along said right of way line a distance of 100.87 feet to a concrete monument and to the North line of Lake Villa Subdivision, Block 1; thence S 89°39'15" W, 296.43 feet along said North line of Lake Villa, Block 1 to a concrete monument being on the East line of Lake Villa Addition No. 3; thence N 0°29'64" W along said East line of Lake Villa Addition No. 3 a distance of 236.00 feet to the South edge of a concrete paved ditch and to the Point of Beginning.

LESS AND EXCEPT any portions of Parcels 1 and 2 lying in right of way recorded in Deed Book 64, page 65; Official Records Book 352, page 69 and Official Records Book 896, page

2053, of the Public Records of Columbia County, Florida.

PARCEL 3

Lot No. 2, Block No. 10, Lake Villas Addition No. 3, a Subdivision according to the plat thereof as recorded in Plat Book 2, page 108-E, of the public records of Columbia County, Florida.

LESS AND EXCEPT that parcel conveyed in Official Records Book 1139, page 2248 and being more particularly described as follows: Commence at the Southeast corner of Lot 2, Block 10, Lake Villas Addition #3, a subdivision according to plat thereof as recorded in Plat Book 2, Page 108E of the public records of Columbia County, Florida and run thence N 49°13'59"W, along the South Line of said Lot 2, 1.43 feet to the POINT OF BEGINNING; thence continue N 49°13'59"W, along said South Line, 150.57 feet to the West Line of said Lot 2; thence N 40°24'17"E, along said West Line, 148.50 feet; thence S 49°11'49"E, 70.65 feet; thence S 56°21'25"E, 34.05 feet to a point on a curve; thence run Southerly along the arc of said curve concave to the East having a radius of 165.00 feet, a central angle of 24°47'13", a chord bearing and distance of S 17°44'37"W, 70.83 feet, an arc distance of 71.38 feet to a point of reverse curve; thence run Southerly along the arc of said curve concave to the West having a radius of 115.00 feet, a central angle of 45°51'37", a chord bearing and distance of S 28°16'49"W, 89.61 feet, an arc distance of 92.05 feet to the POINT OF BEGINNING.

ATTACHMENT 7.
AGENT AUTHORIZATION FORM



GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Travis Koon (owner name), owner of property parcel

number 42616, 42446, 42445, 42438 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Christoher Lance Jones	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

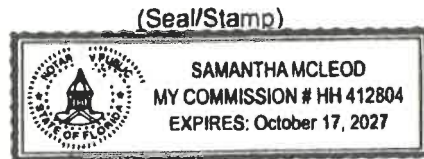
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Travis Koon (Owner Signature) 8/1/24 (Date)

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Travis Koon personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 1st day of August, 2024.

Samantha McLeod
 NOTARY'S SIGNATURE





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

Detail by Entity Name

Florida Limited Liability Company
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.

Filing Information

Document Number L11000141646
FEI/EIN Number 45-4087725
Date Filed 12/19/2011
Effective Date 01/01/2012
State FL
Status ACTIVE

Principal Address

284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Changed: 01/25/2016

Mailing Address

284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Changed: 01/25/2016

Registered Agent Name & Address

KOON, TRAVIS D
284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Address Changed: 01/25/2016

Authorized Person(s) Detail

Name & Address

Title MGR, Managing Member

KOON, TRAVIS D
284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Title Managing Member

Fons, Eduardo, Esq.
2100 Coral Way
Suite 701
Miami, FL 33145

Annual Reports

Report Year	Filed Date
2022	01/26/2022
2023	02/20/2023
2024	02/06/2024

Document Images

02/06/2024 -- ANNUAL REPORT	View image in PDF format
02/20/2023 -- ANNUAL REPORT	View image in PDF format
01/26/2022 -- ANNUAL REPORT	View image in PDF format
01/19/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
03/04/2019 -- ANNUAL REPORT	View image in PDF format
02/05/2018 -- ANNUAL REPORT	View image in PDF format
01/19/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/15/2015 -- ANNUAL REPORT	View image in PDF format
06/15/2014 -- ANNUAL REPORT	View image in PDF format
02/28/2013 -- ANNUAL REPORT	View image in PDF format
12/19/2011 -- Florida Limited Liability	View image in PDF format

ATTACHMENT 8.
PROOF OF PAYMENT OF TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:33:23 PM EDT

Tax Record

Last Update: 7/31/2024 2:32:07 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			
R13898-000	REAL ESTATE	2023			
Mailing Address THE LAW OFFICE OF TRAVIS KOON PLLC 284 SW BAYA DR STE 101 LAKE CITY FL 32025-5207		Property Address 284 BAYA LAKE CITY GEO Number 000000-13898-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description) 00-00-00 1700/1700.53 Acres S DIV LOTS 1 & 2 BLOCK 2 BAKER HEIGHTS S/D. 446-340, 761-2136 THRU 2149, DC 947-2262, 982-1354,1357, WD 1006-1309, WD 1230-1579, WD 1271-164,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	264,268	0	\$264,268	\$1,294.91
BOARD OF COUNTY COMMISSIONERS	7.8150	264,268	0	\$264,268	\$2,065.25
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	266,324	0	\$266,324	\$199.21
LOCAL	3.2170	266,324	0	\$266,324	\$856.76
CAPITAL OUTLAY	1.5000	266,324	0	\$266,324	\$399.49
SUWANNEE RIVER WATER MGT DIST	0.3113	264,268	0	\$264,268	\$82.27
LAKE SHORE HOSPITAL AUTHORITY	0.0001	264,268	0	\$264,268	\$0.03
Total Millage		18.4914	Total Taxes		\$4,897.92
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$898.12			
Total Assessments					\$898.12
Taxes & Assessments					\$5,796.04
If Paid By				Amount Due	
				\$0.00	
Date Paid	Transaction	Receipt	Item	Amount Paid	

11/15/2023	PAYMENT	2500593.0001	2023	\$5,564.20
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Prior Years Payment History

Prior Year Taxes Due				
NO DELINQUENT TAXES				

Columbia County Tax Collector

generated on 7/31/2024 2:36:20 PM EDT

Tax Record

Last Update: 7/31/2024 2:35:04 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			
R13905-000	REAL ESTATE	2023			
Mailing Address		Property Address			
THE LAW OFFICE OF TRAVIS KOON P.L.L.C. 284 SW BAYA DR #101 LAKE CITY FL 32025		GEO Number 000000-13905-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description)					
00-00-00 1000/10001.39 Acres S DIV: COMM NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW 113.58 FT, S 112.96 FT FOR POB, RUN E 88.62 FT, NE 162.14 FT TO W R/W LINE OF US-41, S ALONG R/W LINE 174.74 FT, E 3 FT TO SAID RD R/W, S 100.87 FT, W 296.43 FT, N 236 FT TO POB. See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	53,945	0	\$53,945	\$264.33
BOARD OF COUNTY COMMISSIONERS	7.8150	53,945	0	\$53,945	\$421.58
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	53,945	0	\$53,945	\$40.35
LOCAL	3.2170	53,945	0	\$53,945	\$173.54
CAPITAL OUTLAY	1.5000	53,945	0	\$53,945	\$80.92
SUWANNEE RIVER WATER MGT DIST	0.3113	53,945	0	\$53,945	\$16.79
LAKE SHORE HOSPITAL AUTHORITY	0.0001	53,945	0	\$53,945	\$0.01
Total Millage		18.4914	Total Taxes		\$997.52
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$61.26
Total Assessments					\$61.26
Taxes & Assessments					\$1,058.78
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2023	PAYMENT	2500590.0001	2023	\$1,016.43

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:35:47 PM EDT

Tax Record

Last Update: 7/31/2024 2:34:31 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
R13906-000	REAL ESTATE	2023
Mailing Address THE LAW OFFICE OF TRAVIS KOON P.L.L.C. 284 SW BAYA DR #101 LAKE CITY FL 32025		Property Address 246 BAYA LAKE CITY GEO Number 000000-13906-000
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>		
00-00-00 1000/1000.97 Acres S DIV: LOTS 1 & 2 BLOCK 3 BAKER HEIGHTS S/D & BEG NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW 113.58 FT, S 102.96 FT, E 87.61 FT, NE 163.06 FT, N 22.6 FT, SW 88.36 FT, NW 150 FT TO POB, EX RD & EX ADD'L RD R/W DESC ORB 896-2953. BLOCK 308. See Tax Roll For Extra Legal		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Exemption Value Amount Taxable Value Taxes Levied
CITY OF LAKE CITY	4.9000	43,698 0 \$43,698 \$214.12
BOARD OF COUNTY COMMISSIONERS	7.8150	43,698 0 \$43,698 \$341.50
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	43,698 0 \$43,698 \$32.68
LOCAL	3.2170	43,698 0 \$43,698 \$140.58
CAPITAL OUTLAY	1.5000	43,698 0 \$43,698 \$65.55
SUWANNEE RIVER WATER MGT DIST	0.3113	43,698 0 \$43,698 \$13.60
LAKE SHORE HOSPITAL AUTHORITY	0.0001	43,698 0 \$43,698 \$0.00
Total Millage		18.4914 Total Taxes \$808.03
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$61.26
Total Assessments		\$61.26
Taxes & Assessments		\$869.29
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2023	PAYMENT	2500592.0001	2023	\$834.52

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

11/15/2023	PAYMENT	2500591.0001	2023	\$205.69
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Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

ATTACHMENT 9.
SEE FEE SCHEDULE
CITY OF LAKE CITY GROWTH MANAGEMENT ONLINE

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance 2024-2294- Amending the Future Land Use Map of The City of Lake City

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance 2024-2295- Amending the Official Zoning Atlas of The City of Lake City

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

October 15, 2024

TO: City Council

FROM: Planning and Zoning Technician

SUBJECT: Application No. CPA 24-03 (The Law Offices of Travis Koon, PLLC)
Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Land use amendment request are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided which quantifies, for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

CPA 24-03, an application by Lance Jones, PE, as agent for The Law Offices of Travis Koon, PLLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL MODERATE (less than or equal to 4 dwelling units per acre) and RESIDNEITAL MEDIUM (less than or equal to 8 dwelling units per acre) to COMMERCIAL on property described, as follows:

PARCEL 1: 32-3S-17-13906-000 (42446) 0.966 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 2: 32-3S-17-13905-000 (42445) 1.388 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 3: 32-3S-17-14072-001 (42616) 0.18 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 4: 32-3S-17-13898-000 (42438) 0.525 ACRES PER PROPERTY APPRAISER ONLINE

ALL SAID CONTAINING 3.059 MORE OR LESS

DESCRIPTION:

PARCEL 13898-000 (FROM DEED):

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCELS 13905-000, 13906-000, AND 14072-001 (FROM SURVEYOR):

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N 63°47'48" E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'64" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.97 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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Availability of and Demand on Public Facilities

Potable Water Impact

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could potentially result in 133,250 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average specialty retail use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$133,250$ (133,250 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 243 (employees) \times 45 (gallons of potable water usage per employee per day) = 10,935 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2023, the average daily potable water usage = 3,490,000 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 10,935 gallons of potable water per day.

Residual capacity after this proposed amendment = 599,065 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could potentially result in 133,250 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$133,250$ (133,250 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 243 (employees \times 34.5 gallons of sanitary sewer effluent per employee per day) = 8,383.5 gallons of sanitary sewer effluent per day.

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2023, the average sanitary sewer usage = 1,880,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 8,383.5 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 1,111,616.5 gallons of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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Solid Waste Impact -

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could potentially result in 133,250 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to generate 5.5 pounds of solid waste per 1,000 square feet gross floor area per day.

$133,250$ (133,250 square feet gross floor area) \times 100% (maximum lot coverage by all buildings) \times 5.5 (pounds of solid waste per 1,000 square feet gross floor area per day) = 732.9 pounds of solid waste per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the potential use of the site.

Drainage Impact -

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As no population increase will result from the proposed amendment, there will be no need for additional recreational facilities as a result of the proposed amendment. Therefore, the proposed amendment is not anticipated to impact recreation facilities.

Recreation facilities are anticipated to continue to operate at a level of service which meets or exceeds the level of service standards established within the Comprehensive Plan after the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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Traffic Impact -

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could potentially result in 43,560 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

Summary of Trip Generation Calculations for a Shopping Center Use.

133,250 (133,250 feet gross floor area) x 100% (maximum lot coverage by all buildings) x 3.81 (trips per 1,000 square feet gross floor area) = 508 trips less 25 percent pass by trips (127) = 381 p.m. peak hour trips (508 - 127 = 381).

Existing p.m. peak hour trips = 1692 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
US 41 (from S.R. 47 to Baya Ave.)	1692	D	0	381	2,073	D

a 2021 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

Multimodal Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 4,160 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the potential number of trips associated with the proposed amendment.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Affordable Housing

The change in land use is not anticipated to have a negative impact on the affordable housing stock.

Surrounding Land Uses

Currently, the existing land use of the site is commercial and residential. The site is bounded on the north by commercial land use, on the east by commercial land use, on the south by commercial land use and on the west by residential moderate land use.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2021, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Digital Flood Insurance Rate Map data layer, November 2, 2018, the site is not located within a 100-year flood prone area.

Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2024, the site is not located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated November 28, 2018, the site is known to contain medium fine sand and silt.

Soil Types

According to the Florida Department of Environmental Protection Soil Descriptions- Blanton fine sand, 0 to 5 percent slopes - This is a moderately well drained, nearly level to gently sloping soil on broad ridges and undulating side slopes. Blanton fine sand make up 85 percent of this unit. Typically, the surface and subsurface layers are fine sand to a depth of about 52 inches. The subsoil is a fine sandy loam that extends to a depth of 80 inches. The parent material contains sandy and loamy marine deposits. The available water capacity is low (about 3.6 inches). Depth to the water table ranges from 48 to 72 inches. Included with this soil in mapping are small areas of Albany, Alpin, Chipley, Lakeland, Ocilla, Troup, and Bonneau soils. These soils make up less than 15 percent of the map unit.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Plummer fine sand, depressional- This is a nearly level, poorly drained soil in depressions. The areas range from 5 to 80 acres and are circular or irregularly shaped. The slope is less than 2 percent.

Typically, the surface layer is gray fine sand about 5 inches thick. The subsurface layer is gray fine sand and extends to a depth of 75 inches. It is gray sandy clay loam with yellow, strong brown and very pale brown mottles. The substratum is white fine sand and extends to a depth of more than 80 inches.

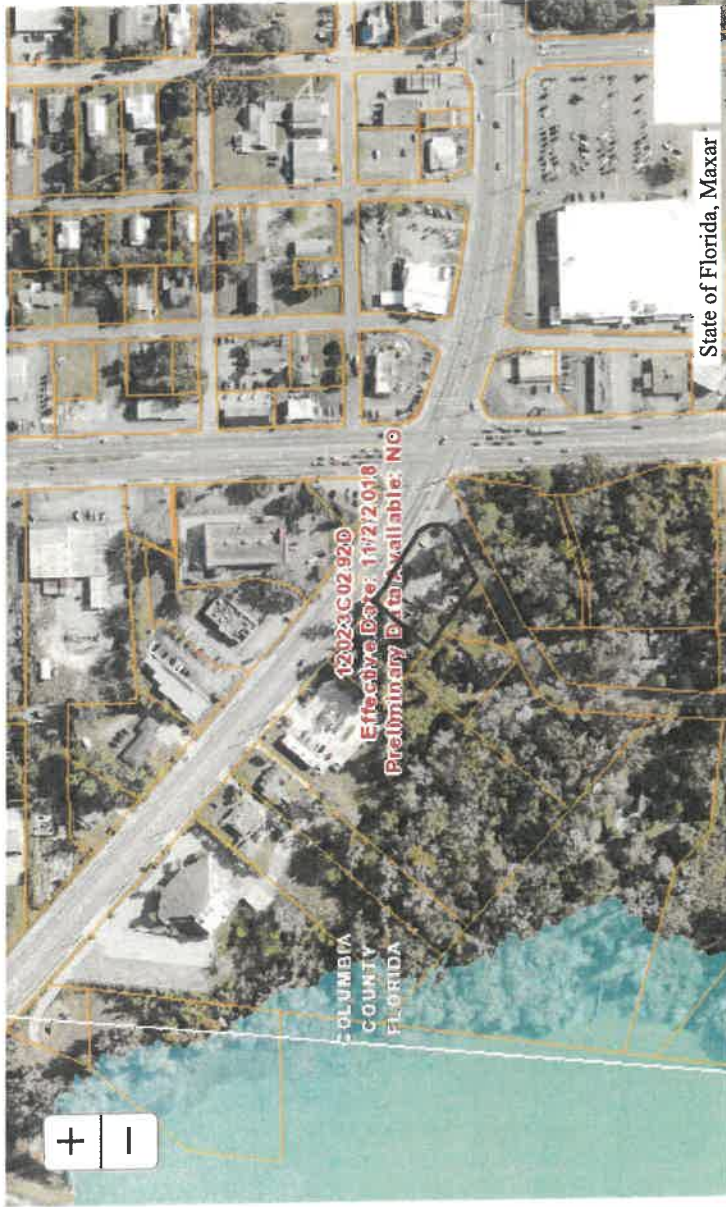
Included with this soil in mapping are small areas of Surrency and Pelham soils. Also included are soils that are similar to the Plummer soil, but some have a clayey subsoil, some have phosphatic pebbles and iron concretions, and other have weakly cemented organic-stained layers in the subsurface layer. The included soils make up less than 15 percent of the map unit.

This Plummer soil has a water table at or above the surface layer for 4 to 6 months during most years. It is within a depth of 15 inches for 6 to 8 months during most years. It recedes to a depth of more than 40 inches during dry periods. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow in the subsoil. Natural fertility is low

High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridan Aquifer, prepared by the Water Management District, dated July 17, 2001, the site is not located in high aquifer groundwater recharge area.

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **00000013898000**
 Flood Zone: **X**
 Flood Risk: **LOW**

1% Annual Chance Base Flood Elev* **Not Applicable**
 10% Annual Chance Flood Elev* **Not Applicable**
 50% Annual Chance Flood Elev* **Not Applicable**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

- 1% Flood - Floodway (High Risk)
- 1% Flood - Zone AE (High Risk)
- 1% Flood - Zone A (HighRisk)
- 1% Flood - Zone VE (HighRisk)
- 0.2% Flood-Shaded Zone X (Moderate Risk)
- Area Not Included
- SFHA Decrease
- SFHA Increase
- Depressions
- BaseFlood Elevations (BFE)
- CrossSections
- County Boundaries
- FIRM Panel Index
- Parcels
- River Marks
- Wetlands

Supplemental Information

Watershed: **Santa Fe** Map Effective Date: **11/2/2018** Special Flood Hazard Area: **No**

FIRM Panel(s) **12023C0292D**



Anywhere it can rain, it can flood
 Know your risk.

www.srwmfdloodreport.com

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA [Change Your Flood Zone Designation | FEMA.gov](http://www.floodsmart.com). Information about flood insurance may be obtained at <https://www.floodsmart.com>

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed ponding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (DIRMs). They have been provided as supplemental information in the Flood

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060
(386) 362-1001

Toll Free:

(800) 226-1066



U.S. Fish and Wildlife Service

National Wetlands Inventory

246 SW Baya Ave



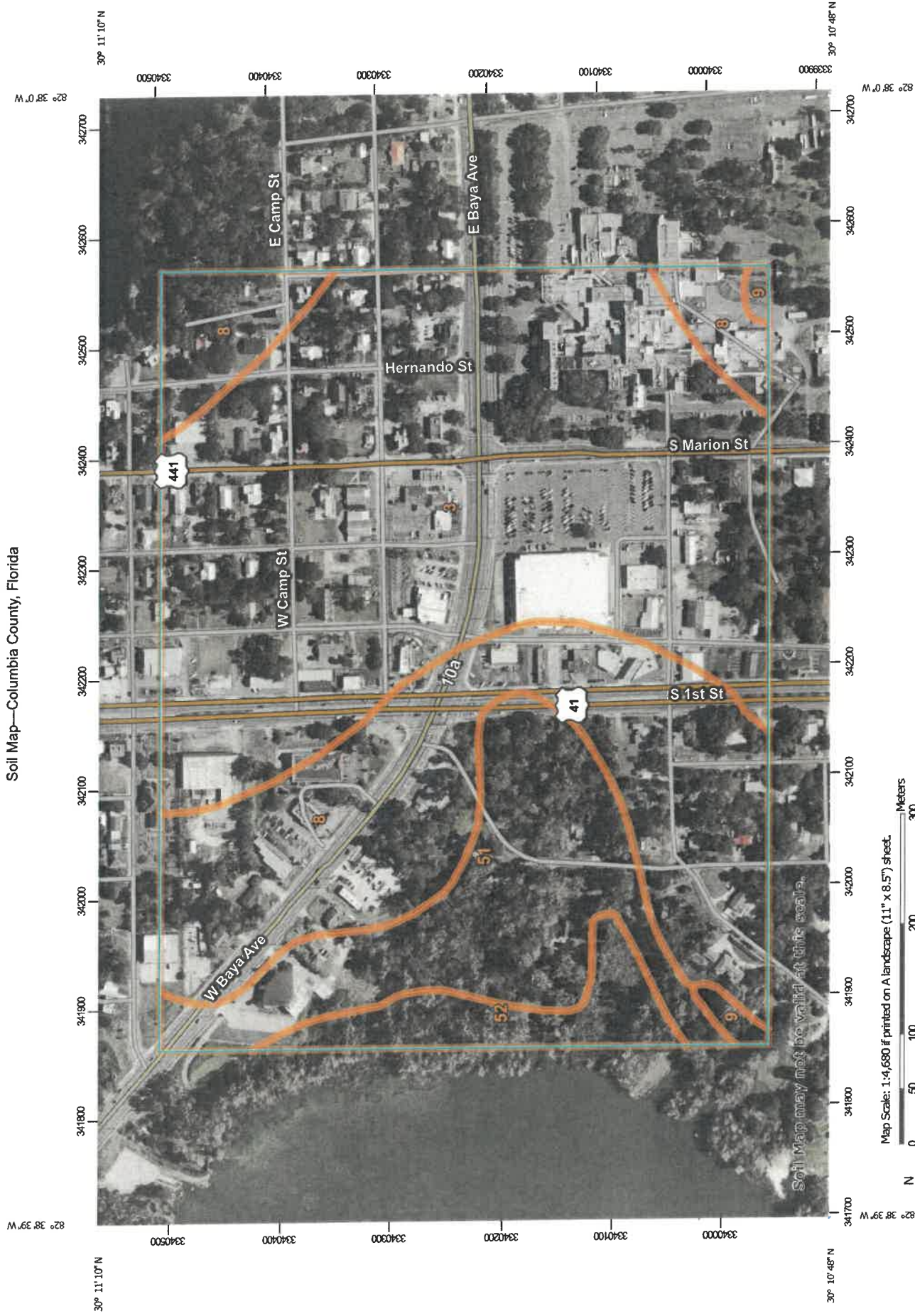
October 16, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Soil Map—Columbia County, Florida



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spot Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Columbia County, Florida
 Survey Area Data: Version 20, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Alpin fine sand, 0 to 5 percent slopes	47.9	49.5%
8	Blanton fine sand, 0 to 5 percent slopes	29.7	30.7%
9	Blanton fine sand, 5 to 8 percent slopes	0.7	0.7%
51	Plummer fine sand	14.1	14.6%
52	Plummer fine sand, depressional	4.3	4.4%
Totals for Area of Interest		96.7	100.0%

RESOLUTION NO. 2024 PZ/CPA 24-03

PLANNING AND ZONING BOARD CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF 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, RECOMMENDING TO CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA APPROVAL OF AN AMENDMENT OF FIFTY (50) OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 24-03, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR A CHANGE IN THE LAND USE CLASSIFICATION FROM RESIDENTIAL MODERATE, (ALLOWING UP TO FOUR DWELLING UNITS PER ACRE) AND/OR RESIDENTIAL MEDIUM, (ALLOWING UP TO EIGHT DWELLING UNITS PER ACRE) TO COMMERCIAL ON PROPERTY DESCRIBED AS TAX PARCEL NOS. 13898-000,13905-000, 13906-000 AND 14072-001 IN THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations, as amended (the "LDRs"), empowers the Planning and Zoning Board of the City of Lake City, Florida (the "Board"), to recommend approval or denial of amendments to the City of Lake City Comprehensive Plan (the "Comprehensive Plan"), to the City Council of the City of Lake City, Florida (the "Council"), in accordance with said regulations; and

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida (the "LPA"), to recommend to the Council, approval or denial of amendments to the Comprehensive Plan, in accordance with said statute; and

WHEREAS, the Board has been designated as the LPA; and

WHEREAS, an application for an amendment, as described below, has been filed with the City; and

WHEREAS, pursuant to the LDRs, the Board, serving also as the LPA, held the required

public hearing, with public notice having been provided, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below; and

WHEREAS, the Board, serving also as the LPA has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the Board, serving also as the LPA has determined and found that recommending to the Council the approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; now therefore

BE IT RESOLVED BY THE PLANNING AND ZONING BOARD, OF THE CITY OF LAKE CITY, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA:

1. Pursuant to an application, CPA 24-03, submitted by Lance Jones of Jones Engineering & Consulting, LLC, as agent for The Law Office of Travis Koon, LLC, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification of certain lands, the Board, serving also as the LPA, recommends to the Council that the future land use classification be changed from RESIDENTIAL, MODERATE (less than or equal to four dwelling units per acre) and/or RESIDENTIAL, MEDIUM (less than or equal to eight dwelling units per acre) to Commercial on property generally described as Tax Parcel Nos. 13898-000, 13905-000, 13906-000 and 14072-001 and more particularly described as:

PARCEL 13898-000 (FROM DEED):

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCELS 13905-000, 13906-000, 14072-001 (FROM SURVEYOR):

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF

COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S26°12'12"E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N63°47'48"E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S01°08'30"E 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S79°58'48"W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 159.23 FEET; THENCE S89°55'41"W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N63°47'48"E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN W63°47'48"W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT THENCE S00°29'44"E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING THENCE N89°39'15"E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N77°48'44"E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S01°08'30"E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S16°11'04"E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N88°51'26"E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S01°08'30"E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N00°29'64"W ALONG SAID

EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

LOT NO. 2, BLOCK NO 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N49°13'59"W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N49°13'59"W, ALONG SAID SOUTH LINE, 150.57 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N40°24'17"E, ALONG SAID WEST LINE 148.50 FEET; THENCE S49°11'49"E, 70.65 FEET; THENCE S56°21'25"E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S17°44'37"W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S28°16'49"W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.


2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.
3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 07th day of October, 2024.

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


Christopher Lydick, Chairman

ATTEST, BY THE SECRETARY TO THE
PLANNING AND ZONING BOARD OF THE
CITY OF LAKE CITY, FLORIDA:


Robert Angelo, Secretary to the Planning
and Zoning Board

APPROVED AS TO FORM AND LEGALITY:


Clay Martin, City Attorney

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY PLANNING AND ZONING BOARD

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Tuesday, October 8, 2024 at 5:30 PM or as soon after.

Agenda items-

1. CPA 24-03, an application by Lance Jones, agent for The Law Office of Travis Koon, PLLC, owner, for a Comprehensive Plan Amendment to change the Future Land Use from Residential Medium, allowing up to eight (8) dwelling units per acre and Residential Moderate, allowing up to four (4) dwelling units per acre to Commercial on land located on parcels 13898-000, 13905-000, 13906-000 and 14072-001.
2. Z24-04, an application by Lance Jones, agent for The Law Office of Travis Koon, PLLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from Residential Single Family 2 (RSF-2) and Residential Office (RO) to Commercial General (CG) on property located on 13898-000, 13905-000, 13906-000 and 14072-001.
3. SPR 24-10, an application submitted by Carol Chadwick, P.E., (agent) for Affiliated Property Management LLC, (owner), for a Site Plan Review for Aspire Dental Addition, in a Commercial Intensive zoning district, and located on parcel 07604-102, which is regulated by the Land Development Regulations Section 4.13

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

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

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

Robert Angelo
Planning and Zoning Tech.



PUBLIC NOTICE

Two columns of small, illegible text are visible on the sign, likely containing the details of the public notice.

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

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

Z24-04, an application by Lance Jones, agent for The Law Offices of Travis Koon, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from RESIDENTIAL MULTI-SINGLE 1 (RSF-1) and RESIDENTIAL OFFICE (RO) to COMMERCIAL GENERAL (CG) on property described, as follows:

From RESIDENTIAL SINGLE FAMILY 2 (RSF-2) to COMMERCIAL GENERAL (CG) PARCEL 14072-001 and 13906-000

A parcel of land lying in Section 32, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly describes as follows:

LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.97 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

Containing 0.18 acres, more or less

AND

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N

63°47'48" E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

Containing 0.966 acres, more or less

From RESIDENTIAL OFFICE (RO) to COMMERCIAL GENERAL PARCEL 13905-000

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'64" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Containing 1.388 acres, more or less

All said containing 2.534 acres, more or less

WHEN;	August 13, 2024 at 5:30pm or as soon after.
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 on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity .

Copies of the amendment are available for public inspection by contacting the Growth Management office at growthmanagement@lcfla.com or by calling 386-719-5820.

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

**FOR MORE INFORMATION CONTACT
ROBERT ANGELO
PLANNING AND ZONING TECHNICIAN
AT 386-719-5820**

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Tuesday, September 24, 2024 8:08 AM
To: Angelo, Robert
Subject: RE: 79388 79389 79390 RE: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

Confirmed!

Kym Harrison – 386-754-0401

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Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine

1086 SW Main Blvd. Ste 103

Lake City, FL 32025

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Tuesday, September 24, 2024 8:05 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 79388 79389 79390 RE: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

Looks good.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, September 23, 2024 3:51 PM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 79388 79389 79390 RE: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

3 proofs attached for approval to publish on 9/26 as follows:

P&Z 3 col x 6 297.00
BOA 3 col x 5.5 272.25
HPA 3 col x 5.75 284.63

Kym Harrison – 386-754-0401

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1086 SW Main Blvd. Ste 103

Lake City, FL 32025

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, September 23, 2024 3:03 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

Kym

Please publish this ad in the body of the paper as a display ad in the September 26, 2024 paper.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

**NOTICE OF PUBLIC MEETING
CITY OF LAKE CITY
PLANNING AND ZONING BOARD**

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Tuesday, October 8, 2024 at 5:30 PM or as soon after.

Agenda items-

1. **CPA 24-03**, an application by Lance Jones, agent for The Law Office of Travis Koon, PLLC, owner, for a Comprehensive Plan Amendment to change the Future Land Use from Residential Medium, allowing up to eight (8) dwelling units per acre and Residential Moderate, allowing up to four (4) dwelling units per acre to Commercial on land located on parcels 13898-000, 13905-000, 13906-000 and 14072-001.
2. **Z24-04**, an application by Lance Jones, agent for The Law Office of Travis Koon, PLLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from Residential Single Family 2 (RSF-2) and Residential Office (RO) to Commercial General (CG) on property located on 13898-000, 13905-000, 13906-000 and 14072-001.
3. **SPR 24-10**, an application submitted by Carol Chadwick, P.E., (agent) for Affiliated Property Management LLC, (owner), for a Site Plan Review for Aspire Dental Addition, in a Commercial Intensive zoning district, and located on parcel 07604-102, which is regulated by the Land Development Regulations Section 4.13.

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

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

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

Robert Angelo
Planning and Zoning Tech.

7022 0410 0000 6201 9969

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LAKE CITY, FL 32055-9998

Certified Mail Fee \$4.35

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Cornerstone Pa...
426 SW Commerce Dr...
Lake City FL 32025

PS Form 3800, April 2015

7022 0410 0000 6201 9969

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For delivery information, visit our website at www.usps.com

LAKE CITY, FL 32055-9998

Certified Mail Fee \$4.35

Postmark 2 2024

Sepulveda, Robert...
405 SW Mc...
Lake City FL 32055-5033

PS Form 3800, April 2015

9589 0710 0520 0653 6567 21

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

LAKE CITY, FL 32055-9998

Certified Mail Fee \$4.35

Postmark 2 2024

FU King Resta...
989 SW Ridge St
Lake City FL 32024

PS Form 3800, January 2022

9589 0710 0520 0653 6567 52

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LAKE CITY, FL 32055-9998

Certified Mail Fee \$4.35

Postmark 2 2024

Kicker, Del...
650 SW Main...
Lake City FL 32025

PS Form 3800, January 2022

9589 0710 0520 0653 6567 45

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For delivery information, visit our website at www.usps.com

LAKE CITY, FL 32055-9998

Certified Mail Fee \$4.35

Postmark 2 2024

Woodam...
1279 SW Castle Heights Ter
Lake City FL 32025

PS Form 3800, January 2022

9589 0710 0520 0653 6567 36

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LAKE CITY, FL 32055-9998

Certified Mail Fee \$4.35

Postmark 2 2024

Domingo, Robert...
318 SW Montg...
Lake City FL 32025

PS Form 3800, January 2022

9589 0710 0520 0653 6567 34

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Domestic Mail Only

For delivery information, visit our website at www.usps.com

LAKE CITY, FL 32055-9998

Certified Mail Fee \$4.35

Postmark 2 2024

W...
349 SW Mont...
Lake City FL 32025

PS Form 3800, January 2022



September 24, 2024

To Whom it May Concern,

On October 08, 2024 the Planning and Zoning Board will be having a meeting at 5:30pm at 205 N Marion. At the above-mentioned meeting we will be hearing a petition, Z 24-04 and CPA 24-03, located on parcels 13898-000, 13905-000, 13906-000, and 14072-001, more commonly known as the SW corner of Baya Ave and Main Blvd. Petition Z 24-04 is to rezone the above-mentioned parcels from Residential Single-Family 2 and Residential Office to Commercial General. Petition CPA 24-03 is to change the Future Land Use from Residential Medium, allowing eight (8) dwelling units per acre and Residential Moderate, allowing up to four dwelling units per acre, to Commercial.

If you have any questions or concerns please call 386-719-5820 or email growthmanagement@lcfla.com.

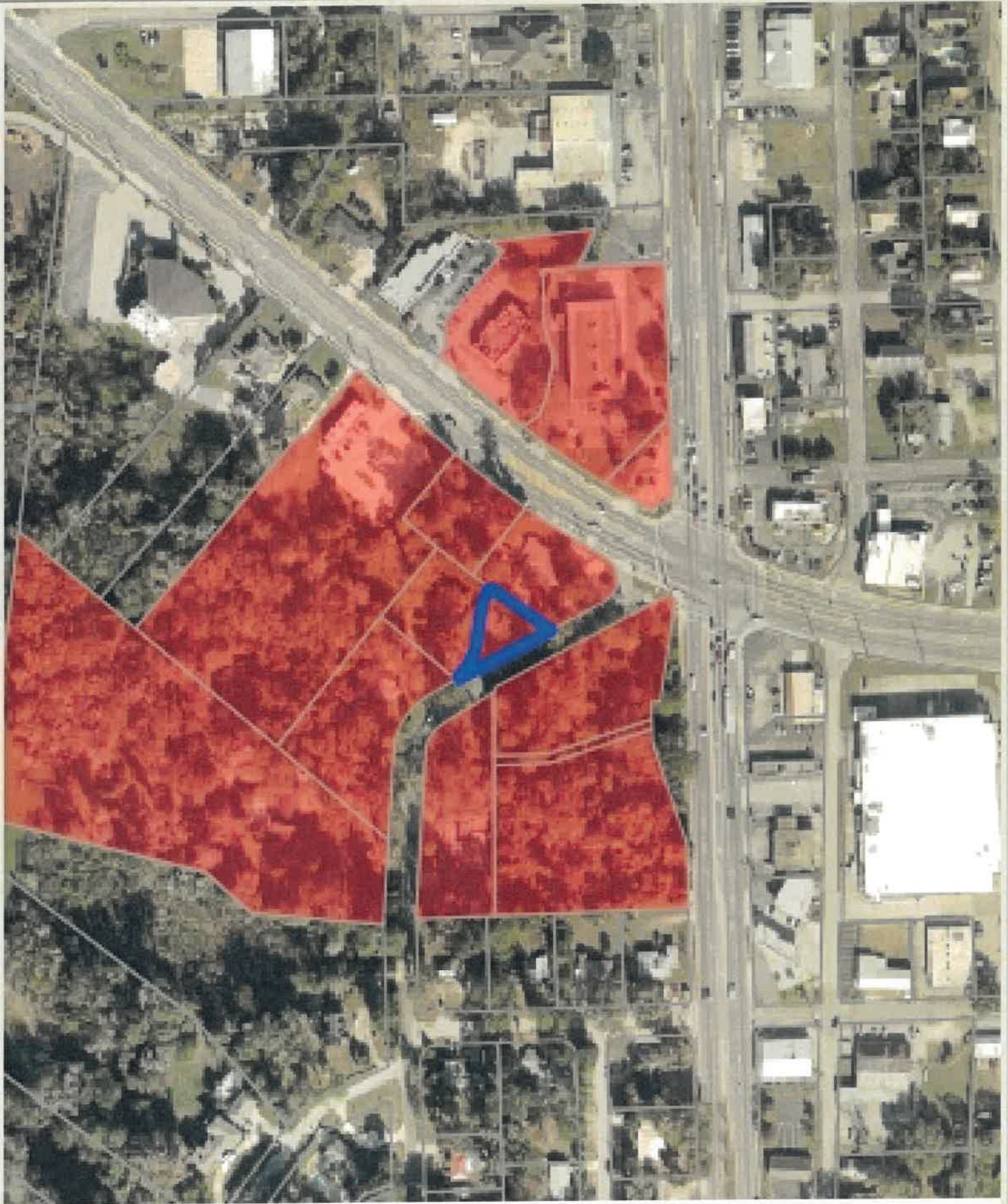
Robert Angelo

Planning and Zoning
City of Lake City

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
GDP LAKE CITY, LLC	PO BOX 1610	.	COCKEYSVILLE	MD	21030	
THE LAW OFFICE OF TRAVIS KOON PLLC	284 SW BAYA DR STE 101	.	LAKE CITY	FL	32025-5207	
LYON INVESTMENTS COMPANY LLC	P O BOX 1499	.	DOUGLAS	GA	31534	
NEW LIFE CHRISTIAN FELLOWSHIP OF LAKE CITY, INC	422 SW BAYA DR	.	LAKE CITY	FL	32025	
WAFFLE HOUSE INC	P O BOX 6450	.	NORCROSS	GA	30091	
NEW LIFE CHRISTIAN FELLOWSHIP OF LAKE CITY INC	422 SW BAYA DR	.	LAKE CITY	FL	32025	
ST JOHN MARTIN E	582 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
SWISHER PERRY WARD	608 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
MOORE JAMES E JR	619 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
RCD PROPERTY MANAGEMENT LLC	3101 SW HARBOUR BLUFF PL	.	PALM CITY	FL	34990	

GIS Buffer



0 340 680 1020 1360

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
GDP LAKE CITY, LLC	PO BOX 1610	.	COCKEYSVILLE	MD	21030	
THE LAW OFFICE OF TRAVIS KOON PLLC	284 SW BAYA DR STE 101	.	LAKE CITY	FL	32025-5207	
LYON INVESTMENTS COMPANY LLC	P O BOX 1499	.	DOUGLAS	GA	31534	
NEW LIFE CHRISTIAN FELLOWSHIP OF LAKE CITY, INC	422 SW BAYA DR	.	LAKE CITY	FL	32025	
WAFFLE HOUSE INC	P O BOX 6450	.	NORCROSS	GA	30091	
CORNERSTONE PARTNERS LIMITED	426 SW COMMERCE DR STE 130	.	LAKE CITY	FL	32025	
NEW LIFE CHRISTIAN FELLOWSHIP OF LAKE CITY INC	422 SW BAYA DR	.	LAKE CITY	FL	32025	
ST JOHN MARTIN E	582 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
MOORE JAMES E JR	619 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
RADERCELL LLC	461 SW MAIN BLVD	.	LAKE CITY	FL	32025	
RCD PROPERTY MANAGEMENT LLC	3101 SW HARBOUR BLUFF PL	.	PALM CITY	FL	34990	
MCDONALD'S CORPORATION 9-1231	P O BOX 182571	.	COLUMBUS	OH	43218-2571	
STEVENS DON RICHARD	455 SW OYSTERSHELL GLN	.	LAKE CITY	FL	32024	

GIS Buffer



0

380

760

1140

1520

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
WD LAKE CITY LLC	1102 18TH AVE SOUTH	.	NASHVILLE	TN	37212	
CORNERSTONE DEVELOPMENT GROUP LLC	P O BOX 1867	.	LAKE CITY	FL	32056	
SCF RC FUNDING IV LLC	902 CARNEGIE CENTER BLVD	SUITE 520	PRINCETON	NJ	08540	
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
GDP LAKE CITY, LLC	PO BOX 1610	.	COCKEYSVILLE	MD	21030	
THE LAW OFFICE OF TRAVIS KOON PLLC	284 SW BAYA DR STE 101	.	LAKE CITY	FL	32025-5207	
NEW LIFE CHRISTIAN FELLOWSHIP OF LAKE CITY, INC	422 SW BAYA DR	.	LAKE CITY	FL	32025	
WAFFLE HOUSE INC	P O BOX 6450	.	NORCROSS	GA	30091	
NEW LIFE CHRISTIAN FELLOWSHIP OF LAKE CITY INC	422 SW BAYA DR	.	LAKE CITY	FL	32025	
ST JOHN MARTIN E	582 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
SWISHER PERRY WARD	608 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
MOORE JAMES E JR	619 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
RADERCELL LLC	461 SW MAIN BLVD	.	LAKE CITY	FL	32025	
RCD PROPERTY MANAGEMENT LLC	3101 SW HARBOUR BLUFF PL	.	PALM CITY	FL	34990	
MCDONALD'S CORPORATION 9-1231	P O BOX 182571	.	COLUMBUS	OH	43218-2571	
STEVENS DON RICHARD	455 SW OYSTERSHELL GLN	.	LAKE CITY	FL	32024	
STEVENS ALEX H JR	5159 SW STATE ROAD 247	.	LAKE CITY	FL	32024	
SWAMI OF LAKE CITY INC	115 SW ENCHANTED CT	.	LAKE CITY	FL	32024	
WHEELER AGENCY INC	622 SW MAIN BLVD	.	LAKE CITY	FL	32025	
WHEELER JOHN R	136 SE BEVERLY PL	.	LAKE CITY	FL	32025	
JOHNSON JERRI LYNN	3328 RIVERBANK DR	.	MIDDLEBURG	FL	32068	
HOLLIS BRANDON CHARLES	315 SW MONTGOMERY DR	.	LAKE CITY	FL	32025	

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0 410 820 1230 1640

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
WD LAKE CITY LLC	1102 18TH AVE SOUTH		NASHVILLE	TN	37212	
SEPULVEDA ROBERT	405 SW MCFARLANE AVE		LAKE CITY	FL	32055-5033	
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
THE LAW OFFICE OF TRAVIS KOON PLLC	284 SW BAYA DR STE 101		LAKE CITY	FL	32025-5207	
WAFFLE HOUSE INC	P O BOX 6450		NORCROSS	GA	30091	
NEW LIFE CHRISTIAN FELLOWSHIP OF LAKE CITY INC	422 SW BAYA DR		LAKE CITY	FL	32025	
ST JOHN MARTIN E	582 SW EL PRADO AVE		LAKE CITY	FL	32025	
SWISHER PERRY WARD	608 SW EL PRADO AVE		LAKE CITY	FL	32025	
MOORE JAMES E JR	619 SW EL PRADO AVE		LAKE CITY	FL	32025	
STEVENS DON RICHARD	455 SW OYSTERSHELL GLN		LAKE CITY	FL	32024	
STEVENS ALEX H JR	5159 SW STATE ROAD 247		LAKE CITY	FL	32024	
SWAMI OF LAKE CITY INC	115 SW ENCHANTED CT		LAKE CITY	FL	32024	
WHEELER AGENCY INC	622 SW MAIN BLVD		LAKE CITY	FL	32025	
FU KING RESTAURANT INC	989 SW RIDGE ST		LAKE CITY	FL	32024	
KICKER DALEE JOHNSTON	650 SW MAIN BLVD #3		LAKE CITY	FL	32025	
WHEELER JOHN R	136 SE BEVERLY PL		LAKE CITY	FL	32025	
WOODARD ROBERT W	1279 SW CASTLE HEIGHTS TER		LAKE CITY	FL	32025	
JOHNSON JERRI LYNN	3328 RIVERBANK DR		MIDDLEBURG	FL	32068	
HOLLIS BRANDON CHARLES	315 SW MONTGOMERY DR		LAKE CITY	FL	32025	
DOMINGUEZ RUBENN	318 SW MONTGOMERY DR		LAKE CITY	FL	32025	
WOLF DAVID L	349 SW MONTGONERY DR		LAKE CITY	FL	32025	

GIS Buffer



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430

860

1290

1720

September 24, 2024

To Whom it May Concern,

On October 08, 2024 the Planning and Zoning Board will be having a meeting at 5:30pm at 205 N Marion. At the above-mentioned meeting we will be hearing a petition, Z 24-04 and CPA 24-03, located on parcels 13898-000, 13905-000, 13906-000, and 14072-001, more commonly known as the SW corner of Baya Ave and Main Blvd. Petition Z 24-04 is to rezone the above-mentioned parcels from Residential Single-Family 2 and Residential Office to Commercial General. Petition CPA 24-03 is to change the Future Land Use from Residential Medium, allowing eight (8) dwelling units per acre and Residential Moderate, allowing up to four dwelling units per acre, to Commercial.

If you have any questions or concerns please call 386-719-5820 or email growthmanagement@lcfla.com.

Robert Angelo

Planning and Zoning
City of Lake City

File Attachments for Item:

2. City Council Resolution No. 2024-137 - A resolution of the City of Lake City, Florida, nominating Ricky Jernigan to serve on the Columbia County Tourism Development Council; making findings of fact in support thereof; directing the City Clerk to communicate such nomination to the Columbia County Board of Commissioners; repealing all prior resolutions in conflict; and providing an effective date.

CM/rrp
11/20/2024

RESOLUTION NO 2024-137
CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA NOMINATING RICKY JERNIGAN TO SERVE ON THE COLUMBIA COUNTY TOURISM DEVELOPMENT COUNCIL; MAKING FINDINGS OF FACT IN SUPPORT THEREOF; DIRECTING THE CITY CLERK TO COMMUNICATE SUCH NOMINATION TO THE COLUMBIA COUNTY BOARD OF COMMISSIONERS; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Columbia County Tourist Development Council (the "Council") was established by the Board of County Commissioners of Columbia County, Florida, in accordance with Chapter 125, Florida Statutes, to promote tourism and the development of the county's tourism industry; and

WHEREAS, the Board of County Commissioners (the "BOCC") is imbued with the authority to appoint members to the Council as established under applicable state law and local ordinances, and

WHEREAS, the City of Lake City (the "City") has nominated City Councilmember Ricky Jernigan to serve on the Council; and

WHEREAS, recognizing the nomination of the foregoing individual to the Council is in the public interest and in the interests of the City; now therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. Recognizing the nomination of City Councilmember Ricky Jernigan for appointment to the Council by the Columbia County Board of Commissioners is in the public or community interest and for public welfare; and
2. The City Clerk is directed to reflect such nomination to the Columbia County Board of Commissioners in the official records of the City; and
3. The City Clerk is further directed to communicate such nomination to the appropriate party at the Columbia County Board of Commissioners; and
4. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby repealed to the extent of such conflict; and

5. This resolution shall become effective and enforceable upon final passage by the City Council of the City of Lake City.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ___ day of December, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

File Attachments for Item:

3. City Council Resolution No. 2024-138 - A resolution of the City of Lake City, Florida, appointing James Carter to serve on the North Central Florida Regional Planning Council; making findings of fact in support thereof; directing the City Clerk to reflect said appointment in such records of the City as are necessary and prudent; directing the City Clerk to communicate such appointment to the North Central Florida Regional Planning Council; repealing all prior resolutions in conflict; and providing an effective date.

RESOLUTION NO 2024-138

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA APPOINTING JAMES CARTER TO SERVE ON THE NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL; MAKING FINDINGS OF FACT IN SUPPORT THEREOF; DIRECTING THE CITY CLERK TO REFLECT SAID APPOINTMENT IN SUCH RECORDS OF THE CITY AS ARE NECESSARY AND PRUDENT; DIRECTING THE CITY CLERK TO COMMUNICATE SUCH APPOINTMENT TO THE NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Central Florida Regional Planning Council (the “NCFRPC”) in partnership with economic development organizations and local governments, promotes regional strategies, partnerships and solutions to strengthen the economic competitiveness and quality of life of the 12 counties and 40 incorporated municipalities in the north central Florida region; and

WHEREAS, the NCFRPC is comprised of members from local governments and gubernatorial appointees; and

WHEREAS, the seat on the NCFRPC representing the City of Lake City (the “City”) is now vacant as a result of the retirement of former Mayor Stephen Witt; and

WHEREAS, the City Council is imbued with the authority to appoint a new member to represent the City on the NCFRPC; and

WHEREAS, the City Council desires to appoint Councilman James Carter to represent the City on the NCFRPC; and

WHEREAS, appointing the foregoing individual to the NCFRPC is in the public interest and in the interests of the City; now therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. Appointing Councilman James Carter to the NCFRPC is in the public or community interest and for public welfare; and
2. The City Clerk is directed to reflect such appointment to the NCFRPC in the official records of the City; and
3. The City Clerk if further directed to communicate such appointment to the appropriate party at the NCFRPC; and
4. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby repealed to the extent of such conflict; and
5. This resolution shall become effective and enforceable upon final passage by the City Council of the City of Lake City.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ___ day of December, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

File Attachments for Item:

4. City Council Resolution No. 2024-139 - A resolution of the City Council of the City of Lake City, Florida, authorizing the renewal of the Third Judicial Circuit Mutual Aid Agreement between the Police Departments located in the Third Judicial Circuit of Florida; making certain findings of fact in support of the City renewing said agreement; recognizing the authority of the Mayor to execute and bind the City to said renewal agreement; recognizing the authority of the Chief of Police to execute and bind the City to said renewal agreement; directing the Mayor to execute and bind the City to said renewal agreement; directing the Chief of Police to execute the City to said renewal agreement; repealing all prior resolutions in conflict; and providing an effective date.

RESOLUTION NO 2024 – 139
CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AUTHORIZING THE RENEWAL OF THE THIRD JUDICIAL CIRCUIT MUTUAL AID AGREEMENT BETWEEN POLICE DEPARTMENTS LOCATED IN THE THIRD JUDICIAL CIRCUIT OF FLORIDA; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CITY RENEWING SAID AGREEMENT; RECOGNIZING THE AUTHORITY OF THE MAYOR TO EXECUTE AND BIND TO SAID RENEWAL AGREEMENT; RECOGNIZING THE AUTHORITY OF THE CHIEF OF POLICE TO EXECUTE TO SAID RENEWAL AGREEMENT; DIRECTING THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID RENEWAL AGREEMENT; DIRECTING THE CHIEF OF POLICE TO EXECUTE THE CITY TO SAID RENEWAL AGREEMENT; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake City, Florida (the “City”) and the municipalities located in the Third Judicial Circuit and the Sheriffs of the counties within the Third Judicial Circuit (the “Law Enforcement Agencies”) are parties to that certain *Third Judicial Circuit Mutual Aid Agreement* (the “Agreement”); and

WHEREAS, the Agreement is set to expire on December 31, 2024, as specified in Resolution 2024-003; and

WHEREAS, the City and the Law Enforcement Agencies have mutually agreed to extend and renew the Agreement in order to continue its terms and conditions through December 31, 2025;

WHEREAS, the Law Enforcement Agencies are so located in relation to each other that it is to the advantage of each to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to continuing, multi-jurisdictional law enforcement problems so as to protect the public peace and safety, and preserve the lives and property of the people, and intensive situations, including but not limited to, emergencies as defined under Section 252.34, Florida Statutes; and

WHEREAS, the Law Enforcement Agencies have the authority under Section 23.12, Florida Statutes, et seq, The Florida Mutual Aid Act, to enter into a combined mutual aid agreement for law enforcement service which permits voluntary cooperation and assistance of a routine law enforcement nature across jurisdictional lines, and provides for the rendering of assistance in law enforcement emergencies as defined in Section 252.34, Florida Statutes; and

WHEREAS, the City Council finds renewing and extending the Agreement is in the public or community interest and for public welfare pursuant to and in accordance with the terms and conditions of the Agreement, a copy of which is attached hereto and made a part of this resolution; now therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. Renewing and extending the Agreement in order to continue its terms and conditions through December 31, 2025 is in the public or community interest and for public welfare; and
2. In furtherance thereof, the Agreement in the form of the Exhibit attached hereto should be and is approved by the City Council of the City of Lake City; and
3. The Mayor of the City of Lake City and the Chief of Police are authorized and directed to execute on behalf of and bind the City to the terms of the Agreement; and
4. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby repealed to the extent of such conflict; and
5. This resolution shall become effective and enforceable upon final passage by the City Council of the City of Lake City.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ____ day of December, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

CITY COUNCIL RESOLUTION 2024-003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AUTHORIZING THE EXECUTION OF THE THIRD JUDICIAL CIRCUIT MUTUAL AID AGREEMENT BETWEEN MUNICIPALITIES AND SHERIFFS OF COUNTIES LOCATED IN THE THIRD JUDICIAL CIRCUIT OF FLORIDA, THROUGH THE LAKE CITY POLICE DEPARTMENT.

WHEREAS, the City of Lake City, Florida (hereinafter the "City") desires to execute the *Third Judicial Circuit Mutual Aid Agreement* (hereinafter the "Agreement") by and among the municipalities located in the Third Judicial Circuit and the Sheriffs of the counties within the Third Judicial Circuit (hereinafter the "Law Enforcement Agencies"); and

WHEREAS, the Law Enforcement Agencies are so located in relation to each other that it is to the advantage of each to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to continuing, multi-jurisdictional law enforcement problems so as to protect the public peace and safety, and preserve the lives and property of the people, and intensive situations, including but not limited to, emergencies as defined under section 252.34, Florida Statutes; and

WHEREAS, the Law Enforcement Agencies have the authority under section 23.12, Florida Statutes, et seq, The Florida Mutual Aid Act, to enter into a combined mutual aid agreement for law enforcement service which permits voluntary cooperation and assistance of a routine law enforcement nature across jurisdictional lines, and provides for the rendering of assistance in law enforcement emergencies as defined in section 252.34, Florida Statutes; and

WHEREAS, the City Council finds that it is in the City's best interest to execute the Agreement with the Law Enforcement Agencies pursuant to and in accordance with the terms and conditions of the Agreement, a copy of which is attached hereto and made a part of this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are incorporated herein and made a part of this resolution.

[Remainder of this page left blank intentionally.]

Third Judicial Circuit Mutual Aid Agreement

This is an agreement between municipalities located in the Third Judicial Circuit. This is also an agreement between those municipalities and the Sheriff's of the counties within the Third Judicial Circuit.

For the purpose of this agreement, the subscribing Law Enforcement agencies are as follows:

CROSS CITY POLICE DEPARTMENT	COLUMBIA COUNTY SHERIFF'S OFFICE
JASPER POLICE DEPARTMENT	DIXIE COUNTY SHERIFF'S OFFICE
JENNINGS POLICE DEPARTMENT	HAMILTON COUNTY SHERIFF'S OFFICE
LAKE CITY POLICE DEPARTMENT	LAFAYETTE COUNTY SHERIFF'S OFFICE
LIVE OAK POLICE DEPARTMENT	MADISON COUNTY SHERIFF'S OFFICE
MADISON POLICE DEPARTMENT	SUWANNEE COUNTY CORRECTIONAL INSTITUTE
PERRY POLICE DEPARTMENT	SUWANNEE COUNTY SHERIFF'S OFFICE
	TAYLOR COUNTY SHERIFF'S OFFICE

WITNESSETH

WHEREAS, the subscribing law enforcement agencies are so located in relation to one another that it is to the advantage of each to receive and extend mutual aid in the form of Law Enforcement services and resources to adequately respond to:

1. Continuing, multi-jurisdictional law enforcement problems so as to protect the public peace and safety, and preserve the lives and property of the people, and
2. Intensive situations including, but not limited to, emergencies as defined under Section 252.34, Florida Statutes; and

WHEREAS, the subscribing agencies have the authority under Section 23.12, Florida Statutes, et seq, the Florida Mutual Aid Act, to enter into a combined Mutual Aid Agreement for law enforcement services which:

1. Permits voluntary cooperation and assistance of a routine law enforcement nature across jurisdictional lines, and
2. Provides for the rendering of assistance in law enforcement emergencies as defined in Section 252.34, Florida Statutes

NOW THEREFORE, the parties agree as follows:

EXHIBIT TO
RESOLUTION

NOT FOR
EXECUTION

SECTION I: PROVISIONS FOR VOLUNTARY COOPERATION

Each of the aforesaid Law Enforcement Agencies hereby approve and enter into this Agreement whereby each of the agencies may request and render law enforcement assistance to the other in dealing with any violations of Florida Statutes to include but not necessarily be limited to, investigation of homicides, sex offenders, robberies, assaults, burglaries, larcenies, gambling, motor vehicle thefts, drug violations, pursuant to Chapter 893, F.S., backup services during patrol activities, school resource officers on official duty out of their jurisdiction, and inter-agency task forces and/or joint investigations.

SECTION II: PROVISIONS FOR OPERATIONAL ASSISTANCE

Each of the aforesaid Law Enforcement Agencies hereby approve and enter into this Agreement whereby each of the agencies may request and render law enforcement assistance to the other to include, but not limited to, dealing with disturbances, large protest demonstrations, aircraft disasters, fires, natural or man-made disasters, sporting events, concerts, parades, escapes from detention facilities, and incidents requiring utilization of specialized units.

SECTION III: PROCEDURES FOR REQUESTING ASSISTANCE

In the event that a party to this Agreement is in need of assistance as set forth above, an authorized representative of the agency requesting assistance shall notify the agency head or his/her designee from whom such assistance is requested. The agency head or authorized agency representative whose assistance is sought shall evaluate the situation and the agency's available resources, consult with his/her supervisors, if necessary, and respond in a manner he/she deems appropriate. The agency head in whose jurisdiction assistance is being rendered may determine who is authorized to lend assistance in his/her jurisdiction; for how long such assistance is authorized, and for what purpose such authority is granted. This authority may be granted either verbally or in writing as the particular situation dictates.

Should a sworn law enforcement officer be in another subscribed agency's jurisdiction for matters of a routine nature, such as traveling through the jurisdiction on routine business, attending a meeting or going to or from work, or transporting a prisoner, and a violation of Florida Statutes occurs in the presence of said party representing his/her respective agency, he/she shall be empowered to render enforcement assistance and act in accordance with the law.

Should enforcement action be taken, said party shall notify the agency having normal jurisdiction and upon this later arrival, turn the situation over to them and offer any assistance requested including, but not limited to, a follow-up written report so prescribed in this paragraph which is not intended to grant general authority to conduct investigations, serve warrants, and/or subpoenas or to respond without request to emergencies already being addressed by the agency, or normal jurisdiction, but is intended to address critical, life-threatening or public safety situations, prevent bodily injury to citizens, or secure apprehension of criminals who the law enforcement officer may encounter.

The Agency head's decision in these matters shall be final.

SECTION IV: COMMAND AND SUPERVISORY RESPONSIBILITY

The personnel and equipment that are assigned by the assisting agency head shall be under the immediate command of a supervising officer designated by the agency head. Such supervising officer shall be under the direct supervision and command of the agency head or his/her designee of the agency requesting assistance.

CONFLICTS: Whenever an officer, deputy sheriff or other appointee is rendering assistance pursuant to this Agreement, the officer, deputy sheriff or appointee shall abide by, and be subject to, the rules and regulations, personnel policies, general orders and standard operating procedures of their agency. If any rule, regulation, personnel policy, general order, or standard operating procedure of their agency is contradicted, contravened, or otherwise differentiates from the agency who is requesting assistance, then such rule, regulation, policy, general order, or procedure of the requesting agency shall control and supersede the direct order.

HANDLING COMPLAINTS: Whenever there is cause to believe that a complaint has arisen as a result of a cooperative effort as it may pertain to this Agreement, the agency head or his/her designee of the requesting agency shall be responsible for the documentation of said complaint to ascertain at a minimum;

1. The identity of the complaint.
2. An address where the complaining party can be contacted
3. The specific allegation
4. The identity of the employees accused without regard as to agency affiliation.

If it is determined that the accused is an employee of the assisting agency, the above information, with all pertinent documentation gathered during the receipt and processing of the complaint, shall be forwarded without delay to the agency head or his/her designee of the assisting agency for administrative review. The requesting agency may conduct a review of the complaint to determine if any factual basis for the complaint exists and/or whether any of the employees of the requesting agency violated any of their agency's policies or procedures.

SECTION V: LIABILITY

Each party engaging in any mutual cooperation and assistance, pursuant to this Agreement, agrees to assume responsibility for the acts, omissions, or conduct of such party's own employees while engaged in rendering such aid pursuant to the Agreement, subject to the provisions of Section 768.28, Florida Statutes, where applicable.

SECTION VI: POWERS, PRIVILEGES, IMMUNITIES AND COSTS

1. Employees of each participating agency, when actually engaging in mutual cooperation and assistance outside of their jurisdictional limits but inside this State, under the terms of this Agreement shall, pursuant to the provisions of Section 23.127(1), Florida Statutes, have the same powers, duties, rights, privileges and immunities as if the employee was performing duties inside the employee's political subdivision in which normally employed.

2. Each party agrees to furnish necessary personnel, equipment, resources, and facilities and to render services to each other party to the Agreement as set forth above; provided however, that no party shall be required to deplete unreasonably its own personnel, equipment, resources, facilities, and services in furnishing such mutual aid.
3. A political subdivision that furnishes equipment pursuant to this Agreement must bear the cost of loss or damage to that equipment and must pay any expense incurred in the operation and maintenance of that equipment.
4. The agency furnishing aid pursuant to this Agreement shall compensate its appointees/employees during the time such aid is rendered and shall defray the actual travel and maintenance expenses of its employees while they are rendering such aid, including amounts paid or due for compensation due to personal injury or death while such employees are engaged in rendering such aid.
5. The privileges and immunities from liability, exemption from laws, ordinances and rules, and all pension, insurance, relief, disability, worker's compensation, salary, death, and other benefits that apply to the activity of an employee of an agency when performing the employee's duties within the territorial limits of the employee's agency apply to the employee to the same degree, manner, and extent while engaged in the performance of the employee's duties extra territorially under the provisions of this Mutual Aid Agreement. The provisions of this section shall apply with equal effect paid, volunteer, and reserve employees.
6. Nothing herein shall prevent the requesting agency from requesting supplemental appropriations from the governing authority having budgeting jurisdiction to reimburse the assisting agency for any actual costs or expenses incurred by the assisting agency performing hereunder.

SECTION VII: FORFEITURE PROVISIONS

1. In the event an agency seizes any real property, vessel, motor vehicle, aircraft, currency, or other property pursuant to Florida Contraband Forfeiture Act during the performance of this Agreement, the agency requesting assistance in the case of requested operational assistance, and the seizing agency in the case of voluntary cooperation, shall be responsible for maintaining any forfeiture action pursuant to Chapter 932, Florida Statutes. The agency pursuing the forfeiture action shall have the exclusive right to control, and the responsibility to maintain, the property in accordance with Chapter 932, Florida Statutes, to include, but not be limited to, the complete discretion to bring the action or dismiss the action.
2. All proceeds from forfeited property seized as a result of, or in accordance with, this Agreement shall be divided equally between the parties participating in the action that caused the seizure, less the cost associated with the forfeiture action.

SECTION VIII: CONFLICTING MUTUAL AID AGREEMENTS

This Agreement is intended to supplement and not replace any other mutual aid agreement(s) to which the individual agencies of the Third Judicial Circuit may also belong. To the extent this Agreement conflicts with an agreement between individual agencies, the agreement between the

individual agencies controls unless agreed to in writing by the individual agencies' representatives.

SECTION IX: EFFECTIVE DATE

This Agreement shall take effect upon execution and approval by the hereunder named officials and shall continue in full force and effect until December 31, 2024.

Under no circumstance may this Agreement be renewed, amended, or extended except in writing

SECTION X: CANCELLATION

Any party may cancel its participation in this Agreement upon delivery of written notice to the other party or parties. Cancellation will be at the discretion of any subscribing party.

In witness whereof, the parties hereto cause these presents to be signed and dated as specified.

Dated this 2nd day of January, 2024.



GERALD BUTLER, CHIEF

LAKE CITY POLICE DEPARTMENT

**EXHIBIT TO
RESOLUTION**

**NOT FOR
EXECUTION**

Third Judicial Circuit Mutual Aid Agreement

This is an agreement between municipalities located in the Third Judicial Circuit. This is also an agreement between those municipalities and the Sheriff's of the counties within the Third Judicial Circuit.

For the purpose of this agreement, the subscribing Law Enforcement agencies are as follows:

CROSS CITY POLICE DEPARTMENT	COLUMBIA COUNTY SHERIFF'S OFFICE
JASPER POLICE DEPARTMENT	DIXIE COUNTY SHERIFF'S OFFICE
JENNINGS POLICE DEPARTMENT	HAMILTON COUNTY SHERIFF'S OFFICE
LAKE CITY POLICE DEPARTMENT	LAFAYETTE COUNTY SHERIFF'S OFFICE
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MADISON POLICE DEPARTMENT	SUWANNEE COUNTY CORRECTIONAL INSTITUTE
PERRY POLICE DEPARTMENT	SUWANNEE COUNTY SHERIFF'S OFFICE
	TAYLOR COUNTY SHERIFF'S OFFICE

WITNESSETH

WHEREAS, the subscribing law enforcement agencies are so located in relation to one another that it is to the advantage of each to receive and extend mutual aid in the form of Law Enforcement services and resources to adequately respond to:

1. Continuing, multi-jurisdictional law enforcement problems so as to protect the public peace and safety, and preserve the lives and property of the people, and
2. Intensive situations including, but not limited to, emergencies as defined under Section 252.34, Florida Statutes; and

WHEREAS, the subscribing agencies have the authority under Section 23.12, Florida Statutes, et seq, the Florida Mutual Aid Act, to enter into a combined Mutual Aid Agreement for law enforcement services which:

1. Permits voluntary cooperation and assistance of a routine law enforcement nature across jurisdictional lines, and
2. Provides for the rendering of assistance in law enforcement emergencies as defined in Section 252.34, Florida Statutes

NOW THEREFORE, the parties agree as follows:

**EXHIBIT TO
RESOLUTION**

**NOT FOR
EXECUTION**

SECTION I: PROVISIONS FOR VOLUNTARY COOPERATION

Each of the aforesaid Law Enforcement Agencies hereby approve and enter into this Agreement whereby each of the agencies may request and render law enforcement assistance to the other in dealing with any violations of Florida Statutes to include but not necessarily be limited to, investigation of homicides, sex offenders, robberies, assaults, burglaries, larcenies, gambling, motor vehicle thefts, drug violations, pursuant to Chapter 893, F.S., backup services during patrol activities, school resource officers on official duty out of their jurisdiction, and inter-agency task forces and/or joint investigations.

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Should enforcement action be taken, said party shall notify the agency having normal jurisdiction and upon this later arrival, turn the situation over to them and offer any assistance requested including, but not limited to, a follow-up written report so prescribed in this paragraph which is not intended to grant general authority to conduct investigations, serve warrants, and/or subpoenas or to respond without request to emergencies already being addressed by the agency, or normal jurisdiction, but is intended to address critical, life-threatening or public safety situations, prevent bodily injury to citizens, or secure apprehension of criminals who the law enforcement officer may encounter.

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HANDLING COMPLAINTS: Whenever there is cause to believe that a complaint has arisen as a result of a cooperative effort as it may pertain to this Agreement, the agency head or his/her designee of the requesting agency shall be responsible for the documentation of said complaint to ascertain at a minimum;

1. The identity of the complaint.
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4. The identity of the employees accused without regard as to agency affiliation.

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2. Each party agrees to furnish necessary personnel, equipment, resources, and facilities and to render services to each other party to the Agreement as set forth above; provided however, that no party shall be required to deplete unreasonably its own personnel, equipment, resources, facilities, and services in furnishing such mutual aid.
3. A political subdivision that furnishes equipment pursuant to this Agreement must bear the cost of loss or damage to that equipment and must pay any expense incurred in the operation and maintenance of that equipment.
4. The agency furnishing aid pursuant to this Agreement shall compensate its appointees/employees during the time such aid is rendered and shall defray the actual travel and maintenance expenses of its employees while they are rendering such aid, including amounts paid or due for compensation due to personal injury or death while such employees are engaged in rendering such aid.
5. The privileges and immunities from liability, exemption from laws, ordinances and rules, and all pension, insurance, relief, disability, worker's compensation, salary, death, and other benefits that apply to the activity of an employee of an agency when performing the employee's duties within the territorial limits of the employee's agency apply to the employee to the same degree, manner, and extent while engaged in the performance of the employee's duties extra territorially under the provisions of this Mutual Aid Agreement. The provisions of this section shall apply with equal effect paid, volunteer, and reserve employees.
6. Nothing herein shall prevent the requesting agency from requesting supplemental appropriations from the governing authority having budgeting jurisdiction to reimburse the assisting agency for any actual costs or expenses incurred by the assisting agency performing hereunder.

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2. All proceeds from forfeited property seized as a result of, or in accordance with, this Agreement shall be divided equally between the parties participating in the action that caused the seizure, less the cost associated with the forfeiture action.

SECTION VIII: CONFLICTING MUTUAL AID AGREEMENTS

This Agreement is intended to supplement and not replace any other mutual aid agreement(s) to which the individual agencies of the Third Judicial Circuit may also belong. To the extent this Agreement conflicts with an agreement between individual agencies, the agreement between the

individual agencies controls unless agreed to in writing by the individual agencies' representatives.

SECTION IX: EFFECTIVE DATE

This Agreement shall take effect upon execution and approval by the hereunder named officials and shall continue in full force and effect until December 31, 2025.

Under no circumstance may this Agreement be renewed, amended, or extended except in writing

SECTION X: CANCELLATION

Any party may cancel its participation in this Agreement upon delivery of written notice to the other party or parties. Cancellation will be at the discretion of any subscribing party.

In witness whereof, the parties hereto cause these resents to be signed and dated as specified.

Dated this _____ day of _____, 20_____.

EXHIBIT-NOT FOR EXECUTION

GERALD BUTLER, CHIEF

LAKE CITY POLICE DEPARTMENT

EXHIBIT-NOT FOR EXECUTION

NOAH WALKER
MAYOR-CITY OF LAKE CITY

**EXHIBIT TO
RESOLUTION**

**NOT FOR
EXECUTION**

File Attachments for Item:

5. IEMO Certificate of Completion from the Florida League of Cities to Council Member Chevella Young and Council Member Tammy Harris (Mayor Noah Walker)

 FLC UNIVERSITY

IEMOII

Certificate of Completion

October 25-26, 2024 • Altamonte Springs, FL

Presented to

Chevella Young

Councilmember

City of Lake City

 **FLC**
FLORIDA LEAGUE OF CITIES

MEMO

 FLC UNIVERSITY

Certificate of Completion

October 5-6, 2024 • Tampa, FL

Presented to

Tammy Harris

Councilmember

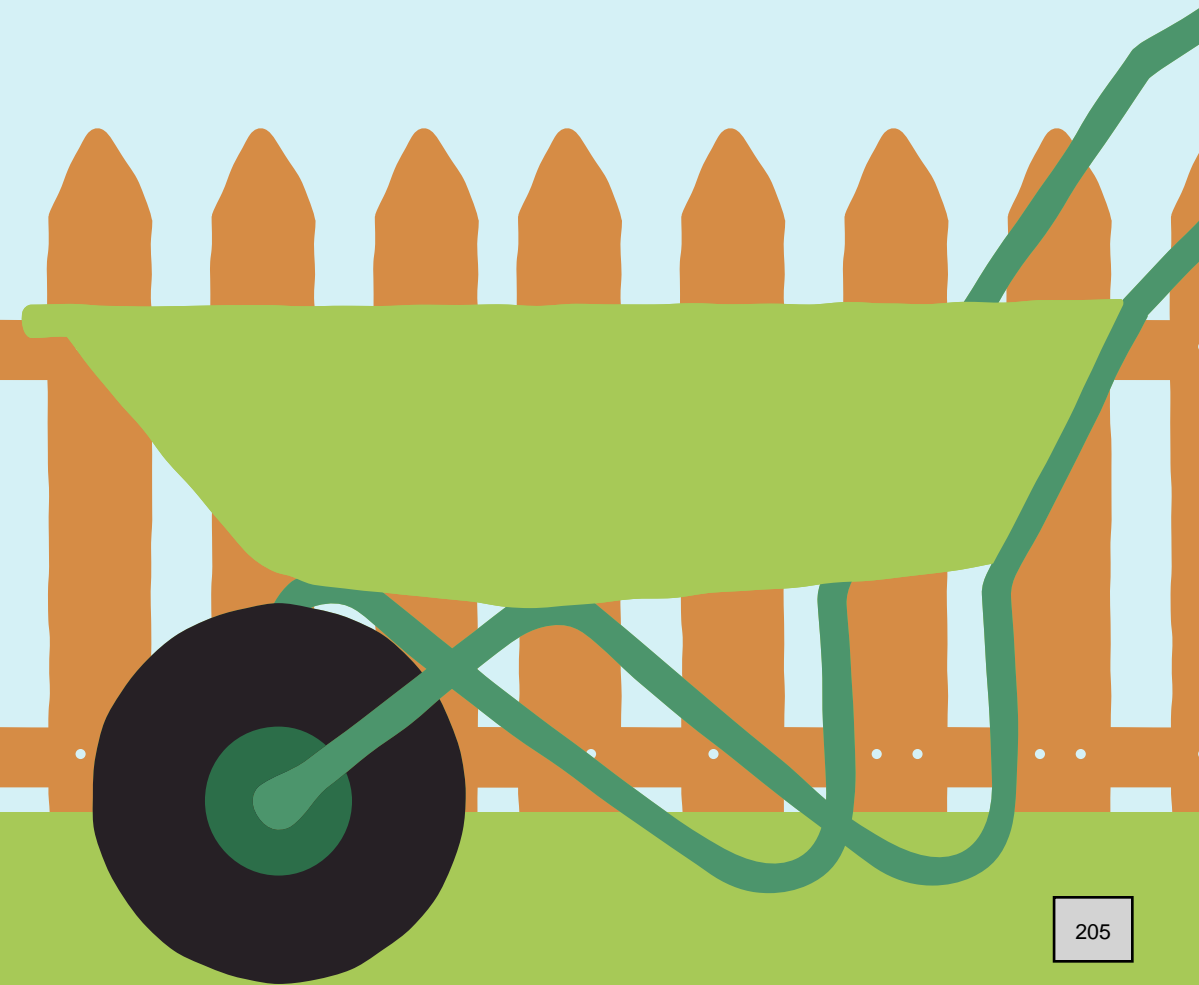
City of Lake City



File Attachments for Item:

6. John Cole - Kids Feeding Kids PowerPoint Presentation

KIDS FEEDING KIDS





OUR HISTORY

The program began in 2014 and was founded by my father John L Cole Jr.

One of his students held up a potato he had grown at school and said “Hey Mr Cole I can feed my family with this!”

So he thought about it and said maybe every school can do this.

His belief was that hungry kids can't learn as well as kids who have food.

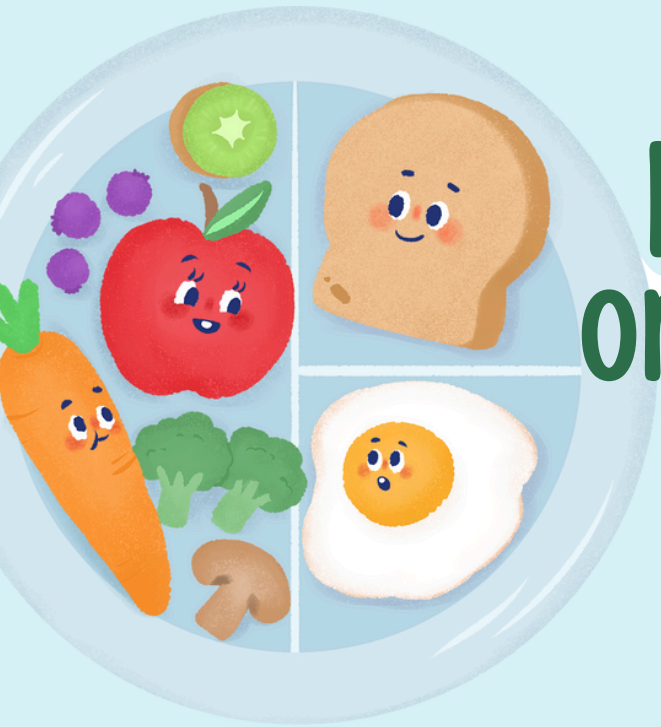


OUR HISTORY

16 million kids in the us alone do not know where their next meal is going to come from and the only time they eat a meal is at school.

He worked closely with different organizations like Kiwanis Club, FFA, 4H, and University of Florida extension offices.

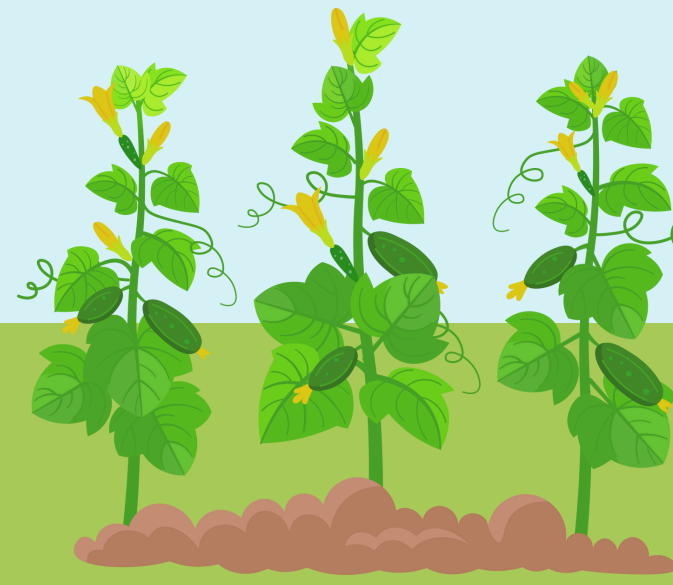
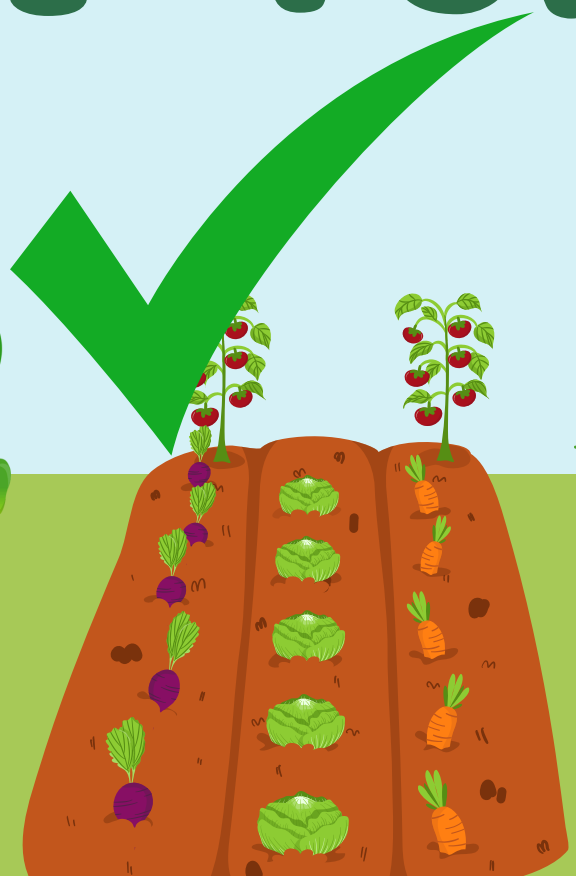
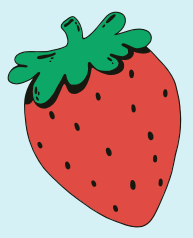
He also started the BackPack program that has been successful in the schools even today.





THE PROGRAMS MOTO

“Don't Mow it,
Grow it.”

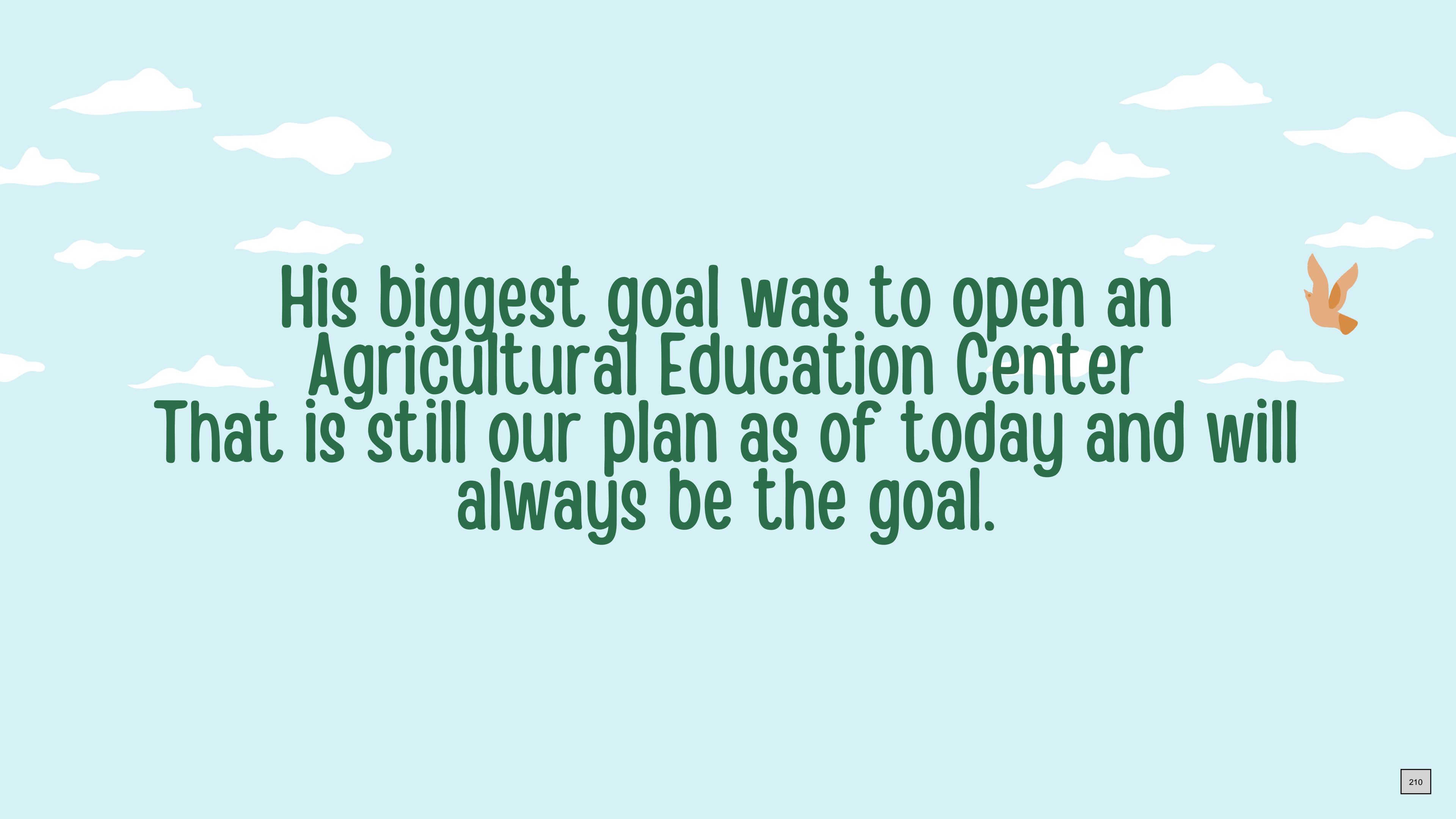




He passed away in 2020 of cancer.
The last year of his life, we spent a lot of time together and one of his wishes for me was to continue his program and build it into something that would help so many people.

It was big shoes to fill but I took his wishes and have continued to grow the program to what we are today.





His biggest goal was to open an
Agricultural Education Center
That is still our plan as of today and will
always be the goal.



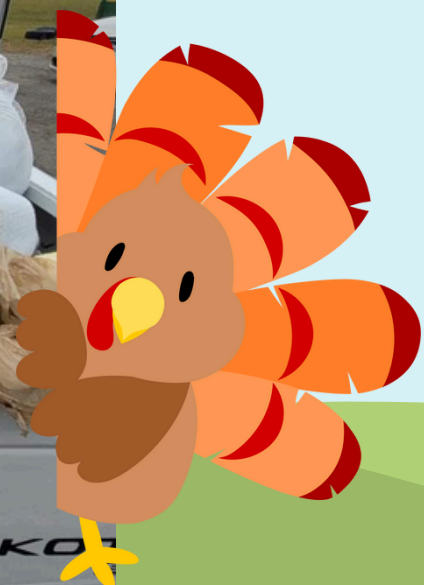
OUR ACCOMPLISHMENTS

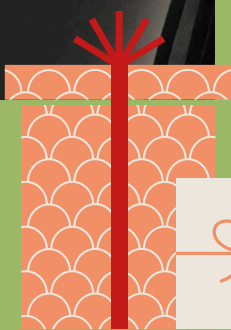
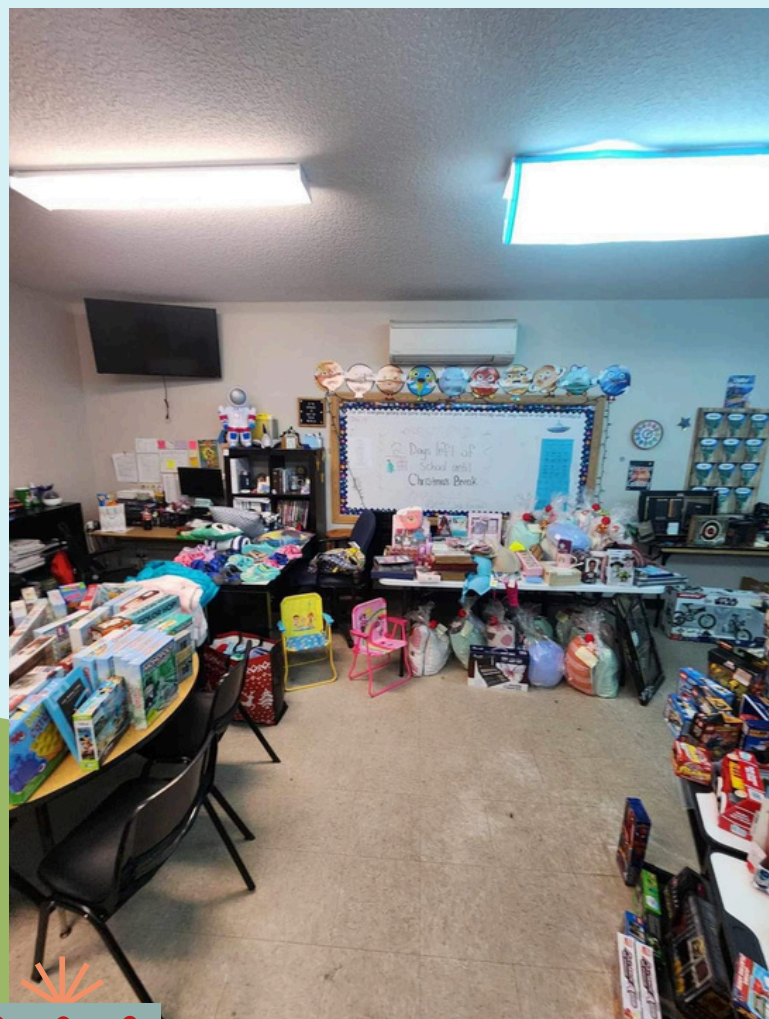
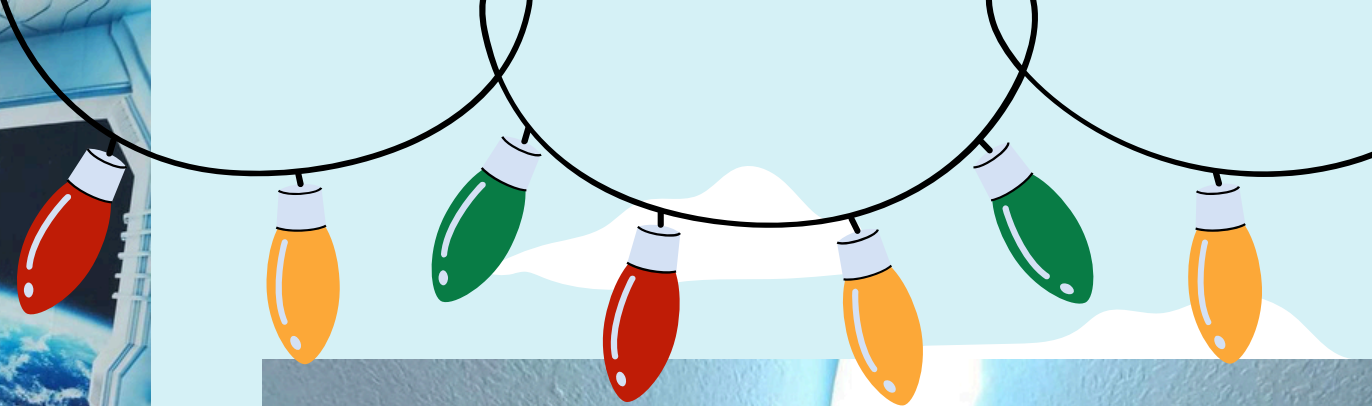
Since taking it over, we have added new chapters to the program.

We decided right after he passed away, to start annual giveaways.

He passed away in November and everyone wanted to really help me take off with the program so we picked about 10 families I believe to help for Thanksgiving and we had 25 kids we gave presents to for Christmas

We are now in our 4th year and we will have helped over 100 families for Thanksgiving and will help about 100 kids for Christmas. This year will be helping over 200 families for Thanksgiving and 200 kids for Christmas.

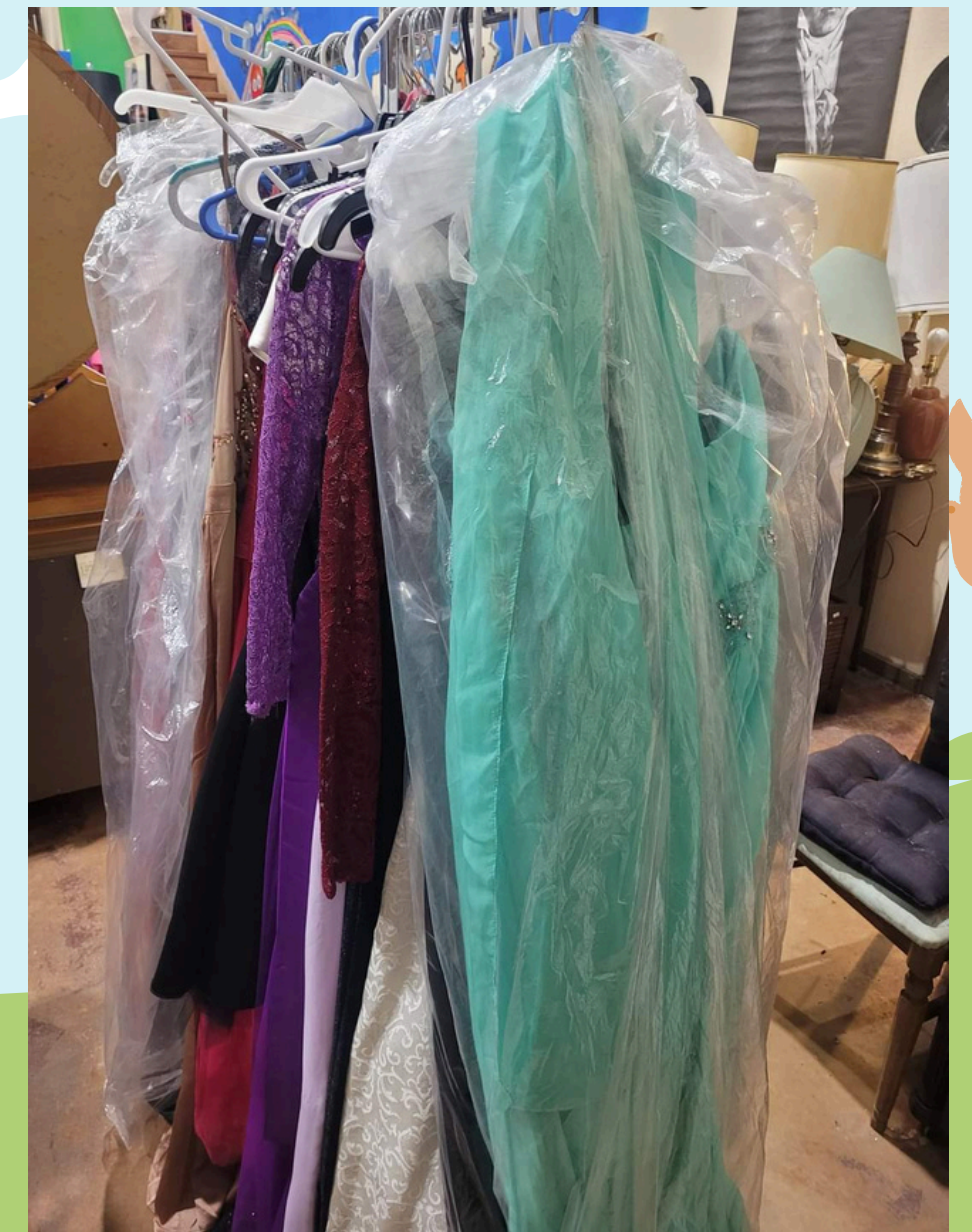




In 2021 we decided to begin a thrift store to help fund the events and our plans for the ag center. It started with a small 1200sq ft building and within a year we had to move to a much larger location which is 4500sq ft now.



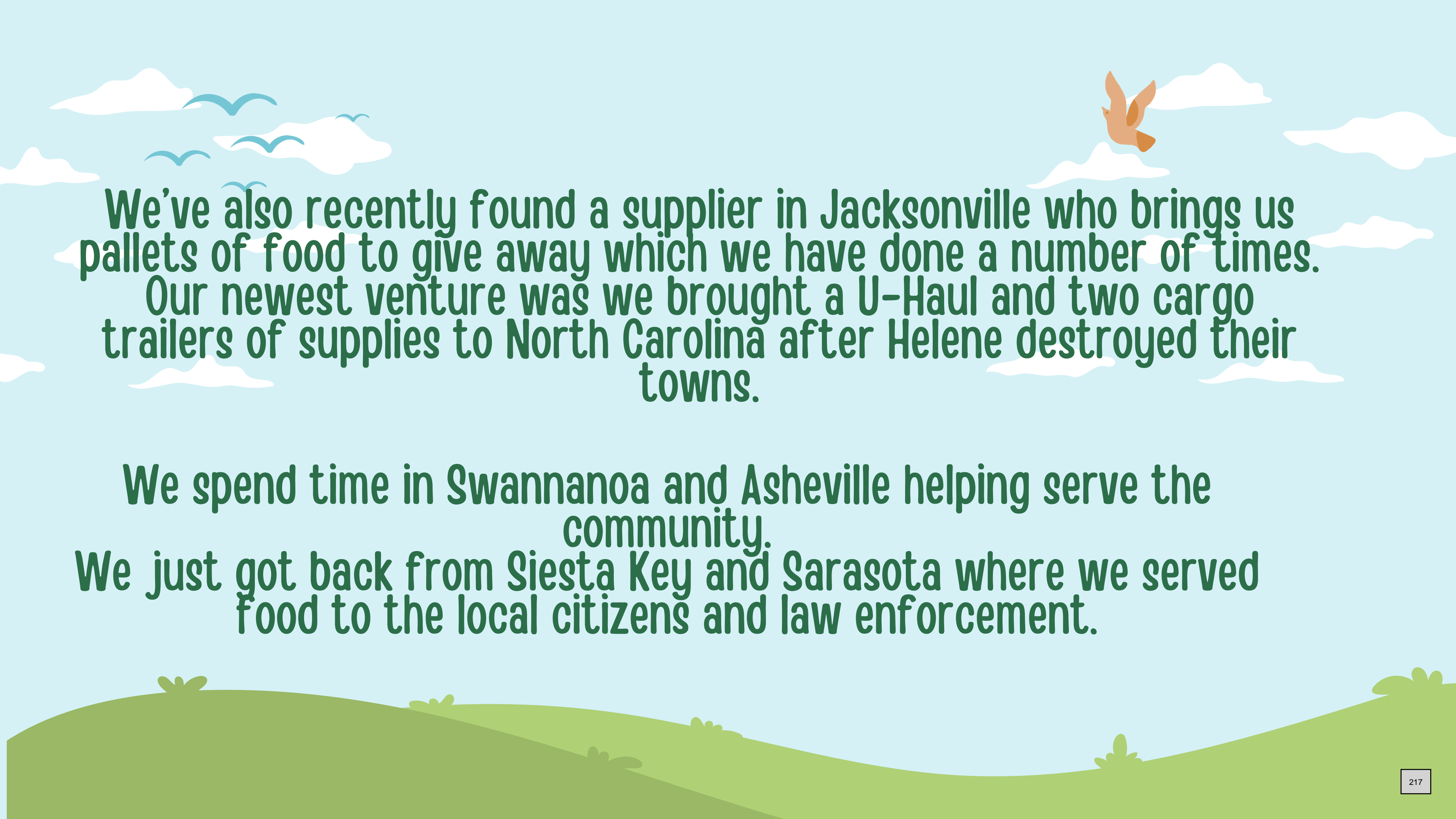
The store has not only been a source for our program events but has been a ministry in helping thousands through the years with clothing, food, school supplies and we also give away prom dresses every year to young ladies who you don't have the ability to buy expensive dresses.





We work with United Way, DCF, Meridian, and Suwannee Valley 4Cs plus the public schools when families are in need for clothing, food and more. We also work with Juvenile Justice to help these young people get their community hours and coach them to find better ways in life to go.

Our reputation is growing within the justice system because the kids are doing really well with us.



We've also recently found a supplier in Jacksonville who brings us pallets of food to give away which we have done a number of times. Our newest venture was we brought a U-Haul and two cargo trailers of supplies to North Carolina after Helene destroyed their towns.

We spend time in Swannanoa and Asheville helping serve the community. We just got back from Siesta Key and Sarasota where we served food to the local citizens and law enforcement.




OUR FUTURE

One of our biggest obstacles has been starting the agriculture. We can only do so much at the thrift store. I have taught small classes locally to help kids learn gardening in the past few years.

Our plan has been to begin and sustain a community garden.



OUR FUTURE



We have been consistently looking for a place to begin this and our heart has always been to have a place that people can come pick their food off of the plants and also have other things for the community.

This community garden will be a place for people who can't afford food to come and get what they need to feed their families. But also to have the youth come and learn to grow their own food for their families.

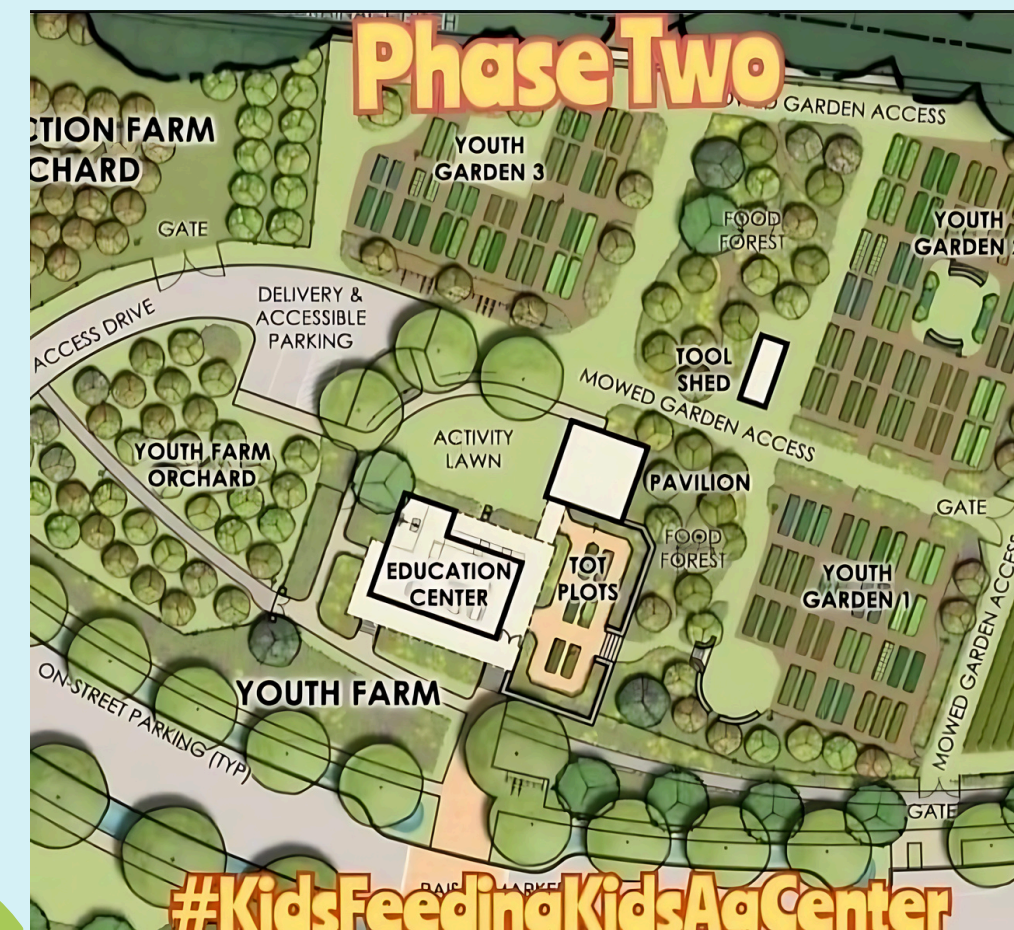
There's nothing more amazing than seeing our food come from just a small seed.



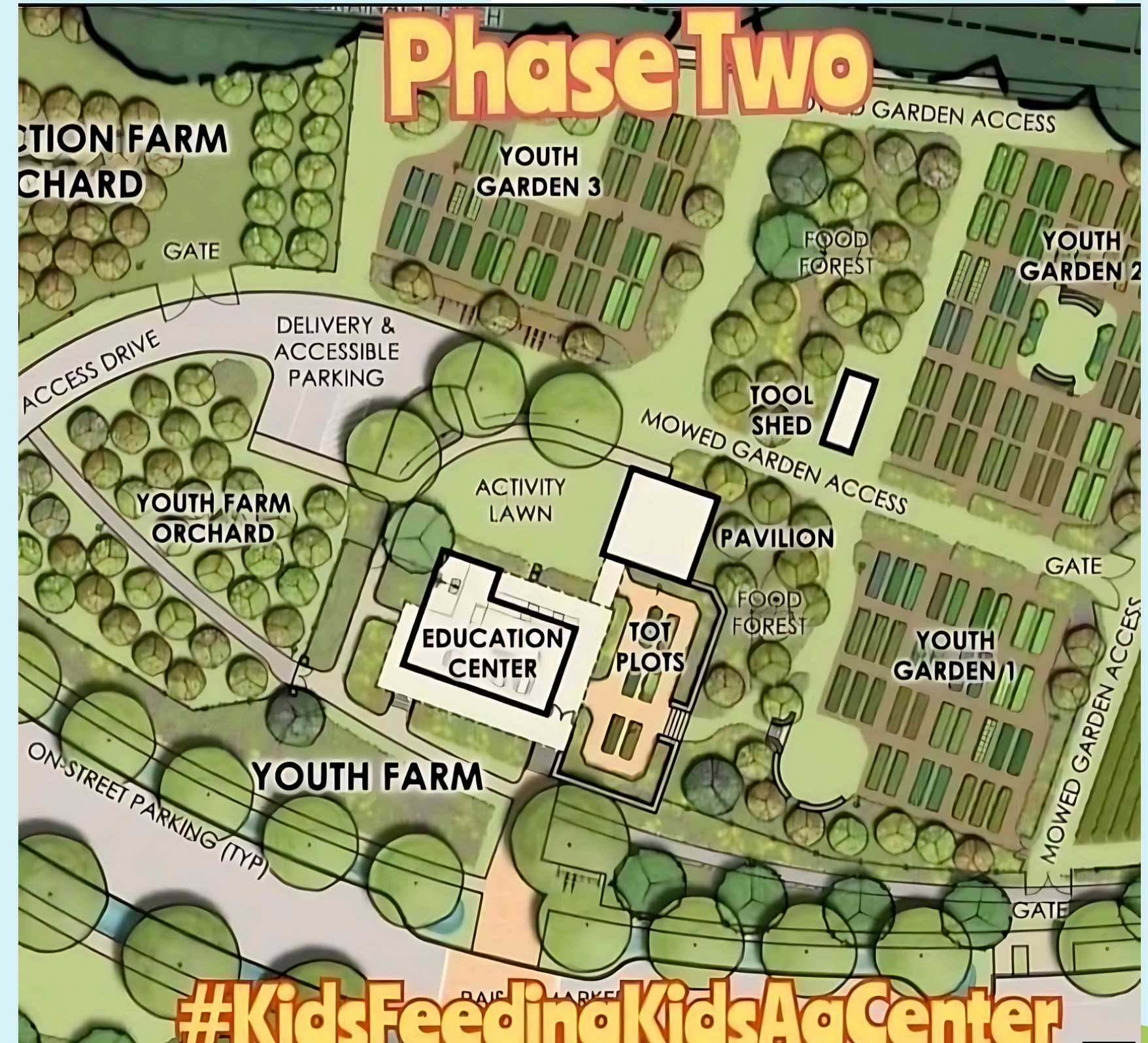
The plan as we begin this community garden is to start right away with using the grant which is up to \$10,000 from Target to supply the garden with everything needed to begin growing.
Here are the phases for both kinds of gardening.

OUR FUTURE

The first one are vertical hydroponic towers which we have currently.
This will be a way to teach the young people how to grow food 50% faster with 90% less water.
The second one is our youth gardens. This will be more traditional gardening.



OUR FUTURE



OUR FUTURE

This area will be where the kids will learn and grow different vegetables, fruits and edible flowers and herbs. We will also have areas for landscaping plants and camp like areas to have classes for their horticulture certifications.

I believe with the land here we'll also have room for a storage shed for a food pantry and one for clothing to give away when needed.

The space left will be for more gardens like potatoes and other vegetables

OUR FUTURE

Our plan is to work with home school kids during the day time and have after school classes during the week, along with Saturday classes and events.

Once the food is grown we will start having U Pick it days for families to come out and gather the food.

The kids that help us will have their own gardens to pick from as well.

We will also have the food pantry for families when needed as well as clothing pantry supplied from donations at our thrift store.

This is just a small part of our vision and ministry. We are asking the City to help us bring some relief to families in our community and teach these kids something positive that has proven to help them find careers in Agriculture and farming.



Thank You

FOR LISTENING!



File Attachments for Item:

7. City Council Ordinance No. 2024-2294 (final reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 24-03, by Lance Jones as agent for the Law Offices of Travis Koon, the property owner of said acreage, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use Classification from Residential, Moderate Density (allowing up to 4 dwelling unites per acre) and/or (Residential Medium, allowing up to eight dwelling units per acre) to Commercial of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. (This property is located at the corner of Baya Avenue and Main Boulevard)

Passed on first reading 11/18/24

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

- A. Brief introduction of ordinance by city staff.**
- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

ORDINANCE NO. 2024-2294

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING**
2 **THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY**
3 **COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN**
4 **AMENDMENT OF 50 OR LESS ACRES OF LAND, PURSUANT TO AN**
5 **APPLICATION, CPA 24-03, BY LANCE JONES AS AGENT FOR THE**
6 **LAW OFFICES OF TRAVIS KOON THE PROPERTY OWNER OF SAID**
7 **ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED**
8 **IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES,**
9 **AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND**
10 **USE CLASSIFICATION FROM RESIDENTIAL, MODERATE DENSITY**
11 **(ALLOWING UP TO 4 DWELLING UNITS PER ACRE) AND/OR**
12 **(RESIDENTIAL MEDIUM, ALLOWING UP TO EIGHT DWELLING**
13 **UNITS PER ACRE) TO COMMERCIAL OF CERTAIN LANDS WITHIN**
14 **THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA;**
15 **PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN**
16 **CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

17 WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Council of
18 the City of Lake City, Florida, (the “City Council”), to prepare, adopt and implement a
19 Comprehensive Plan; and

20 WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the
21 Community Planning Act, empowers and requires the City Council to prepare, adopt and
22 implement a Comprehensive Plan; and

23 WHEREAS, an application, CPA 24-03, for an amendment to the Future Land Use Plan Map
24 of the City of Lake City’s Comprehensive Plan, as described below, has been filed with the
25 City of Lake City (the “City”) by Lance Jones as agent for The Law Offices of Travis Koon the
26 property owner; and

27 WHEREAS, the Planning and Zoning Board of the City of Lake City, Florida, (the “Planning
28 and Zoning Board”) has been designated as the Local Planning Agency of the City of Lake
29 City, Florida, (the “Local Planning Agency”); and

30 WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land
31 Development Regulations, the Planning and Zoning Board, serving also as the Local
32 Planning Agency, held the required public hearing, with public notice having been provided,
33 on said application for an amendment, as described below, and at said public hearing, the
34 Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and

35 considered all comments received during said public hearing and the Concurrency
36 Management Assessment concerning said application for an amendment, as described
37 below, to the Future Land Use Map of the City’s Comprehensive Plan and recommended
38 to the City Council’s approval of said application for amendment, as described below, to
39 the Future Land Use Map of the City’s Comprehensive Plan; and

40 WHEREAS, the City Council held the required public hearings, with public notice having
41 been provided, under the procedures established in Sections 163.3161 through 163.3248,
42 Florida Statutes, as amended, on said application for an amendment, as described below,
43 and at said public hearings, the City Council reviewed and considered all comments
44 received during said public hearing, including the recommendation of the Planning and
45 Zoning Board, serving also as the Local Planning Agency, and the Concurrency Management
46 Assessment concerning said application for an amendment, as described below; and

47 WHEREAS, the City Council has determined and found said application for an amendment,
48 as described below, to be compatible with the Land Use Element objectives and policies,
49 and those of other affected elements of the Comprehensive Plan; and

50 WHEREAS, the City Council has determined and found that approval of said application for
51 an amendment, as described below, would promote the public health, safety, morals,
52 order, comfort, convenience, appearance, prosperity or general welfare; now, therefore,

53 BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

54 1. Pursuant to an application, CPA 24-03, submitted by Lance Jones of Jones Engineering
55 and Consulting, LLC, as agent for The Law Offices of Travis Koon, PLLC, to amend the
56 Future Land Use Plan Map of the Comprehensive Plan by changing the future land use
57 classification of certain lands, the area of such lands being 50 acres or less, such future
58 land use classification on such lands is hereby changed from RESIDENTIAL, MODERATE
59 DENSITY (ALLOWING UP TO 4 DWELLING UNITS PER ACRE) AND/OR (RESIDENTIAL MEDIUM,
60 ALLOWING UP TO EIGHT DWELLING UNITS PER ACRE) TO COMMERCIAL on property
61 described, as follows:

62 **PARCEL 13898-000 (FROM DEED):**

63 **LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION**
64 **ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE**
65 **104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.**

66 **PARCELS 13905-000, 13906-000, AND 14072-001 (FROM SURVEYOR):**

67 **LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE**
68 **NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3**
69 **SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED**
70 **IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA**
71 **COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD**
72 **NO. 25 (SOUTH FIRST STREET).**

73 **ALSO**

74 **BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12"**
75 **E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48"**
76 **E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT**
77 **OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS**
78 **INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED**
79 **DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID**
80 **CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG**
81 **SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS**
82 **INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3;**
83 **THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA**
84 **ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL**
85 **PRADO STREET; THENCE N 63°47'48" E ALONG SAID SOUTH LINE OF EL**
86 **PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.**

87 **PARCEL 2:**

88 **COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER**
89 **HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS**
90 **RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF**
91 **COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH**
92 **LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT;**
93 **THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE**
94 **PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E,**
95 **88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N**
96 **77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO**
97 **BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST**
98 **STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD**
99 **#25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST**
100 **RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N**

101 **88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE**
102 **MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE**
103 **A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE**
104 **NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15"**
105 **W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A**
106 **CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA**
107 **ADDITION NO. 3; THENCE N 00°29'64" W ALONG SAID EAST LINE OF LAKE**
108 **VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE**
109 **OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.**

110 **LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF**
111 **WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK**
112 **352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE**
113 **PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.**

114 **PARCEL 3:**

115 **LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION**
116 **ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE**
117 **108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.**

118 **LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK**
119 **1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS**
120 **FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10,**
121 **LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT**
122 **THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E OF THE PUBLIC**
123 **RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 49°13'59"**
124 **W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF**
125 **BEGINNING; THENCE CONTINUE N 49°13'59" W, ALONG SAID SOUTH**
126 **LINE, 150.97 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17"**
127 **E, ALONG SAID WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET;**
128 **THENCE S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN**
129 **SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST**
130 **HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A**
131 **CHORD BEARING AND DISTANCE OF S 17°44'37" W, 70.83 FEET, AN ARC**
132 **DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN**
133 **SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST**
134 **HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A**
135 **CHORD BEARING AND DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC**

136 DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

137 2. If any provision or portion of this ordinance is declared by any court of competent
138 jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions
139 and portions of this ordinance shall remain in full force and effect.

140 3. All ordinances or portions of ordinances in conflict with this ordinance are hereby
141 repealed to the extent of such conflict.

142 4. This ordinance shall be effective upon adoption, subject to the following:

143 The effective date of this plan amendment shall be thirty-one (31) days
144 following the date of adoption of this plan amendment. However, if any
145 affected person files a petition with the Florida Division of Administrative
146 Hearings pursuant to Section 120.57, Florida Statutes, as amended, to
147 request a hearing to challenge the compliance of this plan amendment
148 with Sections 163.3161 through 163.3248, Florida Statutes, as amended,
149 within thirty (30) days following the date of adoption of this plan
150 amendment, this plan amendment shall not become effective until
151 Florida Commerce or the Florida Administration Commission,
152 respectively, issues a final order determining this plan amendment is in
153 compliance. No development orders, development permits or land uses
154 dependent on this plan amendment may be issued or commence before
155 it has become effective. If a final order of noncompliance is issued, this
156 plan amendment may nevertheless be made effective by adoption of a
157 resolution affirming its effective status, a copy of which resolution shall
158 be sent to Florida Commerce, Division of Community Development, 107
159 East Madison Street, Caldwell Building, First Floor, Tallahassee, Florida
160 32399-4120.

161 5. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida
162 Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as
163 amended.

164 **APPROVED, UPON THE FIRST READING,** by the City Council of the City of Lake City at a
165 regular meeting, on the 18th day of November, 2024.

166 **PUBLICLY NOTICED,** in a newspaper of general circulation in the City of Lake City, Florida,
167 by the City Clerk of the City of Lake City, Florida on the ____ day of _____,
168 2024.

169 **APPROVED UPON THE SECOND READING, AND ADOPTED ON FINAL PASSAGE,** by an
170 affirmative vote of a majority of a quorum present of the Lake City City Council, at a regular
171 meeting this ____ day of _____, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

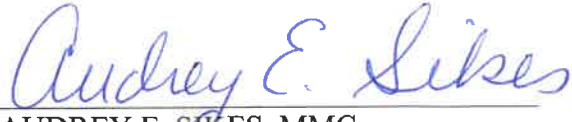
Clay Martin, City Attorney

Record of Vote on First Reading

	For	Against	Absent	Abstain
Noah Walker, Mayor/Council Member	<u>✓</u>	_____	_____	_____
Tammy Harris, Council Member	<u>✓</u>	_____	_____	_____
Chevella Young, Council Member	<u>✓</u>	_____	_____	_____
Ricky Jernigan, Council Member	<u>✓</u>	_____	_____	_____
James Carter, Council Member	<u>✓</u>	_____	_____	_____

Certification

I, Audrey Sikes, City Clerk for the City of Lake City, Florida, hereby certify that the above record vote is an accurate and correct record of the votes taken on the Ordinance by the City Council of the City of Lake City.



AUDREY E. SIKES, MMC
City Clerk

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

October 15, 2024

TO: City Council

FROM: Planning and Zoning Technician

SUBJECT: Application No. CPA 24-03 (The Law Offices of Travis Koon, PLLC)
Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Land use amendment request are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided which quantifies, for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

CPA 24-03, an application by Lance Jones, PE, as agent for The Law Offices of Travis Koon, PLLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL MODERATE (less than or equal to 4 dwelling units per acre) and RESIDNEITAL MEDIUM (less than or equal to 8 dwelling units per acre) to COMMERCIAL on property described, as follows:

PARCEL 1: 32-3S-17-13906-000 (42446) 0.966 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 2: 32-3S-17-13905-000 (42445) 1.388 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 3: 32-3S-17-14072-001 (42616) 0.18 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 4: 32-3S-17-13898-000 (42438) 0.525 ACRES PER PROPERTY APPRAISER ONLINE

ALL SAID CONTAINING 3.059 MORE OR LESS

DESCRIPTION:

PARCEL 13898-000 (FROM DEED):

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCELS 13905-000, 13906-000, AND 14072-001 (FROM SURVEYOR):

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N 63°47'48" E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'64" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.97 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Availability of and Demand on Public Facilities

Potable Water Impact

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could potentially result in 133,250 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average specialty retail use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$133,250$ (133,250 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 243 (employees) \times 45 (gallons of potable water usage per employee per day) = 10,935 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2023, the average daily potable water usage = 3,490,000 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 10,935 gallons of potable water per day.

Residual capacity after this proposed amendment = 599,065 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could potentially result in 133,250 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$133,250$ (133,250 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 243 (employees \times 34.5 gallons of sanitary sewer effluent per employee per day) = 8,383.5 gallons of sanitary sewer effluent per day.

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2023, the average sanitary sewer usage = 1,880,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 8,383.5 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 1,111,616.5 gallons of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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Solid Waste Impact -

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could potentially result in 133,250 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to generate 5.5 pounds of solid waste per 1,000 square feet gross floor area per day.

$133,250$ (133,250 square feet gross floor area) \times 100% (maximum lot coverage by all buildings) \times 5.5 (pounds of solid waste per 1,000 square feet gross floor area per day) = 732.9 pounds of solid waste per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the potential use of the site.

Drainage Impact -

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As no population increase will result from the proposed amendment, there will be no need for additional recreational facilities as a result of the proposed amendment. Therefore, the proposed amendment is not anticipated to impact recreation facilities.

Recreation facilities are anticipated to continue to operate at a level of service which meets or exceeds the level of service standards established within the Comprehensive Plan after the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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Traffic Impact -

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could potentially result in 43,560 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

Summary of Trip Generation Calculations for a Shopping Center Use.

133,250 (133,250 feet gross floor area) x 100% (maximum lot coverage by all buildings) x 3.81 (trips per 1,000 square feet gross floor area) = 508 trips less 25 percent pass by trips (127) = 381 p.m. peak hour trips (508 - 127 = 381).

Existing p.m. peak hour trips = 1692 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
US 41 (from S.R. 47 to Baya Ave.)	1692	D	0	381	2,073	D

a 2021 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

Multimodal Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 4,160 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the potential number of trips associated with the proposed amendment.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Affordable Housing

The change in land use is not anticipated to have a negative impact on the affordable housing stock.

Surrounding Land Uses

Currently, the existing land use of the site is commercial and residential. The site is bounded on the north by commercial land use, on the east by commercial land use, on the south by commercial land use and on the west by residential moderate land use.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2021, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Digital Flood Insurance Rate Map data layer, November 2, 2018, the site is not located within a 100-year flood prone area.

Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2024, the site is not located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated November 28, 2018, the site is known to contain medium fine sand and silt.

Soil Types

According to the Florida Department of Environmental Protection Soil Descriptions-

Blanton fine sand, 0 to 5 percent slopes - This is a moderately well drained, nearly level to gently sloping soil on broad ridges and undulating side slopes. Blanton fine sand make up 85 percent of this unit. Typically, the surface and subsurface layers are fine sand to a depth of about 52 inches. The subsoil is a fine sandy loam that extends to a depth of 80 inches. The parent material contains sandy and loamy marine deposits. The available water capacity is low (about 3.6 inches). Depth to the water table ranges from 48 to 72 inches. Included with this soil in mapping are small areas of Albany, Alpin, Chipley, Lakeland, Ocilla, Troup, and Bonneau soils. These soils make up less than 15 percent of the map unit.

City of Lake City

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Plummer fine sand, depressional- This is a nearly level, poorly drained soil in depressions. The areas range from 5 to 80 acres and are circular or irregularly shaped. The slope is less than 2 percent.

Typically, the surface layer is gray fine sand about 5 inches thick. The subsurface layer is gray fine sand and extends to a depth of 75 inches. It is gray sandy clay loam with yellow, strong brown and very pale brown mottles. The substratum is white fine sand and extends to a depth of more than 80 inches.

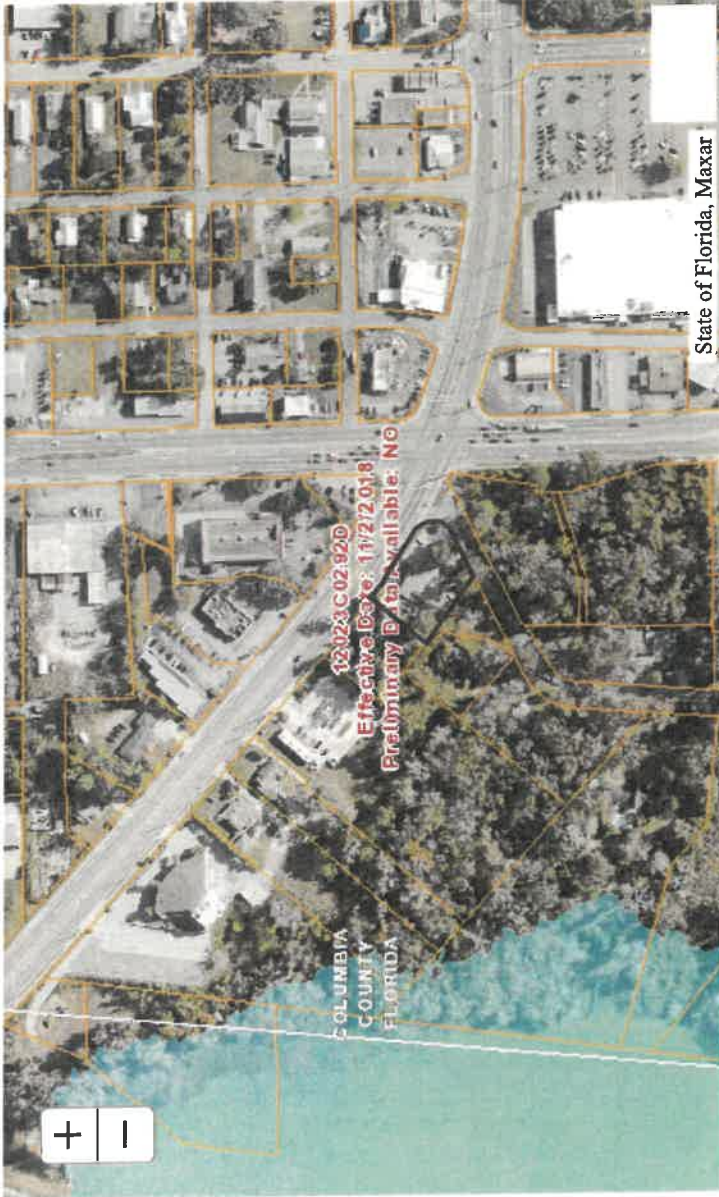
Included with this soil in mapping are small areas of Surrency and Pelham soils. Also included are soils that are similar to the Plummer soil, but some have a clayey subsoil, some have phosphatic pebbles and iron concretions, and other have weakly cemented organic-stained layers in the subsurface layer. The included soils make up less than 15 percent of the map unit.

This Plummer soil has a water table at or above the surface layer for 4 to 6 months during most years. It is within a depth of 15 inches for 6 to 8 months during most years. It recedes to a depth of more than 40 inches during dry periods. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow in the subsoil. Natural fertility is low

High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridan Aquifer, prepared by the Water Management District, dated July 17, 2001, the site is not located in high aquifer groundwater recharge area.

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **00000013898000**
 Flood Zone: **X**
 Flood Risk: **LOW**

1% Annual Chance Base Flood Elev* **Not Applicable**
 10% Annual Chance Flood Elev* **Not Applicable**
 50% Annual Chance Flood Elev* **Not Applicable**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

- 1% Flood - Floodway (High Risk)
- 1% Flood - Zone AE (High Risk)
- 1% Flood - Zone A (High Risk)
- 1% Flood - Zone VE (High Risk)
- 0.2% Flood-Shaded Zone X (Moderate Risk)
- Area Not Included
- SFHA Decrease
- SFHA Increase
- Depressions
- Base Flood Elevations (BFE)
- Cross Sections
- County Boundaries
- FIRM Panel Index
- Parcels
- River Marks
- Wetlands

Supplemental Information

Watershed: **Santa Fe** Map Effective Date: **11/2/2018** Special Flood Hazard Area: **No**

FIRM Panel(s): **12023C0292D**

Anywhere it can rain, it can flood
 Know your risk.



www.srwmdfloodreport.com

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA [Change Your Flood Zone Designation](http://www.floodsmart.com). | FEMA.gov. Information about flood insurance may be obtained at <https://www.floodsmart.com>

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE, that indicates the water surface elevation resulting from a flood that has a one percent chance of equalling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed engineering studies but are not shown on MA Digital Flood Insurance Rate Maps (RMs). They have been provided as supplemental information in the Flood

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060
(386) 362-1001

Toll Free:

(800) 226-1066



U.S. Fish and Wildlife Service

National Wetlands Inventory

246 SW Baya Ave



October 16, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Environmental Geology - Rock and Sediment Distribution

Authoritative



FDEP Open Data Administrator
Florida Department of Environmental Protection

Summary

To produce a new State Geological Map

[View Full Details](#)

[Download](#)

Details

Dataset
Feature Layer

August 22, 2023
Info Updated

Not Planned
Data Update: August 22, 2023

January 1, 2001
Published Date

Records: 2,822
[View Data Table](#)

Public
Anyone can see this content

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Records: 2,822



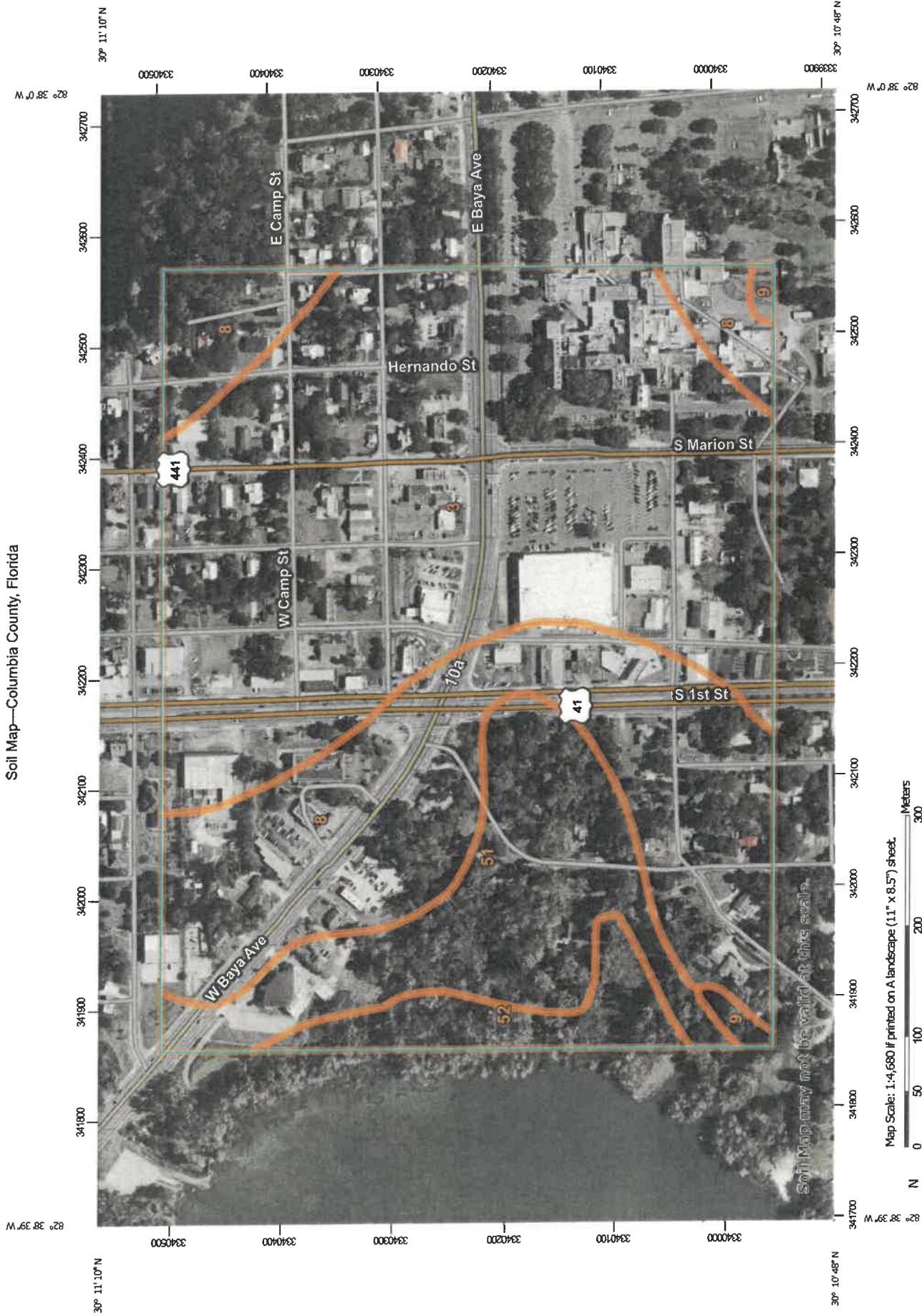
CATEGORY: MED. FINE SAND AND SILT

Environmental Geology - Rock and Sediment Distribution

OBJECTID	969
DEP_GEOLOGY_ENVIRONMENTAL_AREA	71,051,301,998
PERIMETER	52,362.543
TYPE	7
CATEGORY	MED. FINE SAND AND SILT
SHAPE	undefined
SHAPE_AREA	71,051,301,998
SHAPE_LEN	52,362.543

EPRI Community Maps Contributors: FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeSearch, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USFWS

Soil Map—Columbia County, Florida



Map Scale: 1:4,680 if printed on A landscape (11" x 8.5") sheet.








































Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Columbia County, Florida
 Survey Area Data: Version 20, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Alpin fine sand, 0 to 5 percent slopes	47.9	49.5%
8	Blanton fine sand, 0 to 5 percent slopes	29.7	30.7%
9	Blanton fine sand, 5 to 8 percent slopes	0.7	0.7%
51	Plummer fine sand	14.1	14.6%
52	Plummer fine sand, depressional	4.3	4.4%
Totals for Area of Interest		96.7	100.0%

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance 2024-2294- Amending the Future Land Use Map of The City of Lake City

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

File Attachments for Item:

8. City Council Ordinance No. 2024-2295 (final reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of ten or less contiguous acres of land, pursuant to an application, Z 24-04, by Lance Jones as agent for the Law Offices of Travis Koon, the property owner of said acreage; providing for rezoning from Residential Single Family-2 (RSF-2) and/or Residential Office (RO) to Commercial General (CG) of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. (This property is located at the corner of Baya Avenue and Main Boulevard)

Passed on first reading 11/18/24

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

- A. Brief introduction of ordinance by city staff.**
- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

ORDINANCE NO. 2024-2295

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE**
2 **OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND**
3 **DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO THE**
4 **REZONING OF TEN OR LESS CONTIGUOUS ACRES OF LAND, PURSUANT**
5 **TO AN APPLICATION, Z 24-04, BY LANCE JONES AS AGENT FOR THE LAW**
6 **OFFICES OF TRAVIS KOON THE PROPERTY OWNER OF SAID ACREAGE;**
7 **PROVIDING FOR REZONING FROM RESIDENTIAL SINGLE FAMILY-2 (RSF-**
8 **2) AND/OR RESIDENTIAL OFFICE (RO) TO COMMERCIAL GENERAL (CG)**
9 **OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF**
10 **LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL**
11 **ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

12 WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City
13 of Lake City, Florida, (the "City Council"), to prepare, adopt and enforce land development
14 regulations; and

15 WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community
16 Planning Act, requires the City Council to prepare and adopt regulations concerning the use of
17 land and water to implement the comprehensive plan; and

18 WHEREAS, an application for an amendment, as described below, has been filed with the City of
19 Lake City, Florida(the "City") by Lance Jones as agent for The Law Offices of Travis Koon the
20 property owner; and

21 WHEREAS, the Planning and Zoning Board of City of Lake City, Florida, ("the Planning and Zoning
22 Board"), has been designated as the Local Planning Agency of the City of Lake City, Florida,(the
23 "Local Planning Agency"); and

24 WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land
25 Development Regulations, the Planning and Zoning Board, serving also as the Local Planning
26 Agency, held the required public hearing, with public notice having been provided, on said
27 application for an amendment, as described below, and at said public hearing, the Planning and
28 Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments
29 received during said public hearing and the Concurrency Management Assessment concerning
30 said application for an amendment, as described below, and recommended to the City Council
31 approval of said application for an amendment, as described below; and

32 WHEREAS, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the
33 required public hearings, with public notice having been provided, on said application for an
34 amendment, as described below, and at said public hearing, the City Council reviewed and
35 considered all comments received during said public hearing, including the recommendation of

36 the Planning and Zoning Board, serving also as the Local Planning Agency, and the Concurrency
37 Management Assessment concerning said application for an amendment, as described below;
38 and

39 WHEREAS, the City Council has determined and found approval of said application for an
40 amendment, as described below, would promote the public health, safety, morals, order,
41 comfort, convenience, appearance, prosperity, or general welfare; now, therefore

42 BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

43 1. Pursuant to an application, Z 24-04, submitted by Lance Jones, agent for The Law Offices of
44 Travis Koon, PLLC, owner, to amend the Official Zoning Atlas of the Land Development
45 Regulations by changing the zoning district of certain lands, the zoning district is hereby
46 changed **RESIDENTIAL SINGLE FAMILY-2 (RSF-2) AND/OR RESIDENTIAL OFFICE (RO) TO**
47 **COMMERCIAL GENERAL (CG)** on property described, as follows:

48 **PARCEL 13898-000 (FROM DEED):**

49 **LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A**
50 **SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN**
51 **PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA**
52 **COUNTY, FLORIDA.**

53 **PARCELS 13905-000, 13906-000, AND 14072-001 (FROM**
54 **SURVEYOR):**

55 **LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART**
56 **OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32,**
57 **TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT**
58 **THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC**
59 **RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE**
60 **RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).**

61 **ALSO**

62 **BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S**
63 **26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2;**
64 **THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID**
65 **LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25;**

66 **THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE**
67 **NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S**
68 **79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE**
69 **PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG**
70 **SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS**
71 **INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION**
72 **NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE**
73 **VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH**
74 **LINE OF EL PRADO STREET; THENCE N 63°47'48" E ALONG SAID**
75 **SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF**
76 **BEGINNING.**

77 **PARCEL 2:**

78 **COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3,**
79 **BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17**
80 **EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC**
81 **RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48"**
82 **W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A**
83 **CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE**
84 **SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF**
85 **BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH**
86 **EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET**
87 **STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE**
88 **WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET);**
89 **THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25**
90 **A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST**
91 **RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT;**
92 **THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A**
93 **CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID**
94 **RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE**
95 **MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION,**
96 **BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH**
97 **LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING**
98 **ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N**
99 **00°29'64" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO.**
100 **3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE**
101 **PAVED DITCH AND TO THE POINT OF BEGINNING.**

102 LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN
103 RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL
104 RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896,
105 PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,
106 FLORIDA.

107 PARCEL 3:

108 LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A
109 SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN
110 PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA
111 COUNTY, FLORIDA.

112 LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS
113 BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY
114 DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER
115 OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION
116 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2,
117 PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,
118 FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE SOUTH LINE
119 OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE
120 CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.97 FEET TO
121 THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID
122 WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE
123 S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN
124 SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE
125 EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF
126 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W,
127 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF
128 REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF
129 SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00
130 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND
131 DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF
132 92.05 FEET TO THE POINT OF BEGINNING.

133 2. If any provision or portion of this ordinance is declared by any court of competent jurisdiction
134 to be void, unconstitutional or unenforceable, then all remaining provisions and portions of

135 this ordinance shall remain in full force and effect.

136 3. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed
137 to the extent of such conflict.

138 4. This ordinance shall become effective upon adoption, subject to the following:

139 The effective date of this amendment, Z 24-04, to the Official Zoning Atlas shall
140 be the same date as the effective date of Future Land Use Plan Map
141 Amendment, CPA 24-03. If Future Land Use Plan Map Amendment, CPA 24-
142 03, does not become effective, this amendment, Z 24-04, to the Official Zoning
143 Atlas shall not become effective. No development orders, development
144 permits or land uses dependent on this amendment, Z 24-04, to the Official
145 Zoning Atlas may be issued or commence before it has become effective.

146 5. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida
147 Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as
148 amended.

149 **APPROVED, UPON THE FIRST READING**, by the City Council of the City of Lake City at a regular
150 meeting, on the 18th day of November, 2024.

151 **PUBLICLY NOTICED**, in a newspaper of general circulation in the City of Lake City, Florida, by the
152 City Clerk of the City of Lake City, Florida on the ____ day of _____, 2024.

153 **APPROVED UPON THE SECOND READING, AND ADOPTED ON FINAL PASSAGE**, by an affirmative
154 vote of a majority of a quorum present of the Lake City City Council, at a regular meeting this
155 ____ day of _____, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:


Clay Martin, City Attorney

Record of Vote on First Reading

	For	Against	Absent	Abstain
Noah Walker, Mayor/Council Member	<u>✓</u>	_____	_____	_____
Tammy Harris, Council Member	<u>✓</u>	_____	_____	_____
Chevella Young, Council Member	<u>✓</u>	_____	_____	_____
Ricky Jernigan, Council Member	<u>✓</u>	_____	_____	_____
James Carter, Council Member	<u>✓</u>	_____	_____	_____

Certification

I, Audrey Sikes, City Clerk for the City of Lake City, Florida, hereby certify that the above record vote is an accurate and correct record of the votes taken on the Ordinance by the City Council of the City of Lake City.



AUDREY E. SIKES, MMC
City Clerk

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

October 15, 2024

TO: City Council

FROM: Planning and Zoning Technician

SUBJECT: Application No. Z 24-04 (The Law Offices of Travis Koon, PLLC)

Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Rezoning are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided which quantifies, for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

Z 24-04, an application by Lance Jones, PE, as agent for The Law Offices of Travis Koon, PLLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL OFFICE (RO), and RESIDENTIAL SINGLE FAMILY 2 (RSF-2) to COMMERCIAL GENERAL (CG) on property described, as follows:

PARCEL 1: 32-3S-17-13906-000 (42446) 0.966 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 2: 32-3S-17-13905-000 (42445) 1.388 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 3: 32-3S-17-14072-001 (42616) 0.18 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 4: 32-3S-17-13898-000 (42438) 0.525 ACRES PER PROPERTY APPRAISER ONLINE

ALL SAID CONTAINING 3.059 MORE OR LESS

DESCRIPTION:

PARCEL 13898-000 (FROM DEED):

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCELS 13905-000, 13906-000, AND 14072-001 (FROM SURVEYOR):

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

City of Lake City

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PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N 63°47'48" E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE

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SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.97 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

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Availability of and Demand on Public Facilities

Potable Water Impact

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could potentially result in 133,250 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average specialty retail use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$133,250$ (133,250 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 243 (employees) \times 45 (gallons of potable water usage per employee per day) = 10,935 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2023, the average daily potable water usage = 3,490,000 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 10,935 gallons of potable water per day.

Residual capacity after this proposed amendment = 599,065 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the potential use of the site.

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Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could potentially result in 133,250 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$133,250$ (133,250 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 243 (employees \times 34.5 gallons of sanitary sewer effluent per employee per day) = $8,383.5$ gallons of sanitary sewer effluent per day.

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2023, the average sanitary sewer usage = 1,880,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 8,383.5 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 1,111,616.5 gallons of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the potential use of the site.

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Solid Waste Impact -

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could potentially result in 133,250 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to generate 5.5 pounds of solid waste per 1,000 square feet gross floor area per day.

$133,250$ (133,250 square feet gross floor area) \times 100% (maximum lot coverage by all buildings) \times 5.5 (pounds of solid waste per 1,000 square feet gross floor area per day) = 732.9 pounds of solid waste per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the potential use of the site.

Drainage Impact -

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As no population increase will result from the proposed amendment, there will be no need for additional recreational facilities as a result of the proposed amendment. Therefore, the proposed amendment is not anticipated to impact recreation facilities.

Recreation facilities are anticipated to continue to operate at a level of service which meets or exceeds the level of service standards established within the Comprehensive Plan after the potential use of the site.

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Traffic Impact -

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could potentially result in 43,560 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

Summary of Trip Generation Calculations for a Shopping Center Use.

133,250 (133,250 feet gross floor area) x 100% (maximum lot coverage by all buildings) x 3.81 (trips per 1,000 square feet gross floor area) = 508 trips less 25 percent pass by trips (127) = 381 p.m. peak hour trips (508 - 127 = 381).

Existing p.m. peak hour trips = 1692 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
US 41 (from S.R. 47 to Baya Ave.)	1692	D	0	381	2,073	D

a 2021 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

Multimodal Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 4,160 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the potential number of trips associated with the proposed amendment.

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Affordable Housing

The change in land use is not anticipated to have a negative impact on the affordable housing stock.

Surrounding Land Uses

Currently, the existing land use of the site is commercial and residential. The site is bounded on the north by commercial land use, on the east by commercial land use, on the south by commercial land use and on the west by residential moderate land use.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2021, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Digital Flood Insurance Rate Map data layer, November 2, 2018, the site is not located within a 100-year flood prone area.

Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2024, the site is not located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated November 28, 2018, the site is known to contain medium fine sand and silt.

Soil Types

According to the Florida Department of Environmental Protection Soil Descriptions-
Blanton fine sand, 0 to 5 percent slopes - This is a moderately well drained, nearly level to gently sloping soil on broad ridges and undulating side slopes. Blanton fine sand make up 85 percent of this unit. Typically, the surface and subsurface layers are fine sand to a depth of about 52 inches. The subsoil is a fine sandy loam that extends to a depth of 80 inches. The parent material contains sandy and loamy marine deposits. The available water capacity is low (about 3.6 inches). Depth to the water table ranges from 48 to 72 inches. Included with this soil in mapping are small areas of Albany, Alpin, Chipley, Lakeland, Ocilla, Troup, and Bonneau soils. These soils make up less than 15 percent of the map unit.

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Plummer fine sand, depressional- This is a nearly level, poorly drained soil in depressions. The areas range from 5 to 80 acres and are circular or irregularly shaped. The slope is less than 2 percent.

Typically, the surface layer is gray fine sand about 5 inches thick. The subsurface layer is gray fine sand and extends to a depth of 75 inches. It is gray sandy clay loam with yellow, strong brown and very pale brown mottles. The substratum is white fine sand and extends to a depth of more than 80 inches.

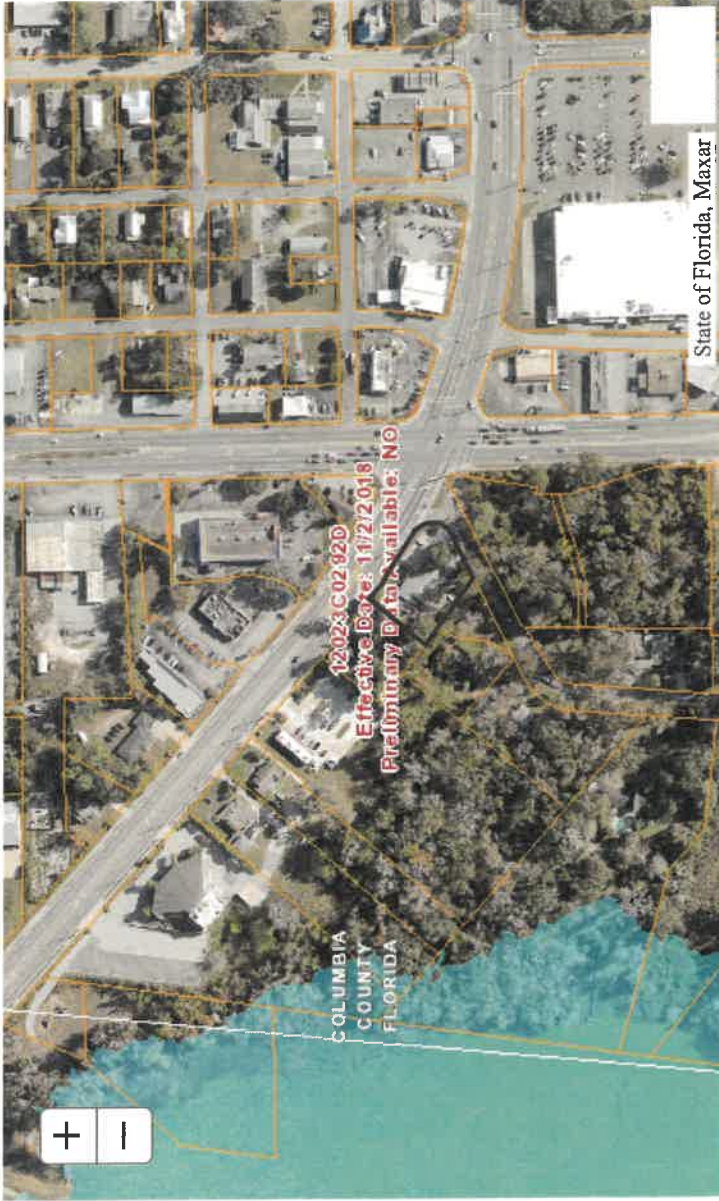
Included with this soil in mapping are small areas of Surrency and Pelham soils. Also included are soils that are similar to the Plummer soil, but some have a clayey subsoil, some have phosphatic pebbles and iron concretions, and other have weakly cemented organic-stained layers in the subsurface layer. The included soils make up less than 15 percent of the map unit.

This Plummer soil has a water table at or above the surface layer for 4 to 6 months during most years. It is within a depth of 15 inches for 6 to 8 months during most years. It recedes to a depth of more than 40 inches during dry periods. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow in the subsoil. Natural fertility is low

High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridan Aquifer, prepared by the Water Management District, dated July 17, 2001, the site is not located in high aquifer groundwater recharge area.

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **00000013898000**
 Flood Zone: **X**
 Flood Risk: **LOW**

1% Annual Chance Base Flood Elev* **Not Applicable**
 10% Annual Chance Flood Elev* **Not Applicable**
 50% Annual Chance Flood Elev* **Not Applicable**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

- 1% Flood - Floodway (High Risk)
- 1% Flood - Zone AE (High Risk)
- 1% Flood - Zone A (HighRisk)
- 1% Flood - Zone VE (HighRisk)
- 0.2% Flood-Shaded Zone X (Moderate Risk)
- Area Not Included
- SFHA Decrease
- SFHA Increase
- Depressions
- BaseFlood Elevations (BFE)
- Wetlands
- CrossSections
- County Boundaries
- FIRM Panel Index
- Parcels
- River Marks

Anywhere it can rain, it can flood
 Know your risk.



www.srwmdfloodreport.com

Supplemental Information

Watershed	Santa Fe	Map Effective Date	11/2/2018	Special Flood Hazard Area	No
FIRM Panel(s)	12023C0292D				

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA [Change Your Flood Zone Designation](http://www.floodzone.com) | [FEMA.gov](http://www.fema.gov). Information about flood insurance may be obtained at <https://www.floodsmart.com>

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equating or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed engineering studies but are not shown on the Digital Flood Insurance Rate Maps (DFIRMs). They have been provided as supplemental information in the Flood

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

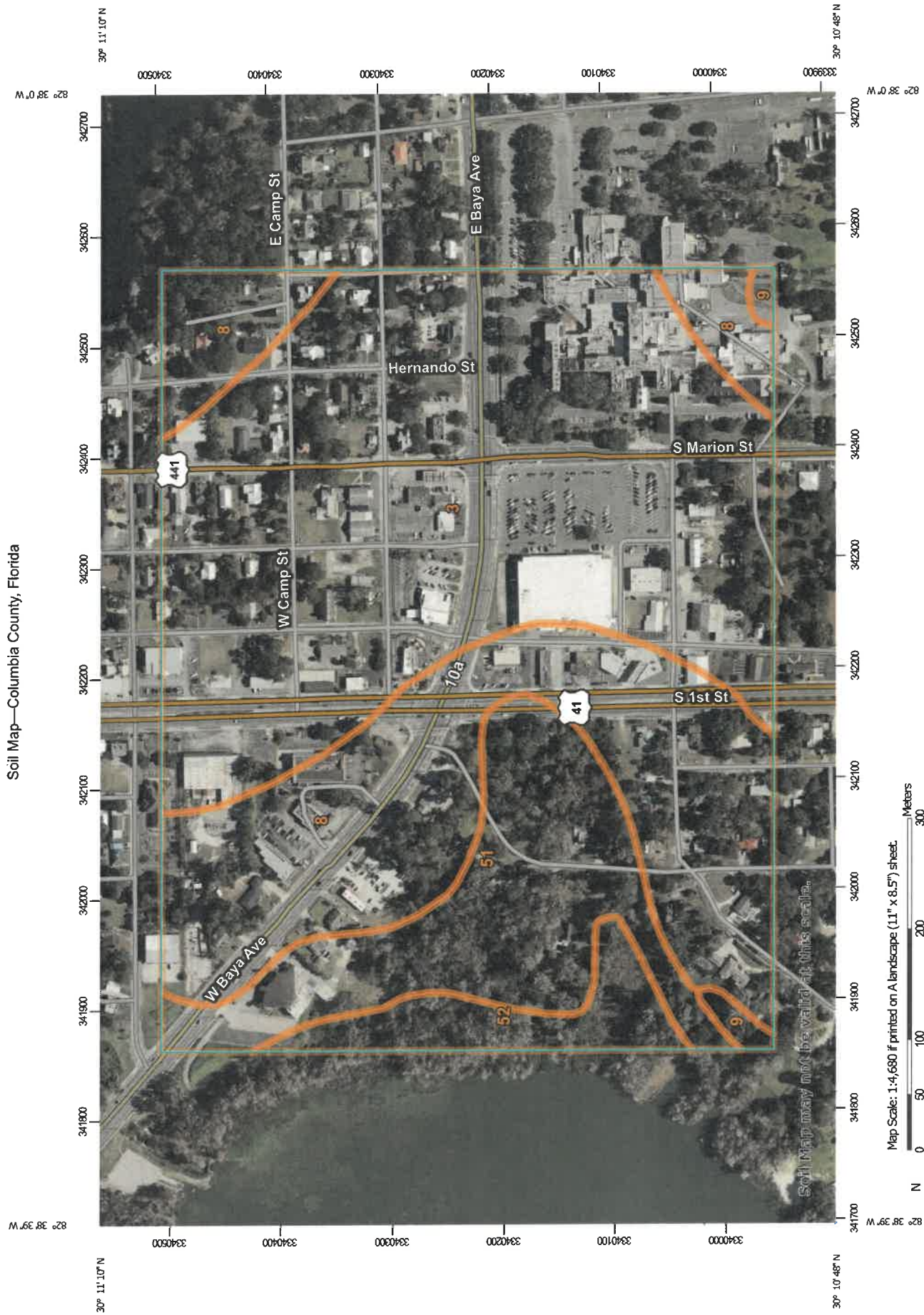
CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060
(386) 362-1001

Toll Free:

(800) 226-1066

Soil Map—Columbia County, Florida



Map Scale: 1:4,680 if printed on A landscape (11" x 8.5") sheet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources Conservation Service
Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Columbia County, Florida
 Survey Area Data: Version 20, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Alpin fine sand, 0 to 5 percent slopes	47.9	49.5%
8	Blanton fine sand, 0 to 5 percent slopes	29.7	30.7%
9	Blanton fine sand, 5 to 8 percent slopes	0.7	0.7%
51	Plummer fine sand	14.1	14.6%
52	Plummer fine sand, depressional	4.3	4.4%
Totals for Area of Interest		96.7	100.0%

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance 2024-2295- Amending the Official Zoning Atlas of The City of Lake City

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

File Attachments for Item:

9. City Council Ordinance No. 2024-2298 (first reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 24-04, by Charles Millar as agent for VYP, LLC, a Florida Limited Liability Company, property owner of said acreage, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use Classification from Commercial County to Commercial City of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. (This property is located next to Advance Auto Parts at the SW corner of Highway 90 and Branford Highway)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

- A. Brief introduction of ordinance by city staff.**
- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

ORDINANCE NO. 2024-2298

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING**
2 **THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY**
3 **COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN**
4 **AMENDMENT OF 50 OR LESS ACRES OF LAND, PURSUANT TO AN**
5 **APPLICATION, CPA 24-04, BY CHARLES MILLAR AS AGENT FOR**
6 **VYP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PROPERTY**
7 **OWNER OF SAID ACREAGE, UNDER THE AMENDMENT**
8 **PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH**
9 **163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR**
10 **CHANGING THE FUTURE LAND USE CLASSIFICATION FROM**
11 **COMMERCIAL COUNTY TO COMMERCIAL CITY OF CERTAIN LANDS**
12 **WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY,**
13 **FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL**
14 **ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

15 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of
16 the City of Lake City, Florida, (the “City Council”), to prepare, adopt and implement a
17 Comprehensive Plan; and

18 **WHEREAS**, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the
19 Community Planning Act, empowers and requires the City Council to prepare, adopt and
20 implement a Comprehensive Plan; and

21 **WHEREAS**, an application CPA 24-04, was submitted by Charles Millar, as agent for VYP,
22 LLC, a Florida limited liability company, the property owner, for an amendment, as
23 described below, to the Future Land Use Plan Map of the City of Lake City’s Comprehensive
24 Plan has been filed with the City; and

25 **WHEREAS**, the Planning and Zoning Board of the City of Lake City, Florida, (the “Planning
26 and Zoning Board”) has been designated as the Local Planning Agency of the City of Lake
27 City, Florida, (the “Local Planning Agency”); and

28 **WHEREAS**, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land
29 Development Regulations, the Planning and Zoning Board, serving also as the Local
30 Planning Agency, held the required public hearing, with public notice having been provided,
31 on said application for an amendment, as described below, and at said public hearing, the
32 Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and
33 considered all comments received during said public hearing and the Concurrency
34 Management Assessment concerning said application for an amendment, as described

35 below, to the Future Land Use Map of the City’s Comprehensive Plan and recommended
36 the City Council approve said application for amendment, as described below, to the Future
37 Land Use Map of the City’s Comprehensive Plan; and

38 **WHEREAS**, the City Council held the required public hearings, with public notice having
39 been provided, under the procedures established in Sections 163.3161 through 163.3248,
40 Florida Statutes, as amended, on said application for an amendment, as described below,
41 and at said public hearings, the City Council reviewed and considered all comments
42 received during said public hearing, including the recommendation of the Planning and
43 Zoning Board, serving also as the Local Planning Agency, and the Concurrency Management
44 Assessment concerning said application for an amendment, as described below; and

45 **WHEREAS**, the City Council has determined and found said application for an amendment,
46 as described below, to be compatible with the Land Use Element objectives and policies,
47 and those of other affected elements of the Comprehensive Plan; and

48 **WHEREAS**, the City Council has determined and found that approval of said application for
49 an amendment, as described below, would promote the public health, safety, morals,
50 order, comfort, convenience, appearance, prosperity or general welfare; now, therefore,

51 **BE IT ENACTED** BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA:

52 1. Pursuant to an application, CPA 24-04, submitted by Charles Millar, as agent for VYP,
53 LLC, a Florida limited liability company, to amend the Future Land Use Plan Map of the
54 Comprehensive Plan by changing the future land use classification of certain lands, the
55 area of such lands being 50 acres or less, such future land use classification on such
56 lands is hereby changed from **COMMERCIAL COUNTY TO COMMERCIAL CITY** on property
57 **containing 0.583 acres, more or less and** described, as follows:

58 **A parcel of land lying in Section 36, Township 3 South, Range 16**
59 **East, Columbia County, Florida, being more particularly described**
60 **as follows:**

61 **Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to**
62 **the map or plat thereof, as recorded in Plat Book 1, Page 45 of the**
63 **Public Records of Columbia County, Florida, a subdivision**
64 **embracing a part of the SW 1/4 of the SE 1/4 of Section 36,**
65 **Township 3 South, Range 16 East, Columbia County, Florida,**
66 **according to map of same prepared by C.W. Brown and W.W.**
67 **Nihiser, Surveyors, dated June 8, 1926, and filed in the Official**

68 **Records of the Columbia County Clerk of Circuit Courts on July 6,**
69 **1926; less and except that portion heretofore acquired by the state**
70 **of Florida for road Right-of-Ways.**

71 2. If any provision or portion of this ordinance is declared by any court of competent
72 jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions
73 and portions of this ordinance shall remain in full force and effect.

74 3. All ordinances or portions of ordinances in conflict with this ordinance are hereby
75 repealed to the extent of such conflict.

76 4. This ordinance shall be effective upon adoption, subject to the following:

77 The effective date of this plan amendment shall be thirty-one (31) days
78 following the date of adoption of this plan amendment. However, if any
79 affected person files a petition with the Florida Division of Administrative
80 Hearings pursuant to Section 120.57, Florida Statutes, as amended, to
81 request a hearing to challenge the compliance of this plan amendment
82 with Sections 163.3161 through 163.3248, Florida Statutes, as amended,
83 within thirty (30) days following the date of adoption of this plan
84 amendment, this plan amendment shall not become effective until
85 Florida Commerce or the Florida Administration Commission,
86 respectively, issues a final order determining this plan amendment is in
87 compliance. No development orders, development permits or land uses
88 dependent on this plan amendment may be issued or commence before
89 it has become effective. If a final order of noncompliance is issued, this
90 plan amendment may nevertheless be made effective by adoption of a
91 resolution affirming its effective status, a copy of which resolution shall
92 be sent to Florida Department of Commerce, Division of Community
93 Development, 107 East Madison Street, Caldwell Building, First Floor,
94 Tallahassee, Florida 32399-4120.

95 5. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida
96 Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as
97 amended.

98 **APPROVED, UPON THE FIRST READING,** by a majority of a quorum of the City Council of
99 the City of Lake City at a regular meeting, on the 2nd day of December, 2024.

100 PUBLICLY NOTICED, in a newspaper of general circulation in the City of Lake City, Florida,
101 by the City Clerk of the City of Lake City, Florida on the ____ day of _____,
102 2024.

103 APPROVED AND ADOPTED UPON THE SECOND READING, by an affirmative vote of a
104 majority of a quorum present of the Lake City City Council, at a regular meeting this ____
105 day of _____, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

November 18, 2024

TO: City Council

FROM: Planning and Zoning Technician

SUBJECT: Application No. CPA 24-04 (VYP, LLC)

Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Land use amendment request are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided which quantifies, for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

CPA 24-04, an application by Charles Millar as agent for VYP, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from COMMERCIAL COUNTY to COMMERCIAL CITY on property described, as follows:

A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public Records of Columbia County, Florida, a subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, according to map of same prepared by C.W. Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Official Records of the Columbia County Clerk of Circuit Courts on July 6, 1926; less and except that portion heretofore acquired by the state of Florida for road Right-of-Ways.

Containing 0.583 acres, more or less

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Availability of and Demand on Public Facilities

Potable Water Impact

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could potentially result in 25,395 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average specialty retail use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$25,395$ (25,395 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 46 (employees) \times 45 (gallons of potable water usage per employee per day) = 2,070 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2023, the average daily potable water usage = 3,490,000 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 2,070 gallons of potable water per day.

Residual capacity after this proposed amendment = 607,930 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could potentially result in 25,395 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$25,395$ (25,395 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 46 (employees \times 34.5 gallons of sanitary sewer effluent per employee per day) = 1,587 gallons of sanitary sewer effluent per day.

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2023, the average sanitary sewer usage = 1,880,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 1,587 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 1,118,413 gallons of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Solid Waste Impact -

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could potentially result in 25,395 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to generate 5.5 pounds of solid waste per 1,000 square feet gross floor area per day.

$25,395 \text{ (25,395 square feet gross floor area)} \times 100\% \text{ (maximum lot coverage by all buildings)} \times 5.5 \text{ (pounds of solid waste per 1,000 square feet gross floor area per day)} = 139.67 \text{ pounds of solid waste per day.}$

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the potential use of the site.

Drainage Impact -

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As no population increase will result from the proposed amendment, there will be no need for additional recreational facilities as a result of the proposed amendment. Therefore, the proposed amendment is not anticipated to impact recreation facilities.

Recreation facilities are anticipated to continue to operate at a level of service which meets or exceeds the level of service standards established within the Comprehensive Plan after the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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Traffic Impact -

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could potentially result in 43,560 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

Summary of Trip Generation Calculations for a Shopping Center Use.

25,395 (25,395 feet gross floor area) x 100% (maximum lot coverage by all buildings) x 3.81 (trips per 1,000 square feet gross floor area) = 97 trips less 25 percent pass by trips (24) = 73 p.m. peak hour trips (189 - 47 = 142).

Existing p.m. peak hour trips = 2475 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
US 90 (from SW Bascom Norris Dr to S.R. 247)	2475	D	0	73	2548	D

a 2021 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

Multimodal Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 4,160 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the potential number of trips associated with the proposed amendment.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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FAX: (386) 752-4896

Affordable Housing

The change in land use is not anticipated to have a negative impact on the affordable housing stock.

Surrounding Land Uses

Currently, the existing land use of the site is commercial. The site is bounded on the north by commercial land use, on the east by commercial land use, on the south by commercial land use and on the west by commercial land use.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2021, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Digital Flood Insurance Rate Map data layer, November 2, 2018, the site is not located within a 100-year flood prone area.

Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2007, the site is not located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated August 22, 2023, the site is known to contain clayey sand.

Soil Types

According to the Florida Department of Environmental Protection Soil Descriptions-
Chipley fine sand, 0 to 5 percent slopes - This is a moderately welldrained, nearly level to gently sloping soil in somewhat depressed areas and on flats in the uplands. The areas range from 3 to 800 acres and are circular to irregularly elongated. Typically, the surface layer is gray fine sand about 7 inches thick. Fine sand extends to a depth of 80 inches. In sequence downward, 23 inches is very pale brown and has yellow mottles; the next 10 inches is light gray and has very pale brown mottles; the next 20 inches is very pale brown and has brownish yellow, white and yellowish red mottles; and the lowermost 20 inches is white with brownish yellow and yellow mottles.

City of Lake City

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High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridan Aquifer, prepared by the Water Management District, dated July 17, 2001, the site is not located in high aquifer groundwater recharge area.

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: COLUMBIA
 Parcel: 363S1602631000
 Flood Zone: X
 Flood Risk: LOW

1% Annual Chance Base Flood Elev* Not Applicable
 10% Annual Chance Flood Elev* Not Applicable
 50% Annual Chance Flood Elev* Not Applicable

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

	1% Flood - Floodway (High Risk)		Area Not Included		Cross Sections		Wetlands
	1% Flood - Zone AE (High Risk)		SFHA Decrease		County Boundaries		FIRM Panel Index
	1% Flood - Zone A (HighRisk)		SFHA Increase		FIRM Panel Index		Parcels
	1% Flood - Zone VE (HighRisk)		Depressions		Parcels		River Marks
	0.2% Flood-Shaded Zone X (Moderate Risk)		BaseFlood Elevations (BFE)		River Marks		

Anywhere it can rain, it can flood
 Know your risk.



www.srwmdfloodreport.com

Supplemental Information

Watershed	Upper Suwannee	Map Effective Date	11/2/2018	Special Flood Hazard Area	No
FIRM Panel(s)	12023C0291D				

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA Change Your Flood Zone Designation | FEMA.gov. Information about flood insurance may be obtained at <https://www.floodsmart.com>

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed ponding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

CONTACT SRWMD

9225 County Road 49
Live Oak, FL 32060
(386) 362-1001

Toll Free:

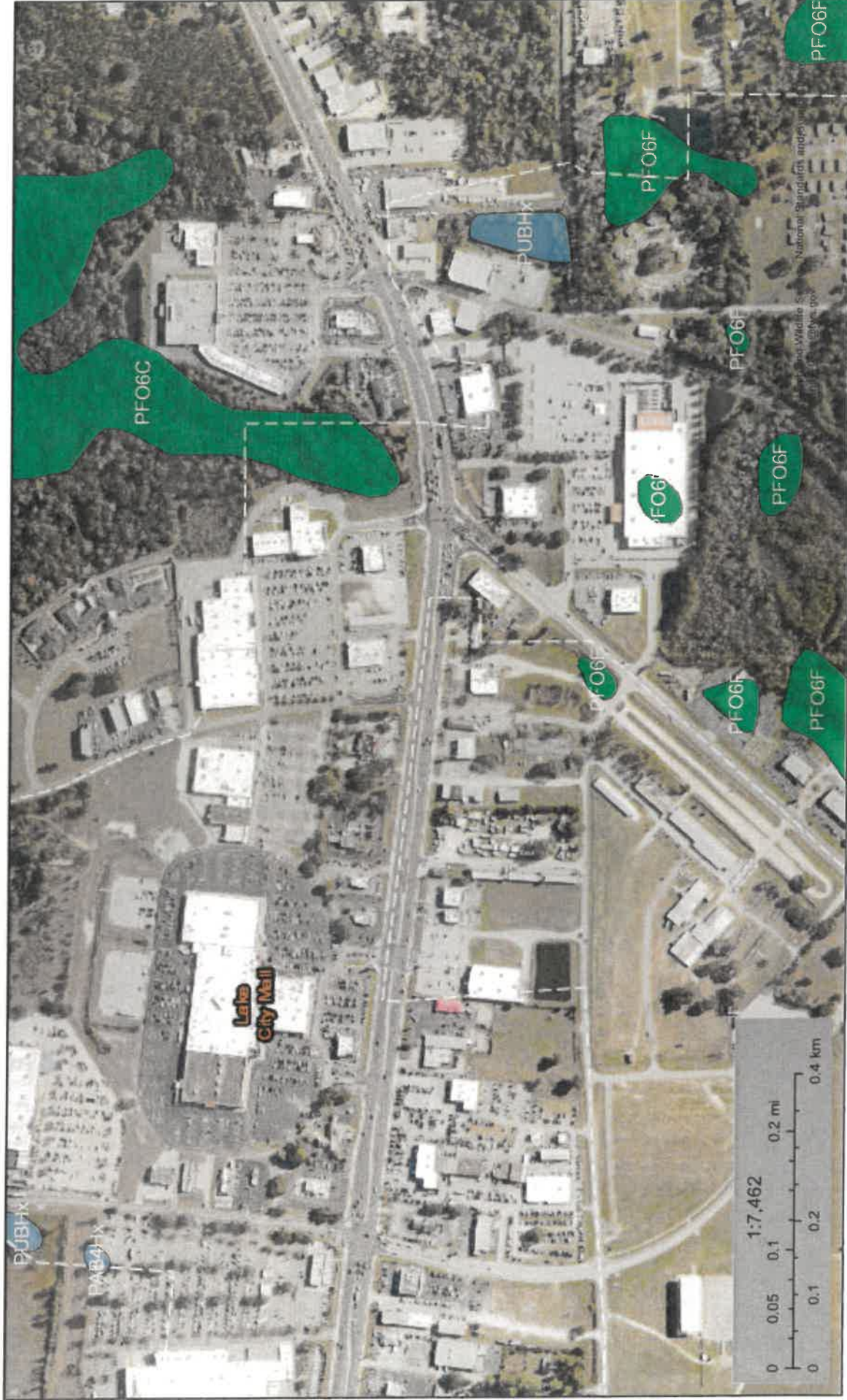
(800) 226-1066



U.S. Fish and Wildlife Service

National Wetlands Inventory

Parcel 02631-000



November 18, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Environmental Geology - Rock and Sediment Distribution



FDEP Open Data Administrator
 Florida Department of Environmental Protection

Summary

To produce a new State Geological Map

[View Full Details](#)

[Download](#)

Details



Dataset
Feature Layer



August 22, 2023
Info Updated



Not Planned
Data Updated: August 22, 2023



January 1, 2001
Published Date



Records: 2,822
[View Data Table](#)

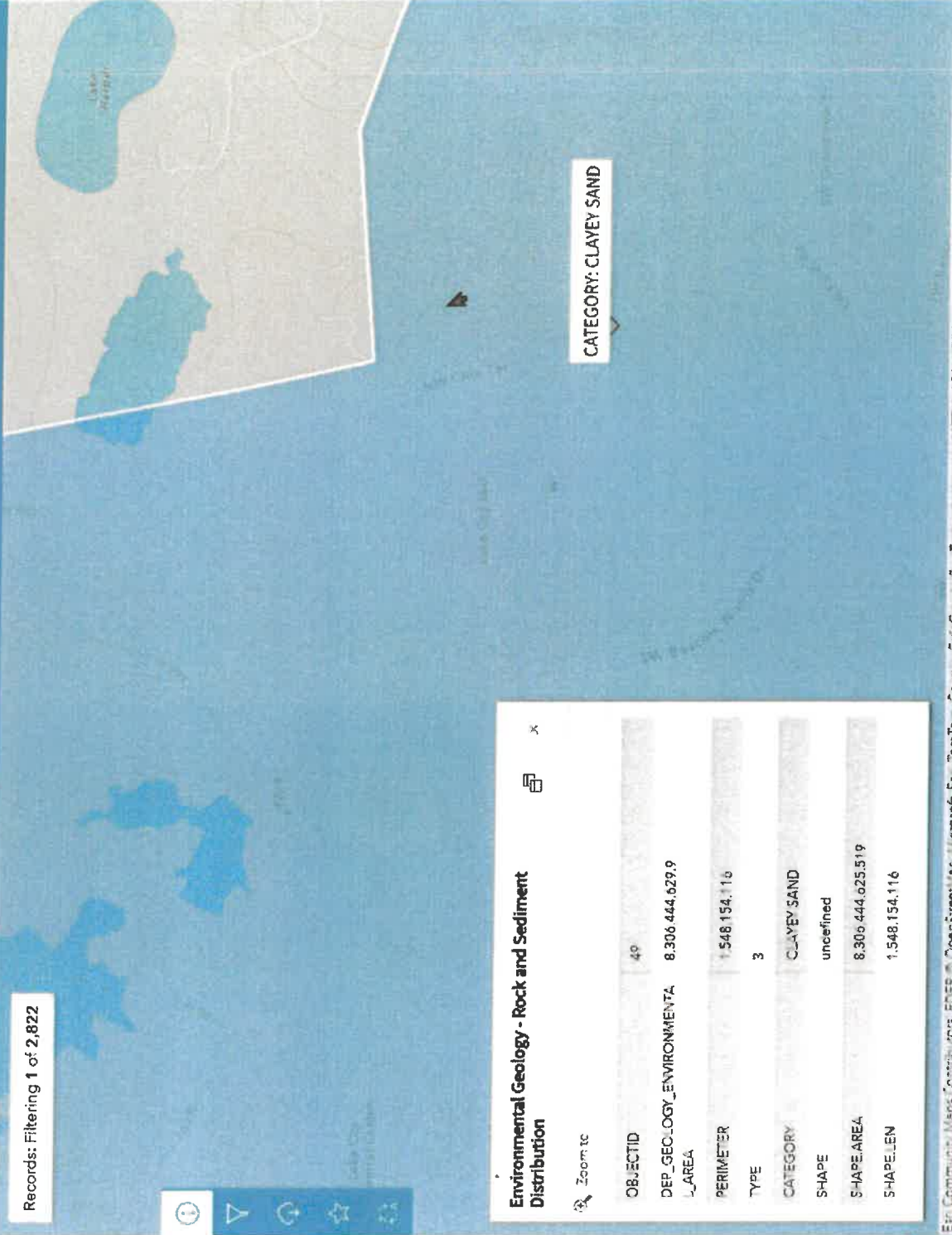


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RESOLUTION NO. 2024 PZ/CPA 24-04

PLANNING AND ZONING BOARD

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF 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, RECOMMENDING TO CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA APPROVAL OF AN AMENDMENT TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN FOR FIFTY (50) OR LESS ACRES OF LAND, PURSUANT TO APPLICATION CPA 24-04 SUBMITTED BY CHARLES MILLAR AS AGENT FOR VYP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE PROPERTY OWNER, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR A CHANGE IN THE LAND USE CLASSIFICATION FROM COMMERCIAL COUNTY TO COMMERCIAL CITY OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend, to the City Council of the City of Lake City, Florida (the "City Council") approval or denial of amendments to the City of Lake City Comprehensive Plan (the "Comprehensive Plan") in accordance with said regulations; and

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida, (the "Local Planning Agency") to recommend to the City Council approval or denial of amendments to the Comprehensive Plan in accordance with said statute; and

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency; and

WHEREAS, an application for an amendment, as described below, has been filed with the City by Charles Millar, as agent for VYP, LLC, a Florida limited liability company, owner, and

WHEREAS, pursuant to the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency

Management Assessment concerning said application for an amendment, as described below; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency has determined and found that recommending to the City Council the approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; now therefore

BE IT RESOLVED BY THE PLANNING AND ZONING BOARD, OF THE CITY OF LAKE CITY, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, THAT:

Section 1. Future Land Use Map Amended. Pursuant to an application, CPA 24-04, submitted by Charles Millar, as agent for VYP, LLC, a Florida limited liability company, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the City Council that the future land use classification be changed from COMMERCIAL COUNTY TO COMMERCIAL CITY on property containing 0.583 acres, more or less described, as follows:

A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public Records of Columbia County, Florida, a subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, according to map of same prepared by C.W. Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Official Records of the Columbia County Clerk of Circuit Courts on July 6, 1926; less and except that portion heretofore acquired by the state of Florida for road Right-of-Ways.

Section 2. Conflict. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.


Section 3. Effective Date. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 12th day of November, 2024.

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


Christopher Lydick, Chairman

ATTEST, BY THE SECRETARY TO THE
PLANNING AND ZONING BOARD OF THE
CITY OF LAKE CITY, FLORIDA:


Robert Angelo, Secretary to the Planning
and Zoning Board

APPROVED AS TO FORM AND LEGALITY:


Clay Martin, City Attorney

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance 2024-2298- Amending the Future Land Use Map of The City of Lake City

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

File Attachments for Item:

10. City Council Ordinance No. 2024-2299 (first reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of ten or less contiguous acres of land, pursuant to an application, Z 24-05, submitted by Charles Millar as agent for VYP, LLC, a Florida Limited Liability Company, the property owner of said acreage; providing for rezoning from Commercial Intensive County (CI Co) to Commercial Intensive (CI) of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. (This property is located next to Advanced Auto Parts at the SW corner of Highway 90 and Branford Highway)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

- A. Brief introduction of ordinance by city staff.**
- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

ORDINANCE NO. 2024-2299

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE**
2 **OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND**
3 **DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO THE**
4 **REZONING OF TEN OR LESS CONTIGUOUS ACRES OF LAND, PURSUANT**
5 **TO AN APPLICATION, Z 24-05, SUBMITTED BY CHARLES MILLAR AS**
6 **AGENT FOR VYP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE**
7 **PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING**
8 **FROM COMMERCIAL INTENSIVE COUNTY (CI Co)TO COMMERCIAL**
9 **INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF**
10 **THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY;**
11 **REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN**
12 **EFFECTIVE DATE**

13 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City
14 of Lake City, Florida, (the “City Council”), to prepare, adopt and enforce land development
15 regulations; and

16 **WHEREAS**, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community
17 Planning Act, requires the City Council to prepare and adopt regulations concerning the use of
18 land and water to implement the comprehensive plan; and

19 **WHEREAS**, an application for an amendment, as described below, has been filed with the City by
20 Charles Millar as agent for VYP, LLC, a Florida limited liability company, the property owner; and

21 **WHEREAS**, the Planning and Zoning Board of City of Lake City, Florida, (the “Planning and Zoning
22 Board”), has been designated as the Local Planning Agency of the City of Lake City, Florida, (the
23 “Local Planning Agency”); and

24 **WHEREAS**, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land
25 Development Regulations, the Planning and Zoning Board, serving also as the Local Planning
26 Agency, held the required public hearing, with public notice having been provided, on said
27 application for an amendment, as described below, and at said public hearing, the Planning and
28 Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments
29 received during said public hearing and the Concurrency Management Assessment concerning
30 said application for an amendment, as described below, and recommended the City Council
31 approve said application for an amendment, as described below; and

32 **WHEREAS**, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the
33 required public hearings, with public notice having been provided, on said application for an
34 amendment, as described below, and at said public hearing, the City Council reviewed and
35 considered all comments received during said public hearing, including the recommendation of

36 the Planning and Zoning Board, serving also as the Local Planning Agency, and the Concurrency
37 Management Assessment concerning said application for an amendment, as described below;
38 and

39 **WHEREAS**, the City Council has determined and found approval of said application for an
40 amendment, as described below, would promote the public health, safety, morals, order,
41 comfort, convenience, appearance, prosperity, or general welfare; now, therefore

42 **BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA:**

43 Pursuant to an application, Z 24-05, submitted by Charles Millar, agent for
44 VYP, LLC, a Florida limited liability company, the property owner, to amend
45 the Official Zoning Atlas of the Land Development Regulations by changing
46 the zoning district of certain lands, the zoning district is hereby changed
47 **COMMERCIAL INTENSIVE COUNTY (CI CO) TO COMMERCIAL INTENSIVE**
48 **(CI)** on property containing 0.583 acres, more or less and described, as
49 follows:

50 **A parcel of land lying in Section 36, Township 3 South, Range 16 East,**
51 **Columbia County, Florida, being more particularly described as follows:**

52 **Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the**
53 **map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public**
54 **Records of Columbia County, Florida, a subdivision embracing a part of**
55 **the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East,**
56 **Columbia County, Florida, according to map of same prepared by C.W.**
57 **Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the**
58 **Official Records of the Columbia County Clerk of Circuit Courts on July 6,**
59 **1926; less and except that portion heretofore acquired by the state of**
60 **Florida for road Right-of-Ways.**

61 1. If any provision or portion of this ordinance is declared by any court of competent jurisdiction
62 to be void, unconstitutional or unenforceable, then all remaining provisions and portions of
63 this ordinance shall remain in full force and effect.

64 2. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed
65 to the extent of such conflict.

66 3. This ordinance shall become effective upon adoption, subject to the following:

67 The effective date of this amendment, Z 24-05, to the Official Zoning Atlas shall
68 be the same date as the effective date of Future Land Use Plan Map

69 Amendment, CPA 24-04. If Future Land Use Plan Map Amendment, CPA 24-
70 04, does not become effective, this amendment, Z 24-05, to the Official Zoning
71 Atlas shall not become effective. No development orders, development
72 permits or land uses dependent on this amendment, Z 24-05, to the Official
73 Zoning Atlas may be issued or commence before it has become effective.

74 4. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida
75 Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as
76 amended.

77 **APPROVED, UPON THE FIRST READING**, by a majority of a quorum of the City Council of the City of Lake
78 City at a regular meeting, on the 2nd day of December, 2024.

79 **PUBLICLY NOTICED**, in a newspaper of general circulation in the City of Lake City, Florida, by the City Clerk
80 of the City of Lake City, Florida on the ____ day of _____, 2024.

81 **APPROVED AND ADOPTED UPON THE SECOND READING**, by an affirmative vote of a majority of a quorum
82 present of the Lake City City Council, at a regular meeting this ____ day of _____, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

RESOLUTION NO. PZ/LPA Z 24-05

PLANNING AND ZONING BOARD CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF 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, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA APPROVAL OF AN AMENDMENT TO THE ZONING MAP OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS OF LESS THAN TEN (10) CONTIGUOUS ACRES OF LAND PURSUANT TO AN APPLICATION SUBMITTED BY CHARLES MILLAR AS AGENT FOR VYP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM COMMERCIAL INTENSIVE COUNTY (CI Co) TO COMMERCIAL INTENSIVE CITY (CI City) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations, (the “Land Development Regulations”), empower the Planning and Zoning Board of the City of Lake City, Florida, (the “Planning and Zoning Board”), to recommend approval or denial of amendments to the Land Development Regulations, to the City Council of the City of Lake City, Florida, (the “City Council”), in accordance with said code; and

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida, (the “Local Planning Agency”), to recommend to the City Council, approval or denial of amendments to the Land Development Regulations, in accordance with said statute; and

WHEREAS, an application for an amendment, as described below, has been filed with the City by Charles Millar, agent for VYP, LLC, a Florida limited liability company, owner; and

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency; and

WHEREAS, pursuant to the Land Development Regulations, and Section 163.3174, Florida Statutes, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that recommending to the City Council the approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has studied and considered the items enumerated in Section 15.2 of the Land Development Regulations and based upon said study and consideration has determined and found that:

1. The proposed change conforms to the Comprehensive Plan;
2. The proposed change conforms with the existing land use pattern;
3. The proposed change does not create an isolated district unrelated to adjacent and nearby districts;
4. The proposed change does not have a negative impact on the population density pattern and the load on public facilities such as schools, utilities, streets, etc.;
5. The proposed change does not impact the existing district boundaries in relation to existing conditions on the property;
6. The proposed change does not negatively impact the living conditions in the neighborhood;
7. The proposed change will not adversely impact public facilities and adopted level of service standards, including but not limited to the capacity of the existing and projected traffic patterns, water and sewer systems, and other public facilities and utilities; and
8. The proposed change will be appropriate based on consideration of the applicable provisions and conditions contained in the Land Development Regulations and other applicable laws, ordinances and regulations relating to land use and based upon a consideration of the public health, safety, and welfare of the citizens of the City; now therefore

BE IT RESOLVED 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:

Section 1. Pursuant to an application, Z 24-05, submitted by Charles Millar, agent for VYP, LLC, a Florida limited liability company, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the City Council that the zoning district be changed from COMMERCIAL INTENSIVE COUNTY (CI Co) TO COMMERCIAL INTENSIVE CITY (CI City) on property Containing 0.583 acres, more or less and described, as follows:

A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public Records of Columbia County, Florida, a subdivision embracing a part of


the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, according to map of same prepared by C.W. Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Official Records of the Columbia County Clerk of Circuit Courts on July 6, 1926; less and except that portion heretofore acquired by the state of Florida for road Right-of-Ways.

Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.


Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 12th day of November, 2024.

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


Christopher Lydick, Chairman

ATTEST, BY THE SECRETARY TO THE PLANNING
AND ZONING BOARD OF THE CITY OF LAKE CITY,
FLORIDA:


Robert Angelo, Secretary to the Planning and
Zoning Board

APPROVED AS TO FORM AND LEGALITY:


Clay Martin, City Attorney

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

November 18, 2024

TO: City Council

FROM: Planning and Zoning Technician

SUBJECT: Application No. Z 24-05 (VYP, LLC)

Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Rezoning is ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided which quantifies, for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

Z 24-05, an application by Charles Millar, as agent for VYP, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL INTENSIVE COUNTY (CI Co) to COMMERCIAL INTENSIVE CITY (CI) on property described, as follows:

A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public Records of Columbia County, Florida, a subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, according to map of same prepared by C.W. Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Official Records of the Columbia County Clerk of Circuit Courts on July 6, 1926; less and except that portion heretofore acquired by the state of Florida for road Right-of-Ways.

Containing 0.583 acres, more or less

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Availability of and Demand on Public Facilities

Potable Water Impact

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could potentially result in 25,395 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average specialty retail use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$25,395$ (25,395 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 46 (employees) \times 45 (gallons of potable water usage per employee per day) = 2,070 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2023, the average daily potable water usage = 3,490,000 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 2,070 gallons of potable water per day.

Residual capacity after this proposed amendment = 607,930 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could potentially result in 25,395 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$25,395$ (25,395 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 46 (employees \times 34.5 gallons of sanitary sewer effluent per employee per day) = 1,587 gallons of sanitary sewer effluent per day.

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2023, the average sanitary sewer usage = 1,880,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 1,587 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 1,118,413 gallons of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Solid Waste Impact -

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could potentially result in 25,395 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to generate 5.5 pounds of solid waste per 1,000 square feet gross floor area per day.

$25,395$ (25,395 square feet gross floor area) \times 100% (maximum lot coverage by all buildings) \times 5.5 (pounds of solid waste per 1,000 square feet gross floor area per day) = 139.67 pounds of solid waste per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the potential use of the site.

Drainage Impact -

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As no population increase will result from the proposed amendment, there will be no need for additional recreational facilities as a result of the proposed amendment. Therefore, the proposed amendment is not anticipated to impact recreation facilities.

Recreation facilities are anticipated to continue to operate at a level of service which meets or exceeds the level of service standards established within the Comprehensive Plan after the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Traffic Impact -

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could potentially result in 43,560 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

Summary of Trip Generation Calculations for a Shopping Center Use.

25,395 (25,395 feet gross floor area) x 100% (maximum lot coverage by all buildings) x 3.81 (trips per 1,000 square feet gross floor area) = 97 trips less 25 percent pass by trips (24) = 73 p.m. peak hour trips (189 - 47 = 142).

Existing p.m. peak hour trips = 2475 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
US 90 (from SW Bascom Norris Dr to S.R. 247)	2475	D	0	73	2548	D

a 2021 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

Multimodal Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 4,160 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the potential number of trips associated with the proposed amendment.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Affordable Housing

The change in land use is not anticipated to have a negative impact on the affordable housing stock.

Surrounding Land Uses

Currently, the existing land use of the site is commercial. The site is bounded on the north by commercial land use, on the east by commercial land use, on the south by commercial land use and on the west by commercial land use.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2021, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Digital Flood Insurance Rate Map data layer, November 2, 2018, the site is not located within a 100-year flood prone area.

Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2007, the site is not located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated August 22, 2023, the site is known to contain clayey sand.

Soil Types

According to the Florida Department of Environmental Protection Soil Descriptions-
Chipley fine sand, 0 to 5 percent slopes - This is a moderately well drained, nearly level to gently sloping soil in somewhat depressed areas and on flats in the uplands. The areas range from 3 to 800 acres and are circular to irregularly elongated. Typically, the surface layer is gray fine sand about 7 inches thick. Fine sand extends to a depth of 80 inches. In sequence downward, 23 inches is very pale brown and has yellow mottles; the next 10 inches is light gray and has very pale brown mottles; the next 20 inches is very pale brown and has brownish yellow, white and yellowish red mottles; and the lowermost 20 inches is white with brownish yellow and yellow mottles.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridan Aquifer, prepared by the Water Management District, dated July 17, 2001, the site is not located in high aquifer groundwater recharge area.

EFFECTIVE FLOOD INFORMATION REPORT

Location Information

County: **COLUMBIA**
 Parcel: **363S1602631000**
 Flood Zone: **X**
 Flood Risk: **LOW**

1% Annual Chance Base Flood Elev* **Not Applicable**
 10% Annual Chance Flood Elev* **Not Applicable**
 50% Annual Chance Flood Elev* **Not Applicable**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below



State of Florida, Maxar, Microsoft

Legend with Flood Zone Designations

Legend Item	Area Not Included	CrossSections	Wetlands
1% Flood - Floodway (High Risk)			
1% Flood - Zone AE (High Risk)			
1% Flood - Zone A (HighRisk)			
1% Flood - Zone VE (HighRisk)			
0.2% Flood-Shaded Zone X (Moderate Risk)			
SFHA Decrease			
SFHA Increase			
Depressions			
BaseFlood Elevations (BFE)			

Supplemental Information

Watershed	Upper Suwannee	Map Effective Date	11/2/2018	Special Flood Hazard Area	No
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FIRM Panel(s) 12023C0291D

Anywhere it can rain, it can flood
 Know your risk.



www.srwmdfloodreport.com

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA [Change Your Flood Zone Designation | FEMA.gov](http://www.floodsmart.com). Information about flood insurance may be obtained at www.floodsmart.com

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed mapping studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood Insurance Rate Map for this project.

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANGE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060
(386) 362-1001

Toll Free:

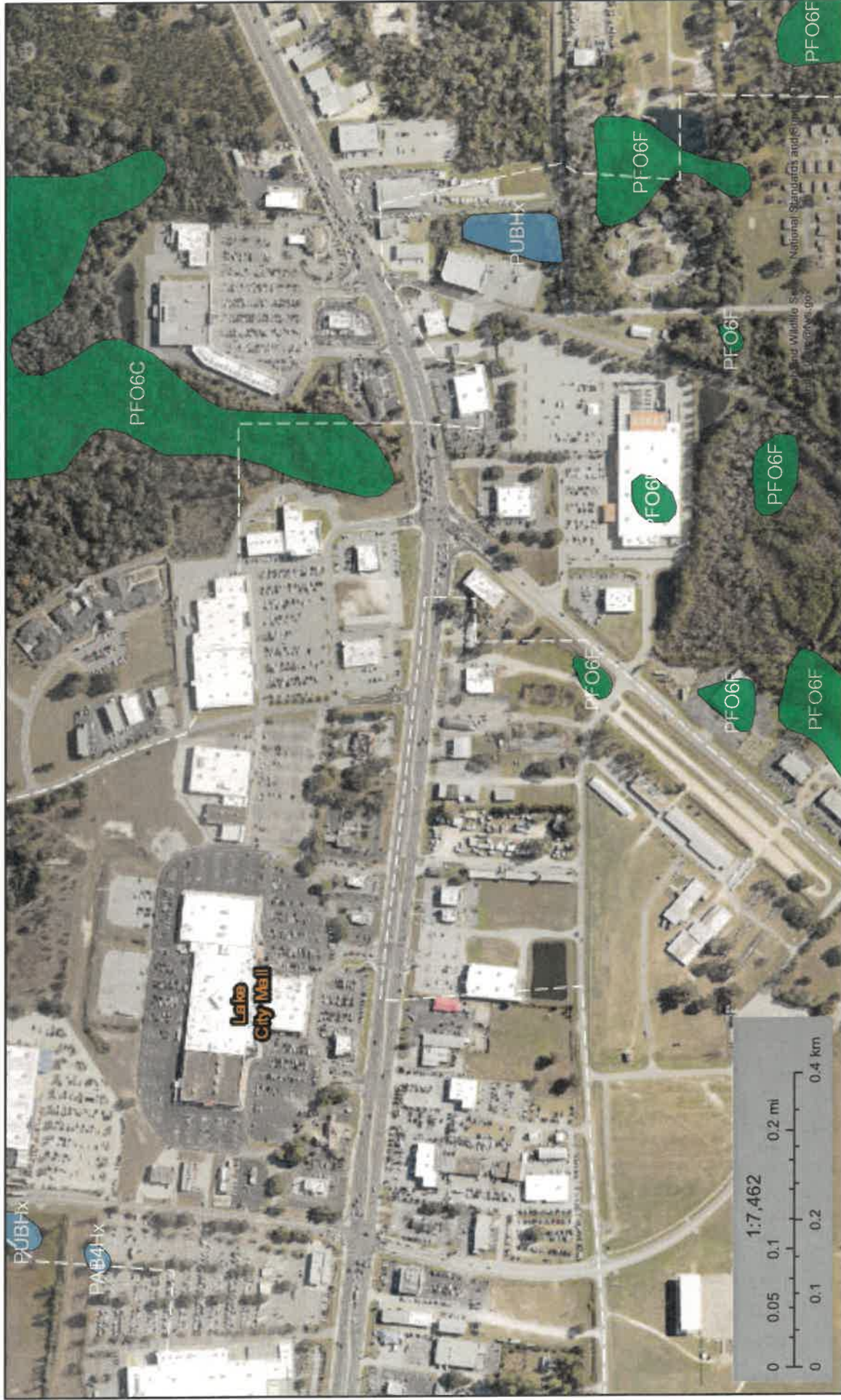
(800) 226-1066



U.S. Fish and Wildlife Service

National Wetlands Inventory

Parcel 02631-000



November 18, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Environmental Geology - Rock and Sediment Distribution



FDEP Open Data Administrator
Florida Department of Environmental Protection

Summary

To produce a new State Geological Map

[View Full Details](#)

[Download](#)

Details

Dataset Feature Layer

August 22, 2023
Info Updated

Not Planned
Data Updated: August 22, 2023

January 1, 2001
Published Date

Records: 2,822
[View data table](#)

Public
Anyone can see this content

Custom License
[View license details](#)

I want to use this

Records: Filtering 1 of 2,822



Environmental Geology - Rock and Sediment Distribution

Zoom to

OBJECTID	49
DEP_GEOLOGY_ENVIRONMENTA_L_AREA	8,306,444,629.9
PERIMETER	1,548,154.116
TYPE	3
CATEGORY	CLAYEY SAND
SHAPE	undefined
SHAPE.AREA	8,306,444,625.519
SHAPE.LEN	1,548,154.116

CATEGORY: CLAYEY SAND

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance 2024-2299- Amending the Official Zoning Atlas of The City of Lake City

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

File Attachments for Item:

11. Discussion and Possible Action: Request for Code Enforcement Lien Forgiveness for Daniel Ochs, buyer, or property at 301 NW Jefferson Street, located in District 12 (sponsored by Mayor Noah Walker)

Dear Mayor Noah Walker and Esteemed Members of the City Council,

I hope this letter finds you well. My name is Daniel Ochs, and I am writing to respectfully request your assistance in addressing a substantial code violation lien attached to the property located at 301 NW Jefferson Street, Lake City, FL 32055. This lien, totaling \$66,750.00, has created a significant obstacle to revitalizing this property and restoring it as a valuable part of our community.

To provide context, the lien originated under case #21-00000097 and was ordered by Special Magistrate Stephanie Marchman on September 14, 2021, due to non-compliance within the allotted 60-day period. The \$50.00 daily fine accrued over time, culminating in the current amount. The current owner purchased the property as a tax deed on March 14, 2023, unaware of the full extent of the pre-existing violations. This code violation has now made it nearly impossible to move forward with much-needed renovations and improvements.

My goal is to purchase this property for \$31,000 and invest in remodeling it to create a safe, beautiful, and functional home for someone who can become a contributing member of our community. The \$31,000 purchase price represents essentially a breakeven point for the current owner, who is unable to finish the project due to health issues. There is minimal margin to absorb additional expenses for this house, as it still requires major renovations to be livable and usable.

Unfortunately, the magnitude of the lien far exceeds the value of the property, rendering the project financially unfeasible without intervention. Unless this lien can be significantly reduced—ideally to zero—this property will likely remain in its current state for years to come, further diminishing its potential and prolonging its negative impact on the neighborhood. By removing or significantly reducing this lien, you would enable us to take immediate action to transform this property into a livable home. This transformation would improve the property's aesthetics, enhance local property values, and add a viable home to Lake City's housing stock. Moreover, this would eliminate an ongoing blight and demonstrate the city's commitment to fostering progress and renewal in our community.

I am confident that with your support, we can turn this property into a positive asset for Lake City. I kindly ask for your consideration in reducing or removing this code violation in its entirety to allow this renovation project to move forward. I would be happy to provide further details or attend a meeting virtually to discuss this matter.

Thank you for your time and attention to this important issue. I am grateful for your leadership and dedication to improving Lake City for all its residents. Please feel free to contact me directly at 305-315-6843 if you have any questions or need additional information.

Sincerely,

Daniel Ochs
Founder of Slam Dunk Offers
Email: danielochs@slamdunkoffers.com
Phone: 305-315-6843



MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBER
CHRIS GREENE
JAKE HILL, JR.
EUGENE JEFFERSON
TODD SAMPSON

CITY MANAGER
JOSEPH HELFENBERGER

CITY CLERK
AUDREY E. SIKES

CITY ATTORNEY
FRED KOBERLEIN, JR.

STATE OF FLORIDA

Inst: 202112018725 Date: 09/17/2021 Time: 9:30AM
Page 1 of 4 B: 1447 P: 1379, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk

COUNTY OF COLUMBIA

I, Audrey E. Sikes, Clerk of the City of Lake City, DO
HEREBY CERTIFY the attached to be a true and correct copy of
City of Lake City Code Enforcement Special Magistrate Order for -
Case Number 2021-097 (3 pages), as promulgated and on file in the
City Clerk's office and the official records of the City of Lake City,
Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my
name and affixed the Corporate Seal of this City this 15th day of
September 2021.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

Audrey E. Sikes

AUDREY E. SIKES, MMC
City Clerk

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA**

CITY OF LAKE CITY, FLORIDA

PETITIONER,

CASE NO. 2021-097

v.

GLADYS ROBINSON,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on September 9, 2021, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

FINDINGS OF FACT

1. Gladys Robinson ("Respondent") is the owner of 301 NW JEFFERSON STREET, LAKE CITY, FL 32025 ("Property"). City of Lake City Code Enforcement Inspector Bev Jones appeared and testified at the hearing on behalf of Petitioner. No one appeared or testified at the hearing on behalf of Respondent.
2. Inspector Jones inspected the Property on June 11, 2021, at which time she found that the carport was damaged and deteriorating. The Property was also overgrown with grass and weeds and there were multiple broken windows on the Property. Further, Inspector Jones found that there were immobile vehicles under the deteriorating carport. Inspector Jones submitted photographs of the Property depicting these conditions and re-inspected the Property on August 4, 2021 witnessed the same conditions.

3. Respondent was notified of the hearing via certified mail which was returned as “undeliverable” and posting on the Property and at City Hall, 205 N. Marion Avenue, Lake City, Florida 32055.
4. Inspector Jones testified that the vehicle has been sitting in the carport for approximately 4-5 years. The Property now appears to be vacant.

CONCLUSIONS OF LAW

5. The authority of the undersigned Special Magistrate to hear and determine the violations alleged by Petitioner comes from Chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2020-022.
6. The proceedings in this matter are governed by Chapter 162, Florida Statutes, and Chapter 2, Article X and Chapter 22, Article VII, Lake City, Florida Code of Ordinances.
7. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
8. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.
9. The statutory notice requirements have been met by Petitioner.
10. Pursuant to Chapter 2, Article X, Section 2-418 and Chapter 22, Article VII, Section 22-197 of Lake City, Florida Code of Ordinances, the undersigned Special Magistrate is authorized to order the relief granted herein.

ORDER

11. Within sixty (60) days of the date of this Order, Respondent shall obtain a permit from Petitioner and repair or demolish the structure on the Property and, if demolished, shall

properly dispose of all of the debris from such work. Further, Respondent shall maintain the vegetation on the Property to within Petitioner's allowed limits and keep the Property free of trash and debris.

12. In the event Respondent fails to timely comply with Paragraph 10 above, a daily fine of fifty dollars (\$50.00) will be imposed and begin to accrue on the Property sixty-first (61st) day from the date of this Order, which can become a lien on the Property, which lien may be used by Petitioner to foreclose on the Property.
13. Furthermore, in the event Respondent fails to comply with Paragraph 11 above within one-hundred twenty (120) days from the date of this Order, Petitioner may take all actions necessary to demolish and remove the structure found on the subject Property, as well as bring the vegetation on the Property to within Petitioner's allowed limits and remove trash, and debris on the Property. Further, Petitioner's costs to demolish and remove the structure, trash, and debris found on the subject Property and bring the vegetation on the Property to within Petitioner's allowable limits may be assessed to Respondent and may be added to the amount of lien on the Property, which lien may be used to foreclose on the Property by the Petitioner.

DONE AND ORDERED on this 14th day of September, 2021.


STEPHANIE MARCHMAN
SPECIAL MAGISTRATE

Copies furnished to:
Respondent
Joseph Helfenberger
David Young
Bev Jones



STATE OF FLORIDA

COUNTY OF COLUMBIA

Inst: 202112018725 Date: 09/17/2021 Time: 9:30AM
Page 1 of 4 B: 1447 P: 1379, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk

MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBERS
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EUGENE JEFFERSON
TODD SAMPSON

CITY MANAGER
JOSEPH HELFENBERGER

CITY CLERK
AUDREY E. SIKES

CITY ATTORNEY
FRED KOBERLEIN, JR.

I, Audrey E. Sikes, Clerk of the City of Lake City, DO
HEREBY CERTIFY the attached to be a true and correct copy of
City of Lake City Code Enforcement Special Magistrate Order for -
Case Number 2021-097 (3 pages), as promulgated and on file in the
City Clerk's office and the official records of the City of Lake City,
Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my
name and affixed the Corporate Seal of this City this 15th day of
September 2021.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

AUDREY E. SIKES, MMC
City Clerk

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA**

CITY OF LAKE CITY, FLORIDA

PETITIONER,

CASE NO. 2021-097

v.

GLADYS ROBINSON,

RESPONDENT.

ORDER

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ORDER

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properly dispose of all of the debris from such work. Further, Respondent shall maintain the vegetation on the Property to within Petitioner's allowed limits and keep the Property free of trash and debris.

12. In the event Respondent fails to timely comply with Paragraph 10 above, a daily fine of fifty dollars (\$50.00) will be imposed and begin to accrue on the Property sixty-first (61st) day from the date of this Order, which can become a lien on the Property, which lien may be used by Petitioner to foreclose on the Property.
13. Furthermore, in the event Respondent fails to comply with Paragraph 11 above within one-hundred twenty (120) days from the date of this Order, Petitioner may take all actions necessary to demolish and remove the structure found on the subject Property, as well as bring the vegetation on the Property to within Petitioner's allowed limits and remove trash, and debris on the Property. Further, Petitioner's costs to demolish and remove the structure, trash, and debris found on the subject Property and bring the vegetation on the Property to within Petitioner's allowable limits may be assessed to Respondent and may be added to the amount of lien on the Property, which lien may be used to foreclose on the Property by the Petitioner.

DONE AND ORDERED on this 14th day of September, 2021.


STEPHANIE MARCHMAN
SPECIAL MAGISTRATE

Copies furnished to:
Respondent
Joseph Helfenberger
David Young
Bev Jones

Case Data Sheet for case # 21-97

Parcel# 11362-000

Address: 301 NW Jefferson

Owner(s): Gracelys Robinson

Date of first inspection: 6/11/21

1st Notice of Violation sent: 6/11/21

Date of second inspection: 8/4/21

2nd Notice of Violation sent: 8/4/21

Date of Public Notice placed on property: 8/6/21

Notice of Mag. Hearing Sent: 8/4/21

Notice in Lake City Reporter on: _____

Notice posted in City Hall 8/4/21

Mailing Cost/ Date: 6.94

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

TOTAL Mailing Cost: _____

*2 months - owner demo
1st day - \$50 fine
6 month - City demo
@ owner's cost*

Beverly Jones COE/ City of Lake City

**CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation**

City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5746

Case # 2021-00000097

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at 301 nw Jefferson Parcel ID# 11362000:

INSPECTION	Beverly A Jones	06/11/2021	2:31PM	Results <u>overgrown debris scattered.</u> <u>Broken windows, debris scattered,</u> <u>immobile vehicles.</u> <u>Carport is damaged and falling apart.</u> <u>Structure is not in good condition.</u>
------------	-----------------	------------	--------	---

Violation Code	Violation Description	Corrective Action
IPMC	2018-301.3 Vacant structures and land.	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. All trash and debris shall be removed from property and properly disposed of. Vehicle will need to be removed, all repairs are to be done in accordance with the current FI building codes or structure shall be demolished.
IPMC	2018-302.4 Weeds	
IPMC	304.1 general	
IPMC	304.18.2 windows	
IPMC	304.6 exterior walls	
IPMC	302.8 Motor vehicle	
IPMC	110.1 demolition	
IPMC	302.7 accessory structure-carport	

Violation Code	Municipal Code
IPMC 302.4	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

IPMC2018-301.3 Vacant structures and land.	Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
304.1 general	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
304.18.2 windows	Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.
304.6 exterior walls	. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
302.8 Motor vehicle	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.
110.1 demolition	The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish
302.7 accessory structure-carport	All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair

⊠ WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Type of Corrective Action
 Notice of Violation

Due Date
 comply by 7/11/21

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;

(3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;

(4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period of time to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name ROBINSON GLADYS C Relationship owner

On date 6/11/21 time being Personal Service

Posted on property and at City Hall Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service



Jones, Beverly A
Print Name of Code Inspector

Signature of Code Inspector

**CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation**

City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5746

Case # 2021-00000097

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at 304 nw Jefferson Parcel 11362-000

REINSPECTION	Beverly A Jones	08/04/2021	11:25AM	Results no improvements/changes- no permits.
INITIAL INSPECTION	Beverly A Jones	06/11/2021	3:10PM	Results

Violation Code	Violation Description	Corrective Action
IPMC	2018-301.3 Vacant structures and land.	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. All trash and debris shall be removed from property and properly disposed of. Vehicle will need to be removed, all repairs are to be done in accordance with the current FI building codes or structure shall be demolished.
IPMC	2018-302.4 Weeds	
IPMC	304.1 general	
IPMC	304.18.2 windows	
IPMC	304.6 exterior walls	
IPMC	302.8 Motor vehicle	
IPMC	110.1 demolition	
IPMC	302.7 accessory structure-carport	

Violation Code	Municipal Code
IPMC 302.4	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

IPMC2018-301.3 Vacant structures and land.	Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.	Item vii.
304.1 general	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.	
304.18.2 windows	Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.	
304.6 exterior walls	. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.	
302.8 Motor vehicle	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.	
110.1 demolition	The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish	
302.7 accessory structure-carport	All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair	

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Type of Corrective Action
 Notice of Violation

Due Date
 comply by 8/06/24

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;

(3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;

(4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period of time to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

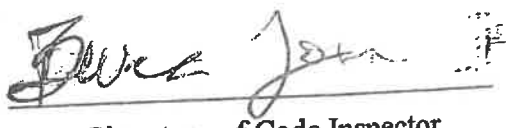
Name ROBINSON GLADYS C Relationship owner

On date 8/4/01 time being Personal Service

Posted on property and at City Hall Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service



Signature of Code Inspector

Jones, Beverly A
Print Name of Code Inspector

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 6th day of AUGUST 2021, personally appeared, Beverly Jones, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.

2. BEFORE ME, this day, 6th day of AUGUST 2021, posted a copy of the NOTICE OF HEARING AT THE FOLLOWING ADDRESS: 304 nw Jefferson -11362-000/205 N Marion Ave, Lake City, FL. 32055

Beverly Jones

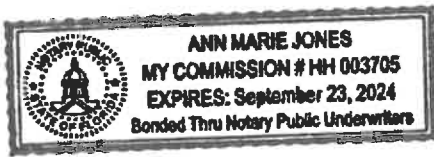
Beverly Jones -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
__6th__ day of August 2021, by Beverly Jones
who is personally known to me.

Ann Marie Jones

Signature of Notary

Ann Marie Jones
Print or Type Name



[SEAL]

My Commission expires: September 23, 2024

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2021-00000097

Respondent Gladys Robinson

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, September 9, 2021 ____, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) up to \$250.00 per day/per violation each day the violation continues.

****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy Inspection****

This case will not go before the Board if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):


Name Gladys Robinson Relationship _____ owner _____

On date ____ 8/4/21 __ time being _____ Personal Service

Posted on property and at City Hall _____ x Certified Mail, Return Receipt requested
class mailing

First

Jones, Beverly A
Print Name of Code Inspector



Signature of Code Inspector

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.



Florida's Gateway Est. 1859

GROWTH MANAGEMENT
205 N MARION AVE, LAKE CITY, FL 32055

CERTIFIED MAIL



7020 0640 0001 7440 3909

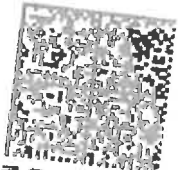
NSN

GLADYS C ROBINSON
11300 SW 8TH AVE
GAINESVILLE, FL 32067

NIXIE

322 DE 1

0007/08/21



UNITED STATES POSTAGE
PITNEY BOWES
\$ 006.960
JUN 11 2021
02 1P
0000918144
MAILED FROM ZIP CODE 32055

NSN

BC: 32055391805

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

32055391805

*0538-06046-14-41

City of Lake City
Code Enforcement
205 N. Marion Ave.
Lake City, Florida 32055

NSN
R-3
8/10/21

ROBINSON, GLADYS C
11300 SW 8TH AVE
GAINESVILLE FL 32007

NIXIE

32055391805
NSN

BC: 32055391805
*1438-08837-06-40

322 DE 1
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

0008/16/21

7018 0680 0001 1581 4859



21 PM 1

JACKSONVILLE FL 320

CERTIFIED MAIL
OF THE RETURN ADDRESS FOLD AT DOTTED LINE



UNITED STATES POSTAGE
PITNEY BOWES
02 1P
000918144
AUG 06 2021
MAILED FROM ZIP CODE 32055
\$ 006.960

Case Data Sheet for case # 21-97

Parcel# 11362-000

Address: 301 NW Jefferson

Owner(s): Gladys Robinson

Date of first inspection: 6/11/21

1st Notice of Violation sent: 6/11/21

Date of second inspection: 8/4/21

2nd Notice of Violation sent: 8/4/21

Date of Public Notice placed on property: 8/6/21

Notice of Mag. Hearing Sent: 8/4/21

Notice in Lake City Reporter on: _____

Notice posted in City Hall 8/4/21

Mailing Cost/ Date: 0.98

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

TOTAL Mailing Cost: _____

Beverly Jones COE/ City of Lake City

**CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation**

City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5746

Case # 2021-00000097

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at 301 nw Jefferson Parcel ID# 11362000:

INSPECTION	Beverly A Jones	06/11/2021	2:31PM	<u>Results overgrown debris scattered.</u> <u>Broken windows, debris scattered, immobile vehicles.</u> <u>Carport is damaged and falling apart.</u> <u>Structure is not in good condition.</u>
------------	-----------------	------------	--------	---

Violation Code	Violation Description	Corrective Action
IPMC	2018-301.3 Vacant structures and land.	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. All trash and debris shall be removed from property and properly disposed of. Vehicle will need to be removed, all repairs are to be done in accordance with the current FI building codes or structure shall be demolished.
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IPMC	110.1 demolition	
IPMC	302.7 accessory structure-carport	

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(3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;

(4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period of time to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name ROBINSON GLADYS C Relationship owner

On date 6/11/21 time being Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector



Signature of Code Inspector

**CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation**

City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5746

Case # 2021-00000097

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at 304 nw Jefferson Parcel 11362-000

REINSPECTION	Beverly A Jones	08/04/2021	11:25AM	<u>Results no improvements/changes-no permits.</u>
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302.7 accessory structure-carport	All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Type of Corrective Action
Notice of Violation

Due Date
comply by 8/24/21

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;

(3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;

(4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

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I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name ROBINSON GLADYS C Relationship owner

On date 8/4/01 time being Personal Service

Posted on property and at City Hall

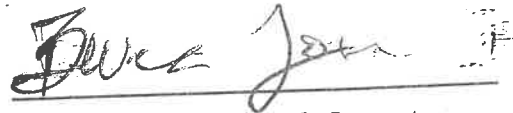
Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector



Signature of Code Inspector

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 6th day of AUGUST 2021, personally appeared, Beverly Jones, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.

2. BEFORE ME, this day, 6th day of AUGUST 2021, posted a copy of the NOTICE OF HEARING AT THE FOLLOWING ADDRESS: 304 nw Jefferson -11362-000/205 N Marion Ave, Lake City, FL. 32055

Beverly Jones

Beverly Jones -Code Enforcement Inspector

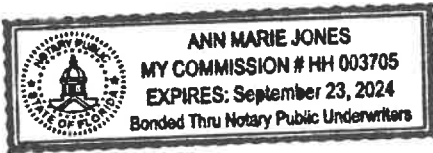
SWORN TO AND SUBSCRIBED before me this
6th day of August 2021, by Beverly Jones
who is personally known to me.

Ann Marie Jones

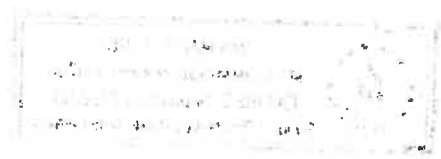
Signature of Notary

Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2024



[SEAL]



**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2021-00000097

Respondent Gladys Robinson

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, September 9, 2021 ____, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) up to \$250.00 per day/per violation each day the violation continues.

****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy Inspection****

This case will not go before the Board if the violation(s) are brought into compliance in accordance with the Notice of Violation.

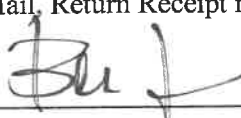
I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Gladys Robinson Relationship _____ owner _____

On date ____8/4/21__ time being _____ Personal Service

Posted on property and at City Hall _____ x Certified Mail, Return Receipt requested _____ First class mailing

Jones, Beverly A
Print Name of Code Inspector



Signature of Code Inspector

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.



Florida's Gateway Est. 1859

GROWTH MANAGEMENT
205 N MARION AVE, LAKE CITY, FL 32055

CERTIFIED MAIL®



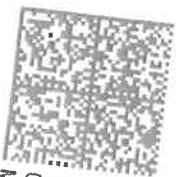
7020 0640 0001 7440 3909

NSN

GLADYS C ROBINSON
11300 SW 8TH AVE
GAINESVILLE, FL 32067

NIXIE

BC: 32055391805



UNITED STATES POSTAGE
PITNEY BOWES
02 1P
0000918144
\$ 006.960
JUN 11 2021
MAILED FROM ZIP CODE 32055

322 DE 1

0007/05/21

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

32055391805

*0538-06046-14-41











Item vii.







PLANNING BOARD
MAGISTRATE

NOTICE OF HEARING

City
Ave.
Lake City 32055

Case # 2021-00000097

Respondent Gladys Robinson

HEARING: You are hereby notified and commanded to appear before the
City of Lake City, Florida on (day) Thursday, September 9, 2021 ____, at (time)
The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council
City, Florida, at which time evidence and testimony will be heard.

PLANNING BOARD - SPECIAL MAGISTRATE
Violation

Case # 2021-00000097

City
Lake City 32055

In the City of Lake City, Florida, the undersigned Code Inspector certifies that he/she has
cause to believe and does believe that on/prior to the date below, the following
Codes of Lake City where violated at the property located at 304 nw Jefferson

Beverly A Jones	08/04/2021	11:25AM	<u>Results no improvements/changes- no permits.</u>
Beverly A Jones	06/11/2021	3:10PM	<u>Results</u>

Violation Description	Corrective Action
018-301.3 Vacant structures and land.	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. All trash and debris shall be removed from property and properly disposed of. Vehicle will need to be removed, all repairs are to be done in accordance with the current FI building codes or structure shall be demolished.
018-302.4 Weeds	
04.1 general	
04.18.2 windows	
04.6 exterior walls	
02.8 Motor vehicle	
01.0.1 demolition	
02.7 accessory structure-carport	

Item vii.

City of Lake City
Code Enforcement
205 N. Marion Ave.
Lake City, Florida 32055

~~NSN~~
~~R-30~~
8/10/81

ROBINSON, GLADYS C
11300 SW 8TH AVE
GAINESVILLE FL 32607

NIXIE

322 DE 1

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

0008/16/21

NSN 322 DE 1

BC: 32055391805

* 1438-08837-06-40

7018 0680 0001 1581 4859



AUG 21 PM 1

GAINESVILLE FL 320

CERTIFIED MAIL



UNITED STATES POSTAGE
PITNEY BOWES
02 1P
000091 8144 AUG 06 2021
\$ 006.960
MAILED FROM ZIP CODE 32055



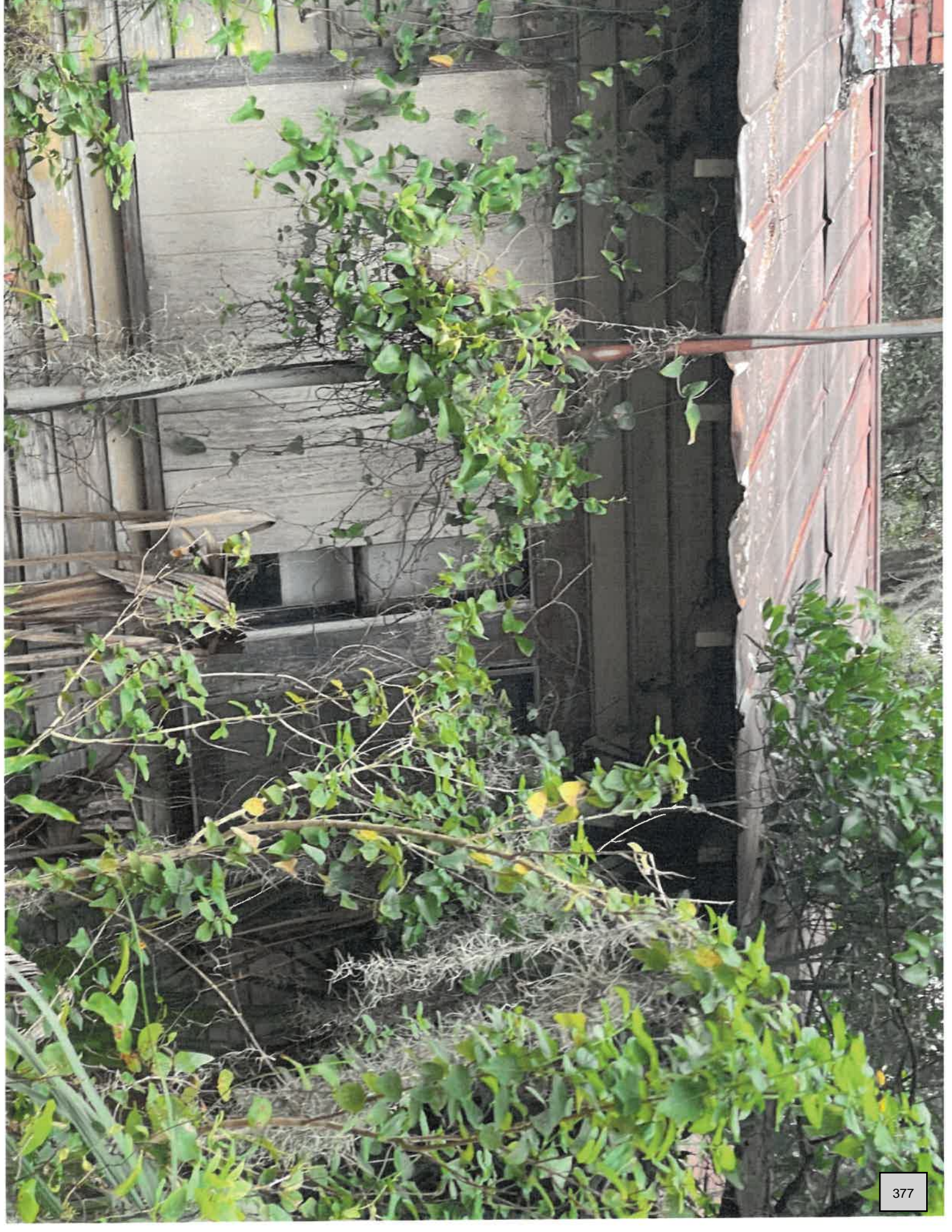


PUBLIC NOTICE

[Illegible text in two columns]













PLANNING BOARD
MAGISTRATE

City
Ave.
Lake City, Florida 32055

NOTICE OF HEARING

Case # 2021-00000097

Respondent Gladys Robinson

HEARING: You are hereby notified and commanded to appear before the
City of Lake City, Florida on (day) Thursday, September 9, 2021 ____, at (time)
The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council
City, Florida, at which time evidence and testimony will be received.

PLANNING BOARD - SPECIAL MAGISTRATE
Violation

City
Lake City, Florida 32055

Case # 2021-00000097

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04.1 general	
04.18.2 windows	
04.6 exterior walls	
02.8 Motor vehicle	
10.1 demolition	
02.7 accessory structure-carport	

File Attachments for Item:

12. Discussion and Possible Action: Request for Code Enforcement Lien Forgiveness for Avery Bass, of property at 714 NW Alma Avenue, located in District 12 (sponsored by Council Member Tammy Harris)

Meeting Date
December 2, 2024

City of Lake City Report to Council

AGENDA	
Section	
Item No.	

**SUBJECT: Lien
Forgiveness**

DEPT. / OFFICE: GROWTH MANAGEMENT

Originator: Scott Thomason		
City Manager DON ROSENTHAL	Department Director DAVID YOUNG	Date 11/26/24
Recommended Action: Forgive lien on property located at 714 NW Alma Avenue Lake City, FL		
Summary Explanation & Background: Lien was placed on property located at 714 NW Alma Avenue Lake City, FL on February 14, 2014 by the Code Enforcement Board for lot overgrowth, trash littering the property. The Code Enforcement ordered a \$250.00 a day fine starting Feb. 14, 2014. The total amount of lien to the property is \$986, 250. The prior owner of the property Annie Mae Jackson is deceased. The owners of the property 5T Wealth Partners LP purchased the property on 12/19/2019. The lien was not satisfied then when 5T Wealth Partners LP purchased the property. The current owner Jerad Bailey was not made aware that there was a lien during the purchase.		
Alternatives:		
Source of Funds: N/A		
Financial Impact: None		

Marshall Sova

From: Chanel Neff
Sent: Tuesday, November 12, 2024 11:21 AM
To: Ann Jones; Marshall Sova; Chanel Neff
Subject: Lien Request 714 NW Alma Ave

Hello

Please advise of any liens, codes, or violations for 714 NW Alma Ave. Check number 6539 has been processed for \$25.75.

Thank you
Chanel Neff
Customer Service Representative

Chanel Neff | Customer Service Representative | City of Lake City | 173 NW Hillsboro St | Lake City, FL 32055
Office: 386-752-2031 | Email: neffc@lcfla.com

Marshall Sova

From: Marshall Sova
Sent: Tuesday, November 12, 2024 12:34 PM
To: Chanel Neff; Ann Jones
Subject: RE: Lien Request 714 NW Alma Ave

No liens, codes or violations

From: Chanel Neff <NeffC@lcfla.com>
Sent: Tuesday, November 12, 2024 11:21 AM
To: Ann Jones <JonesA@lcfla.com>; Marshall Sova <SovaM@lcfla.com>; Chanel Neff <NeffC@lcfla.com>
Subject: Lien Request 714 NW Alma Ave

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Customer Service Representative

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Office: 386-752-2031 | Email: neffc@lcfla.com

Marshall Sova

From: Natalie Delgado <natalie@amztitle.com>
Sent: Thursday, November 14, 2024 2:51 PM
To: Marshall Sova
Cc: submissions
Subject: Code Lien Inquiry // 714 Northwest Alma Avenue // 24-7057
Attachments: Code Lien.pdf

Good afternoon!

My name is Natalie, and I am a title processor at AMZ Title LLC. I am currently assisting with the sale of the property located at **714 Northwest Alma Avenue, Lake City, FL 32055**.

There is a code lien (attached) that was found on the title commitment for the referenced address. Please advise if the lien has been paid, complied, and released. If not, please provide a payoff or instructions for this to be released.

Thank you! 😊

In observance of the Thanksgiving holiday, we will be closed Thursday, November 28th, 2024 and Friday, November 29th. We will re-open on Monday, December 2nd, 2024 regular business hours.



Best Regards,
Natalie Delgado



Natalie Delgado

Title Processor

O: (813)200-6130 D: (813)497-4212
F: (813)315-7076

natalie@amzttitle.com

www.amzttitle.com

8381 N Gunn Hwy Tampa, FL 33626

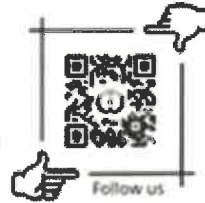


AMZ TITLE, LLC

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Best Regards,
Natalie Delgado



Natalie Delgado
Title Processor

O: (813)200-6130 D: (813)497-4212
F: (813)315-7076

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BE SOCIAL
WITH US



HAPPY WITH OUR SERVICE?



Marshall Sova

From: Marshall Sova
Sent: Thursday, November 14, 2024 3:45 PM
To: 'Natalie Delgado'
Cc: submissions
Subject: RE: Code Lien Inquiry // 714 Northwest Alma Avenue // 24-7057

Good afternoon,
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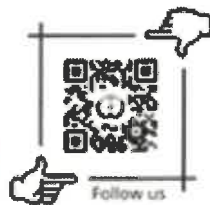


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AM2 TITLE, LLC

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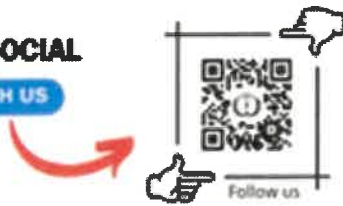


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Marshall Sova

From: Marshall Sova
Sent: Friday, November 15, 2024 8:34 AM
To: 'Natalie Delgado'
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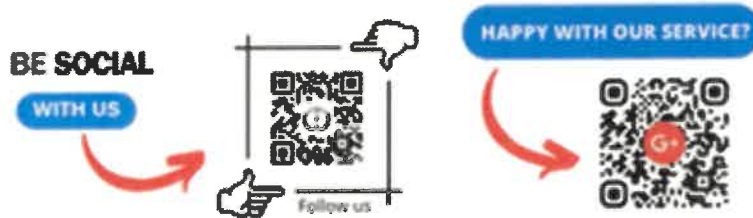
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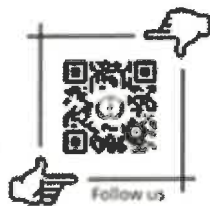


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To: Marshall Sova
Subject: Re: Code Lien Inquiry // 714 Northwest Alma Avenue // 24-7057

Good afternoon!

The buyer is thinking of purchasing the property, then clearing and paying for the violations after the fact. Do you have any insight on this? Would the fees restart or reduce after the sale date. Please let me know any information you can provide for them.

Thank you very kindly for your assistance! 😊

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Best Regards,
Natalie Delgado



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TITLE PRICISSOR

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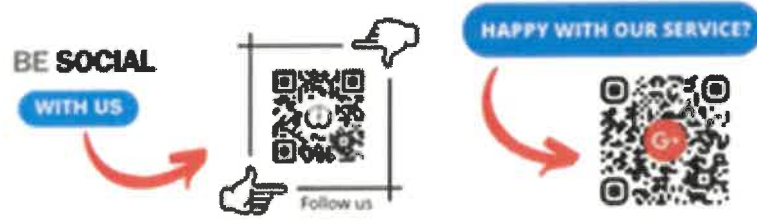
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AMZ TITLE, LLC

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From: Marshall Sova <SovaM@lcfla.com>
Sent: Monday, November 18, 2024 8:24 AM
To: Natalie Delgado <natalie@amztittle.com>
Subject: RE: Code Lien Inquiry // 714 Northwest Alma Avenue // 24-7057

Good morning,
The only thing I can advise is the owner can go to the city council meeting and address their concerns to the council. The council will listen to public comments but they only have a 3 minute window to speak. Only the City Council can make this decision.

From: Natalie Delgado <natalie@amztittle.com>
Sent: Friday, November 15, 2024 2:32 PM
To: Marshall Sova <SovaM@lcfla.com>
Subject: Re: Code Lien Inquiry // 714 Northwest Alma Avenue // 24-7057

Good afternoon!

The buyer is thinking of purchasing the property, then clearing and paying for the violations after the fact. Do you have any insight on this? Would the fees restart or reduce after the sale date. Please let me know any information you can provide for them.

Thank you very kindly for your assistance! 😊

In observance of the Thanksgiving holiday, we will be closed Thursday, November 28th, 2024 and Friday, November 29th. We will re-open on Monday, December 2nd, 2024 regular business hours.



Best Regards,
Natalie Delgado



Natalie Delgado
Title Processor

O: (813)200-6130 D: (813)497-4212
F: (813)315-7076

natalie@amztitle.com

www.amztitle.com

8381 N Gunn Hwy Tampa, FL 33626

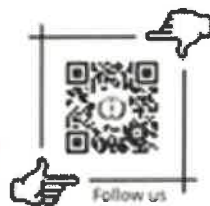


AM2 TITLE, LLC

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BE SOCIAL

WITH US



HAPPY WITH OUR SERVICE?



From: Marshall Sova <SovaM@lcfia.com>
Sent: Friday, November 15, 2024 8:34 AM
To: Natalie Delgado <natalie@amztitle.com>
Subject: RE: Code Lien Inquiry // 714 Northwest Alma Avenue // 24-7057

Good morning Natalie,
Per our telephone conversation on November 14, 2024 I just wanted to reiterate that there is a lien on the property located at 714 NW Alma Avenue Lake City, FL 32055. It was my mistake when I checked for liens on this property I did

Marshall Sova

From: Marshall Sova
Sent: Monday, November 18, 2024 8:24 AM
To: 'Natalie Delgado'
Subject: RE: Code Lien Inquiry // 714 Northwest Alma Avenue // 24-7057

Good morning,

The only thing I can advise is the owner can go to the city council meeting and address their concerns to the council. The council will listen to public comments but they only have a 3 minute window to speak. Only the City Council can make this decision.

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Marshall Sova

From: Natalie Delgado <natalie@amztitle.com>
Sent: Monday, November 18, 2024 9:51 AM
To: Marshall Sova
Subject: Re: Code Lien Inquiry // 714 Northwest Alma Avenue // 24-7057

Good morning!

Do you know where I can find information on when the next meeting is and what the buyer needs to do in order to secure their meeting with the council on this matter?

Thank you very kindly for your assistance! 😊

In observance of the Thanksgiving holiday, we will be closed Thursday, November 28th, 2024 and Friday, November 29th. We will re-open on Monday, December 2nd, 2024 regular business hours.



Best Regards,
Natalie Delgado



Natalie Delgado
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natalie@amztitle.com

www.amztitle.com

6381 N Gunn Hwy Tampa, FL 33626



AM2 TITLE, LLC

Marshall Sova

From: Marshall Sova
Sent: Monday, November 18, 2024 10:18 AM
To: 'Natalie Delgado'
Subject: RE: Code Lien Inquiry // 714 Northwest Alma Avenue // 24-7057

They will be having one tonight. The next meeting is scheduled for December 2, 2024. The buyer will need to just show up before the meeting and fill out a form to address the council. This form will need to be given to the city clerk before the meeting starts.

From: Natalie Delgado <natalie@amztittle.com>
Sent: Monday, November 18, 2024 9:51 AM
To: Marshall Sova <SovaM@lcfla.com>
Subject: Re: Code Lien Inquiry // 714 Northwest Alma Avenue // 24-7057

Good morning!

Do you know where I can find information on when the next meeting is and what the buyer needs to do in order to secure their meeting with the council on this matter?

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natalie@amztitle.com

www.amztitle.com

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AM2 TITLE, LLC

Marshall Sova

From: Avery Bass <ascendcapitalbass@gmail.com>
Sent: Friday, November 15, 2024 2:13 PM
To: Marshall Sova
Subject: Code Enforcement

Hi Mr Marshall good afternoon

As it relates to 714 NW Alma Lake City Fl

We are trying to sell the property as we were not able to restore it unfortunately due to personal problems. We found someone who will buy it and renovate it. We were told that we have some code violations that have to be cleared

Maybe you can give some clarity

Best Regards

Avery Bass
786 973 2607

Marshall Sova

From: Avery Bass <ascendcapitalbass@gmail.com>
Sent: Monday, November 18, 2024 1:35 PM
To: Marshall Sova
Subject: Code Violation release
Attachments: CodeLien 3.pdf

Hi good morning Mr Marshall

We are selling the property to someone who will renovate the property as we will not be able to finish the renovation project

Can we get a release on this because it is clouding the title and we are trying to close. It appears to be very old and when we last spoke there were not any open cases

Best Regards

Avery Bass
786 973 2607

Marshall Sova

From: Marshall Sova
Sent: Monday, November 18, 2024 1:50 PM
To: 'Avery Bass'
Subject: RE: Code Violation release

The only way this lien can be released is by the City Council. I notified the title company it was a mistake on my part but the lien is still valid. I advised the title company the buyer can go to the City Council and address their concerns with them. This would be accomplished by attending the council meeting and address the council during public comments. They have a 3 minute time limit to address the council.

From: Avery Bass <ascendcapitalbass@gmail.com>
Sent: Monday, November 18, 2024 1:35 PM
To: Marshall Sova <SovaM@lcfla.com>
Subject: Code Violation release

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Best Regards

Avery Bass
786 973 2607

Marshall Sova

From: Avery Bass <ascendcapitalbass@gmail.com>
Sent: Monday, November 18, 2024 2:01 PM
To: Marshall Sova
Subject: Re: Code Violation release

I understand what you are saying but this came from the code enforcement board not the city council and we were told there are no open cases and no violations the previous owner I believe is deceased and when we initially bought the property we cleaned it up and sent you the photos I remember talking with you because you gave me a deadline to clean it up or we will be fined so we did. Is there any documents we can get states there are no open cases or some type of affidavit that will release this old violation contingent upon property being in compliance.

Also how do we address city council is there not an easier way can we just email them or call them?

Just trying to find out all the options available so we can move forward

Best Regards

On Monday, November 18, 2024, Marshall Sova <SovaM@lcfla.com> wrote:

The only way this lien can be released is by the City Council. I notified the title company it was a mistake on my part but the lien is still valid. I advised the title company the buyer can go to the City Council and address their concerns with them. This would be accomplished by attending the council meeting and address the council during public comments. They have a 3 minute time limit to address the council.

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Best Regards

Avery Bass

786 973 2607

Marshall Sova

From: Marshall Sova
Sent: Monday, November 18, 2024 3:02 PM
To: 'Avery Bass'
Subject: RE: Code Violation release

I understand it came from the Code Enforcement Board but we do not have that board anymore. The City Council is over that board and they can make the decisions about the lien. I remember I had that case with you but I was unaware of the lien on the property. I can not give you a document that states there are no open cases because there is a lien on the property and I cannot release the lien the City Council has to do that. The only way it can be addressed to City Council is to attend the City Council meeting.

From: Avery Bass <ascendcapitalbass@gmail.com>
Sent: Monday, November 18, 2024 2:01 PM
To: Marshall Sova <SovaM@lcfla.com>
Subject: Re: Code Violation release

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Best Regards

Avery Bass

786 973 2607

Marshall Sova

From: Avery Bass <ascendcapitalbass@gmail.com>
Sent: Monday, November 18, 2024 3:57 PM
To: Marshall Sova
Subject: Re: Code Violation release

Ok so when is the meeting how do I attend? Can I go to their office instead or call the city council office

You don't have any settlement agreements most counties have it for these types of rolling fines liens

Best Regards

On Monday, November 18, 2024, Marshall Sova <SovaM@lcfla.com> wrote:

I understand it came from the Code Enforcement Board but we do not have that board anymore. The City Council is over that board and they can make the decisions about the lien. I remember I had that case with you but I was unaware of the lien on the property. I can not give you a document that states there are no open cases because there is a lien on the property and I cannot release the lien the City Council has to do that. The only way it can be addressed to City Council is to attend the City Council meeting.

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Can we get a release on this because it is clouding the title and we are trying to close. It appears to be very old and when we last spoke there were not any open cases

Best Regards

Avery Bass

786 973 2607

CODE ENFORCEMENT BOARD
LAKE CITY, FLORIDA

CASE # 13-52400515

LAKE CITY, FLORIDA

Petitioner,

Vs.

Respondent,

Inst: 201412003716 Date: 3/17/2014 Time: 2:34 PM
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1271 P: 537

JACKSON ANNIE MAE (DECEASED)

FINDING OF FACT, CONCLUSION
OF LAW AND ORDER

THIS CAUSE came for hearing before the Board on February 13, 2014 after due notice to the Respondent, and the Board having heard testimony under oath, received evidence, considered stipulation and/or heard argument, thereupon issues it's Finding of Fact, Conclusion of Law and Order, as follows:

I. FINDING OF FACT:

The Respondent, JACKSON ANNIE MAE (DECEASED), whose mailing address is C/O OSCEOLA L BRYANT, 11206 JEFFERSON SQUARE CT, DECATUR, GA, 30030, is the owner or person responsible for the property in Lake City described as follows: 714 NW ALMA AVE

- A. The date this condition was first observed was August 07, 2013.
- B. The condition of the property was as follows:
 - a. LOT WAS OVERGROWN
 - b. TRASH LITTERED LOT
 - c. TIRES LITTERING LOT
 - d. _____
 - e. _____
- C. The Respondent was served a Notice of Violation by WISMAN, BEVERLY via USPS RETURN RECEIPT MAIL on NOV 12, 2013 requesting compliance NOV 30, 2013
- D. The Respondent was served a Notice of Hearing by WISMAN, BEVERLY via USPS RETURN RECEIPT MAIL on NOV 12, 2013
- E. As of February 13, 2014, the conditions present are as follows:
 - a. LOT WAS OVERGROWN
 - b. TRASH LITTERED LOT
 - c. TIRES LITTERING LOT
 - d. _____
 - e. _____

The condition was _____ corrected; XXXX not corrected; _____ partially corrected.

- F. _____
- G. _____
- H. _____

II. CONCLUSION OF LAW:

The Respondent, JACKSON ANNIE MAE (DECEASED), by reason of the foregoing is in violation of Lake City Code(s) IPMC 301.1 (VACANT LAND/STRUCTURE) 302.4 (WEEDS) AND SECTION 22-191 (PUBLIC NUISANCE) or Ordinance No. _____, for the following reasons:
LOT IS OVERGROWN, DEBRIS AND TIRES, LITTER LOT. IPMC 301.1 (VACANT LAND/STRUCTURE) 302.4 (WEEDS) AND SECTION 22-191 (PUBLIC NUISANCE)

III. ORDER:

WHEREFORE, it is hereby ordered that:

____ A. Respondent is to correct the aforesaid violation(s) on or before _____ or within ____ calendar days. The burden shall rest upon the Respondent to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance.

____ B. If the violation is corrected and thereafter the violation is repeated, the Respondent shall be deemed a second offender and there may be imposed against the Respondent a fine of \$ ____ for each day the violation is repeated.

____ C. Respondent is fined the sum of \$ ____, which shall be paid to the City of Lake City within ____ days from the receipt of this Order.

____ D. The fine imposed herein shall be suspended provided the Respondent does not commit the same or a similar violation in the future.

XXX E. Other: Assess a fine of \$250.00 per day starting February 14, 2014, until property is in compliance and all costs occurred shall be reimbursed to the city

DONE AND ORDERED this day of February 13, 2014.

CODE ENFORCEMENT BOARD
LAKE CITY, FLORIDA

By: 
Vice Chairman

I hereby certify that a true and correct copy of the foregoing Findings of Fact, Conclusions of Law and Order has been furnished to Respondent by ____ on FEB 14, 2014.


Secretary, Code Enforcement Board

I HEREBY ACKNOWLEDGE that I have read and understand the foregoing Findings of Fact, Conclusion of Law and Order, and that I have received a copy of same. I understand my rights to appeal this Order within a period of thirty (30) days from this date, in accordance with Lake City Code, Section 4-420. I am also aware that in the event of non-compliance, an order imposing a fine may be recorded in the public records of Columbia County and thereafter shall constitute a lien against the land upon which the violation exists, or upon any real or personal property owned by myself. After three months from the filing of any such lien which remains unpaid, the enforcement board may authorize the city attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien, plus accrued interest. My failure to sign this statement does not invalidate the foregoing order.

DATED this ____ day of _____, 20 ____.

Respondent's signature

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 13-524000515

Respondent 5t WEALTH PARTNERS LP

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, (enter hearing date) Oct. 14 2021, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) up to \$250.00 per day/per violation each day the violation continues.

****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy Inspection****

This case will not go before the Board if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name 5t WEALTH PARTNERS LP Relationship owner

On date 8/24/21 time being _____ Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector



Signature of Code Inspector

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

Parcel: << 00-00-00-11332-000 (39786) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	5T WEALTH PARTNERS LP PO BOX 162121 ALTAMONTE SPRINGS, FL 32716		
Site	714 NW ALMA AVE, LAKE CITY		
Description	NW DIV: BEG 63 FT S OF NE COR, RUN S 42 FT, W 54.7 FT, N 42 E 54.7 FT TO POB. BLOCK 40. 328-130, DC 985-2690, TD 1401- 1685,		
Area	0.052 AC	S/T/R	30-3S-17
Use Code	SINGLE FAMILY (0100)	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	\$1,137	Mkt Land	\$1,138	
Ag Land	\$0	Ag Land	\$0	
Building	\$13,591	Building	\$14,866	
XFOB	\$0	XFOB	\$0	
Just	\$14,728	Just	\$16,004	
Class	\$0	Class	\$0	
Appraised	\$14,728	Appraised	\$16,004	
SOH Cap [?]	\$0	SOH Cap [?]	\$0	
Assessed	\$14,728	Assessed	\$16,004	
Exempt	\$0	Exempt	\$0	
Total Taxable	county:\$14,728 city:\$14,728 other:\$14,728 school:\$14,728	Total Taxable	county:\$16,004 city:\$16,004 other:\$0 school:\$16,004	

▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/19/2019	\$4,900	1401/1685	TD	I	U	18

▼ Building Characteristics

Bldg Sketch	Description	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1930	804	983	\$14,866

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2,275.000 SF (0.052 AC)	1.0000/1.0000 1.0000//	\$1 /SF	\$1,138

714 NW Alma Avenue Lien Search Timeline

On November 12, 2024 we received a lien research request from Lienly.com. This search was sent to me by Chanel Neff from customer service. I checked records through New World and sent a reply back there were no liens on this property.

On November 14, 2024 I received an email from Natalie Delgado from AMZ Title LLC stating that she located a lien on this property and wanted to know if it was still in effect. I conducted a second research and located a lien on the property through My Florida County. On the first lien request I realized I did not check My Florida County which is my mistake.

I spoke with Natalie Delgado by phone and advised her that the lien was still in effect and it was my mistake that I missed it. I also followed up with Natalie Delgado by email also. Ms. Delgado stated that the buyer is wanting to clean the property up and was wanting to know if the lien could be dissolved or fines be decreased. I advised Ms. Delgado I did not have that authority only the City Council could do that. I advised Ms. Delgado that the buyer could attend a City Council meeting and address them during public comments.

On November 15, 2024 I received a email from Avery Bass who stated that he was trying to sell the property and that the buyer is wanting to renovate the property and wanted me to cancel the lien. I advised Mr. Bass that I did not have the authority to drop the lien that the City Council had that authority. I advised Mr. Bass he could attend the City Council meeting and speak to the Council during public comments. I also advised Mr. Bass that it was my mistake I did not catch the lien on the property.

A handwritten signature in black ink, appearing to be 'W. A. A.', located at the end of the text.



City of Lake City

Research Request for Permitting, Code Enforcement Issues and Liens Including Utility Liens Information

(Research response time is 7-10 business days after receipt of payment, barring any extenuating or unforeseen circumstances and non-computerized records in offsite storage may take longer)

IMPORTANT NOTICE	
The requesting party assumes all responsibility for the accuracy and completeness of the property description information provided to the City, including the property identification number, property address, and legal description. Note that property identification numbers can have more than one corresponding address, and all relevant addresses must be listed.	
This information does not take place of a completed title/lien search with Columbia County, Florida	
Date of This Request:	11/07/2024
Requesting Party's Name:	Crystal Beaudoin
Company Affiliated With:	Lienly
Address:	1008 N Florida Ave
City, State, Zip Code:	Tampa, FL 33602
Best Daytime Phone Number to Reach You:	813-424-2696
Fax Number:	813-200-3648
Email Address:	Crystal@Lienly.com
How do you want this request to be delivered to you?	<input type="checkbox"/> Mail <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax
Property Address to be Searched:	714 NW Alma Ave, Lake City, FL 32055
Property Identification Number:	00-00-00-11332-000
Legal Description: (Lot, Block, Subdivision)	NW DIV: BEG 63 FT & OF NE COR, RUN S 42 FT, W 54.7 FT, N 42 E 64.7 FT TO POB, BLOCK 40, 328-130, DC 985-2690, TD 1401-1686, QC 1491-2787, QC 1492-263
Owner of Record:	Jared Bailey
Type of Permitting, Code Enforcement and/or Lien Search Selected:	<input type="checkbox"/> 3 Years or Less (\$5.15) <input type="checkbox"/> Older than 3 Years (\$20.60) <input checked="" type="checkbox"/> Complete History (\$25.75) (Cash and/or credit card payments are required to be made in person. Checks may be mailed to: City of Lake City, 205 N. Marion Ave Lake City, FL 32055)
Payment Method:	<input checked="" type="checkbox"/> Check # <u>6539</u> <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card (in person only)
SIGNATURE	
I hereby request that the City conduct a search of open permits, open code enforcement violations and/or liens including Utility Liens on the property cited above. I have paid the non-refundable permit information. I assume all responsibility for the accuracy and completeness of the property description information I have provided above. I understand that performance of this information search by the City of Lake City will not relieve the requesting party from the responsibility of searching the public records of Columbia County, Florida, for any and all liens or other documents recorded by the City of Lake City, Florida against the property and/or property owner.	
Signature: <u>Crystal Beaudoin</u>	FOR STAFF USE ONLY <input checked="" type="checkbox"/> No open permits <input checked="" type="checkbox"/> No open CE Violations <input checked="" type="checkbox"/> No CE Liens <input checked="" type="checkbox"/> NO Utility Liens <input type="checkbox"/> See attached response Completed by <u>Charles</u> on <u>11/12/2024</u>
Printed Name: <u>Crystal Beaudoin</u>	



File Attachments for Item:

15. Four Day Work Week Proposal - PowerPoint Presentation (Human Resources Director BillieJo Bible and City Manager Don Rosenthal)

MEETING DATE
12-02-2024

CITY OF LAKE CITY

Report to Council

COUNCIL AGENDA	
SECTION	
ITEM NO.	

SUBJECT: Four Day Work Week Proposal

DEPT / OFFICE: HR and City Manager

Originator: BillieJo Bible and Don Rosenthal		
City Manager Don Rosenthal	Department Director BillieJo Bible	Date 11-15-2024
Recommended Action: Council to review option for a 4-day work week.		
Summary Explanation & Background: Studies have shown municipalities who have a four day work week save money, have less employee turnover, increased morale, and have higher recruitment rates. In addition, citizens have availability to City offices earlier in the AM and later in the PM hours. Other municipalities who have gone to a four day work week have had great success. Recommend a trial period for one year beginning in January 2025.		
Alternatives: 1. 4-day work week for employees only 2. 4-day work week, City closed on Fridays 3. No change		
Source of Funds:		
Financial Impact: Could save thousands of dollars		
Exhibits Attached: Power Point		



CITY OF LAKE CITY

4 Day Employee Work Week

OVERVIEW

Open 5 days – employees 4

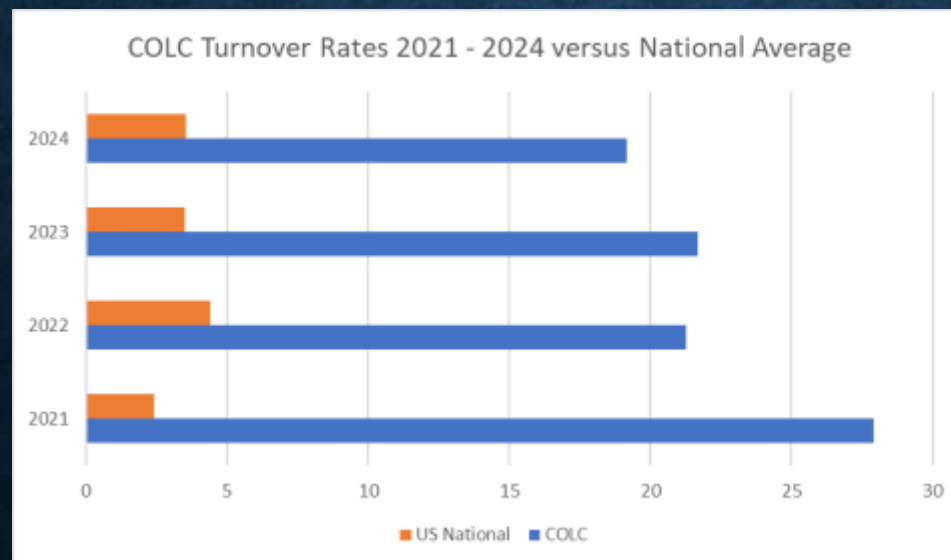
- A measure to assist in employee retention and lessen turnover
- City would remain open 5 days per week
- Business hours would be extended by 2 hours (1 hour am / 1 hour pm)
- Some employees off Mondays and some off Fridays to allow for 4 - 10 hour days
- Increased employee efficiency and less absenteeism
- Could make COLC more marketable to applicants and decrease turnover

Open 4 days

- A measure to assist in employee recruitment, retention and lessen turnover.
- City would close 1 day per week (Fridays)
- Business hours would be extended by 2 hours (1 hour am / 1 hour pm)
- All employees would be off Fridays (except Fire/PD and in the case of emergencies)
- Increased employee efficiency and less absenteeism
- Could make COLC more marketable to applicants and decrease turnover

COLC EMPLOYEE TURNOVER RATES

- Bad turnover (those who left for negative reasons) 21.67% for 2024 Fiscal Year
- Good turnover (those who left for higher paying or promotional jobs) 2%
- U.S. Bureau of Labor Statistics reports the average employee turnover rate across all industries is 3.5%
 - COLC is over 18% higher than the national average.



ADVANTAGES FOR THE CITY

4 day week – Open 5 days

- **Extended business hours = extra time for citizen access before and after normal work hours.**
- **Projects completed in a compressed time frame.**
- **Increase in productivity.**
- **Reduced employee turnover: Employees may be less likely to leave the company; therefore reducing costs.**
- **Competitive advantage for hiring: can advertise as leaders in work-life balance and flexible scheduling.**
- **Lower health care costs of employees helps keep premiums from increasing.**
- **Could reduce employee absenteeism.**

ADVANTAGES FOR THE CITY

4 day week – Open 4 days (Closed on Fridays)

- **Extended business hours = extra time for citizen access before and after normal work hours.**
- **Projects completed in a compressed time frame.**
- **Increase in productivity.**
- **Reduced employee turnover: Employees may be less likely to leave the company; therefore reducing costs.**
- **Competitive advantage for hiring: can advertise as leaders in work-life balance and flexible scheduling.**
- **Lower health care costs of employees helps keep premiums from increasing.**
- **Energy savings from climate control of unoccupied buildings**
- **Reduction in fuel costs**
- **Less wear and tear on City vehicles**
- **Less cleaning**
- **Less garbage production**

ADVANTAGES FOR EMPLOYEES

- **Improved work-life balance:** Employees can spend more time with family and on personal projects.
- **Increased productivity:** Employees may be more focused and motivated to complete tasks efficiently.
- **Better mental health:** Employees may experience less stress and better mental health.
- **Reduced commute times:** Employees may commute 20% less, which can help reduce traffic congestion and pollution.
- **Employees may have lower healthcare costs.**

ADVANTAGES FOR EMPLOYEES

continued

- **Reduction in personal expenses**
According to www.ridetowork.org, the average American would save approximately \$708.00 per year in fuel cost.
- **Other considerations include wear and tear on vehicles.**
Reducing weekly commute by 1 day.
- **More Family Time**
Time to schedule medical and other appointments.

With a 4-day work week staff will experience an increase in productivity, as they only lose that “Staging and Commuting“ time four times a week instead of five.

Increasing efficiency by reducing employee inefficiencies associated with start/end work days, breaks, and lunch periods.

Increase employee moral.

Special Projects

A Monday thru Thursday workweek would allow for Maintenance and special projects to be done on Friday when staff are off. Not disrupting staff during regular work hours

Such As:

- IT Changes and Updates
- Painting facilities
- Cleaning of Carpets
- Repairs to facilities

Disadvantages

Open 5 days / Employees 4 days

- Over time pay likely to increase
- Employees on call 3 days
- Directors not working same days as staff.
- Departments not fully staffed 2 days

Open 4 days / Closed on Fridays

- City offices not staffed on Fridays
- Employees on call 3 days

Hours of Operations

Current Hours of Operations

Monday – Friday

8:00 am - 5:00 pm

8:00 am – 4:30 pm Customer Service

Proposed Hours of Operations

Monday – Friday

7:00 am – 6:00 pm

Monday – Thursday

7:00 am – 6:00 pm

Advantage

Open outside regular business hours.

The citizens would be able to receive city services at a time convenient to them.

In Closing:

- **Extended public hours for citizen accessibility**
- **Reduction in employees expenditures**
- **Reduce employee absenteeism**
- **Reduce employee turnover and costs associated with hiring**
- **Increase in productivity**
- **Increase employer marketability**
- **Increase employee moral**
- **Savings to City**