

SPECIAL PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

March 08, 2022 at 5:30 PM

Venue: City Hall

AGENDA

The 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.

INVOCATION

ROLL CALL

MINUTES

- i. February 15, 2022

OLD BUSINESS - None

NEW BUSINESS

- ii. Comprehensive Plan Amendment - CPA-22-01 and Rezoning Z-22-01 - St. Johns, LLC
- iii. Site Plan Review - SPR-22-06 Walmart #767 OGP Expansion
- iv. Site Plan Review - SPR-22-09 Tidal Wave Auto Spa

WORKSHOP/DISCUSSION ITEMS - None

ADJOURNMENT

YouTube Channel 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 Council with respect to any matter considered at its meeting 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.

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.

File Attachments for Item:

i. February 15, 2022

MINUTES

CITY OF LAKE CITY PLANNING AND ZONING

SPECIAL CALLED SESSION FEBRUARY 15, 2022

CALL TO ORDER: Meeting was called to order by Ms. Mavis Georgalis at 5:35pm.

INVOCATION: Invocation was given by Mr. Gregory Nelson.

ROLL CALL: Mr. Chris Lydick-present
Mr. Gregory Cooper-present
Ms. Mavis Georgalis – present
Mr. Larry Nelson-present

MINUTES: Minutes of the Planning and Zoning meeting from January 4, 2022, were approved. Motion by Mr. Lydick and seconded by Mr. Cooper. Passed unanimously.

OLD BUSINESS: None

NEW BUSINESS: **SPR-22-01** an application submitted by Carol Chadwick (agent) for Lake City Self Storage Phase 2. Site Plan review for Parcel #30-3S-17-05842-002, an expansion of adding three structures for additional storage to this facility. Motion by Mr. Lydick and seconded by Mr. Cooper. Passed unanimously.

SPR-22-03 an application submitted by Dalton Kurtz (agent) of North Florida Professional Services for (Sun Stop 337), Site Plan review for Parcel #08-3S-17-04909-000, 08-3S-17-04910-000 and 08-3S-17-04910-001 to construct a new store with 12 gas pumps, 8 diesel pumps and an EV charging station. Motion by Mr. Cooper and seconded by Mr. Lydick. Passed unanimously.

SPR 22-04 (F/K/A SPR 18-05) an application submitted by Christopher Gmuer (agent) of Gmuer Engineering LLC, Site Plan review for Parcel # 35-3S-16-02581-000 to construct a hotel. Motion by Mr. Lydick and seconded by Mr. Nelson. Passed unanimously.

SPR 22-05 and SPR 22-07 an application submitted by Jill Adams (owner) Lake City Medical Center for the (Lake City Medical Center), Site Plan review for Parcel # 35-3S-16-02556-003 to construct an Emergency Department expansion, Pharmacy and Dietary Renovation. Motion by Mr. Cooper and seconded by Mr. Lydick. Passed unanimously.

SPR 22-08 and application submitted by Christopher Gmuer (agent) of Gmuer Engineering, LLC for Lake City Fire Station (West), Site Plan review to construct a new Fire station located on the West side of Lake City. Motion by Mr. Lydick and seconded by Mr. Cooper. Passed unanimously.

WORKSHOP: Discussed Land Development Regulations Section 3 pertaining to the Planning and Zoning Board.

Discussed set of guidelines for Planning and Zoning Board.

Discussed Keith Hatcher of Columbia County School System attending Board meetings.

ADJOURN: Motion to adjourn by Ms. Mavis Georgalis 6:25 pm

Mavis Georgalis, Board Chairperson

Date Approved

Marshall Sova, Acting Secretary

Date Approved

File Attachments for Item:

- ii. Comprehensive Plan Amendment - CPA-22-01 and Rezoning Z-22-01 - St. Johns, LLC



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

FOR PLANNING USE ONLY
 Application # CPA 22-01
 Application Fee \$ 750.00
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

COMPREHENSIVE PLAN AMENDMENT

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

A. PROJECT INFORMATION

1. Project Name: St Johns LLC REZONING
2. Address of Subject Property: S.W. SR 47 AT MARVIN BURNETT
3. Parcel ID Number(s): 07-45-17-08122005
4. Existing Future Land Use Map Designation: RSF2 County
5. Proposed Future Land Use Map Designation: COMMERCIAL INTENSIVE
6. Zoning Designation: COMMERCIAL INTENSIVE
7. Acreage: 9.699
8. Existing Use of Property: VACANT
9. Proposed use of Property: COMMERCIAL INTENSIVE

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): St Johns LLC Title: _____
 Company name (if applicable): _____
 Mailing Address: 13820 W. NEWBERRY RD., STB100
 City: NEWBERRY State: FL Zip: 32669
 Telephone: (352) 267-3692 Fax: (_____) Email: bmartin429@gmail.com

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): St Johns LLC
 Mailing Address: 13820 W. NEWBERRY RD., STB100
 City: NEWBERRY State: FL Zip: 32669
 Telephone: (352) 267-3692 Fax: (_____) Email: bmartin429@gmail.com

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: ND
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. _____

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 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 = \$750.00

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

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of fourteen (14) 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.

William Martin

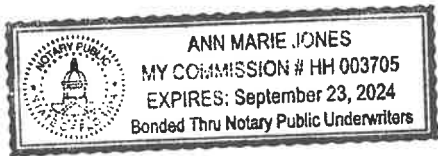
Applicant/Agent Name (Type or Print)

[Handwritten Signature]

Applicant/Agent Signature

2/09/2022

Date



Ann Marie Jones
Ann Marie Jones 2/9/22



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

FOR PLANNING USE ONLY

Application # Z 22-01
 Application Fee \$ 750.00
 Receipt No. _____
 Filing Date _____
 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: ST JOHNS LLC REZONING
2. Address of Subject Property: SW SR 47 AT MARVIN BURNETT
3. Parcel ID Number(s): 07-45-17-08127-005
4. Future Land Use Map Designation: COMMERCIAL INTENSIVE
5. Existing Zoning Designation: RSF2 COUNTY
6. Proposed Zoning Designation: COMMERCIAL INTENSIVE
7. Acreage: 9.694
8. Existing Use of Property: VACANT
9. Proposed use of Property: COMMERCIAL INTENSIVE

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): ST JOHNS LLC Title: _____
 Company name (if applicable): _____
 Mailing Address: 13820 W-NEWBERRY RD, SUITE 100
 City: NEWBERRY State: FL Zip: 32669
 Telephone: (352) 262-3692 Fax: () Email: bmartin429@gmail.com

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): ST JOHNS LLC
 Mailing Address: 13820 W-NEWBERRY RD, STE 100
 City: NEWBERRY State: FL Zip: 32669
 Telephone: (352) 262-3692 Fax: () Email: bmartin429@gmail.com

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: 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.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

William Martin

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

2/9/2022

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 9 day of Feb, 2022, by (name of person acknowledging).



Ann Marie Jones

Signature of Notary

Ann Marie Jones

Printed Name of Notary

Personally Known _____ OR Produced Identification
Type of Identification Produced

Columbia County Property Appraiser

2021 Working Values

updated: 8/12/2021

Jeff Hampton

- Retrieve Tax Record
- 2020 TRIM (pdf)
- Property Card
- Parcel List Generator
- Show on GIS Map
- Print

Parcel: << 07-4S-17-08127-005 (29833) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Show Search Results

Owner	ST JOHNS LLC 13820 W NEWBERRY RD STE 100 NEWBERRY, FL 32669		
Site			
Description*	S1/2 OF NE1/4 OF NE1/4 W OF SR-47. 482-143, LE 1318-991, DC 1327- 1297, DC 1327-1298, WD 1330-1324, 372-81, 804-766, 894- 679, 912-1064, 1037-1953		
Area	9.694 AC	S/T/R	07-4S-17
Use Code**	VACANT (0000)	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	\$264,275	Mkt Land	\$264,722
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$264,275	Just	\$264,722
Class	\$0	Class	\$0
Appraised	\$264,275	Appraised	\$264,722
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$264,275	Assessed	\$264,722
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$264,275 city:\$264,275 other:\$264,275 school:\$264,275	Total Taxable	county:\$264,722 city:\$264,722 other:\$0 school:\$264,722

Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/6/2017	\$70,000	1330/1324	WD	I	Q	01
7/7/2016	\$100	1318/0991	LE	I	U	14
4/7/1995	\$727,500	0804/0766	WD	V	U	35
7/31/1990	\$127	1037/1953	WD	V	U	03
7/21/1990	\$127	1036/1953	WD	V	U	03

Building Characteristics

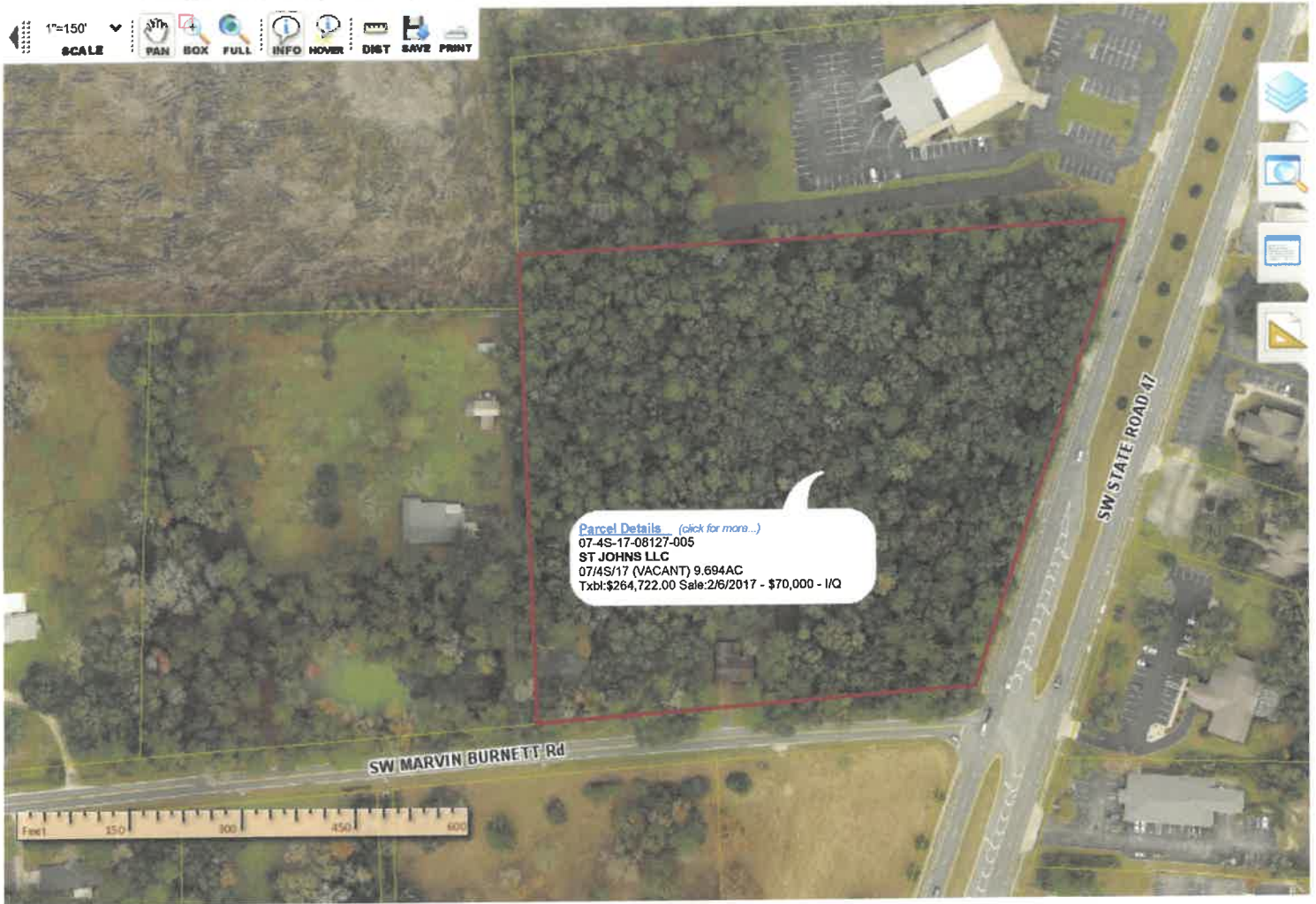
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

1"=150'
SCALE

PAN BOX FULL INFO HOME DMS SAVE PRINT



[Parcel Details](#) (click for more...)
 07-4S-17-08127-005
 ST JOHNS LLC
 07/4S/17 (VACANT) 9.694AC
 Txbl:\$264,722.00 Sale:2/6/2017 - \$70,000 - I/Q



Inst: 201912026068 Date: 11/07/2019 Time: 2:35PM
Page 1 of 19 B: 1398 P: 848, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy Clerk

MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBERS
CHRIS GREENE
JAKE HILL, JR.
EUGENE JEFFERSON
MELINDA MOSES

CITY MANAGER
JOSEPH HELFENBERGER

CITY CLERK
AUDREY E. SIKES

CITY ATTORNEY
FRED KOBERLEIN, JR.

STATE OF FLORIDA

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 Ordinance 2019-2127 (18 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 7th day of November 2019.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.



AUDREY E. SIKES, MMC
City Clerk

ORDINANCE NO. 2019-2127

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION NO. ANX 19-06, RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA, INTO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; REDEFINING THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING FOR LAND USE CLASSIFICATION OF THE REAL PROPERTY TO BE ANNEXED; PROVIDING THAT EFFECTIVE JANUARY 1, 2020, THE REAL PROPERTY TO BE ANNEXED SHALL BE ASSESSED FOR PAYMENT OF MUNICIPAL AD VALOREM TAXES AND BE SUBJECT TO ALL GENERAL AND SPECIAL ASSESSMENTS; PROVIDING THAT EXISTING LICENSED BUSINESSES, TRADES, OR PROFESSIONS OPERATING WITHIN THE REAL PROPERTY TO BE ANNEXED MAY CONTINUE SUCH BUSINESSES, TRADES, OR PROFESSIONS THROUGHOUT THE ENTIRE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; DIRECTING THE CITY CLERK WITHIN SEVEN DAYS OF THE EFFECTIVE DATE OF THIS ORDINANCE, TO FILE CERTIFIED COPIES OF THIS ORDINANCE WITH THE FLORIDA DEPARTMENT OF STATE, FLORIDA OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH, THE CLERK OF THE CIRCUIT COURT OF COLUMBIA COUNTY, FLORIDA, THE CHIEF ADMINISTRATIVE OFFICER OF COLUMBIA COUNTY, FLORIDA, THE PROPERTY APPRAISER OF COLUMBIA COUNTY, FLORIDA, THE TAX COLLECTOR OF COLUMBIA COUNTY, FLORIDA, AND ALL PUBLIC UTILITIES AUTHORIZED TO CONDUCT BUSINESS WITHIN THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of certain real property more particularly described herein below, has petitioned that the same be voluntarily annexed and incorporated into the boundaries of the City of Lake City, Florida, hereinafter referred to as the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to a petition, ANX 19-06, by St. Johns LLC, the owner of real property, as described below and depicted on Schedule A: Location Map, attached hereto and incorporated as part of this ordinance, which real property is contiguous to the existing boundaries of the City and is reasonably compact, has petitioned the City to have said real property annexed into the City.

Parcel Number: 07-4S-17-08158-000

A parcel of land lying within Section 7, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 7; thence North, along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 7, a distance of 50.00 feet to the North right-of-way line of Southwest Marvin Burnett Road for the Point of Beginning; thence continue North, along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 7, a distance of 161.00 feet; thence East parallel to the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 7, a distance of 337.00 feet; thence South parallel to the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 7, a distance of 161.00 feet to the North right-of-way line of said Southwest Marvin Burnett Road; thence West parallel to the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 7 and along the North right-of-way line of said Southwest Marvin Burnett Road, a distance of 337.00 feet to the Point of Beginning.

Containing 1.10 acre, more or less.

Section 2. The City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, finds that the petition bears the signatures of all owners of the real property in the area proposed to be annexed.

Section 3. The City Council finds that the real property, described in Section 1 above, presently is contiguous to the boundaries of the City that said real property meets the criteria established by Chapter 171, Florida Statutes, as amended, and that said real property should be annexed to the boundaries of the City.

Section 4. The real property, described in Section 1 above and depicted on Schedule A: Location Map, attached hereto and incorporated as part of this ordinance, is hereby annexed to the boundaries of the City, and said real property in every way is a part of the City.

Section 5. The boundaries of the City are hereby redefined to include the real property described in Section 1 hereof.

Section 6. Annexation. The real property, described in Section 1 above, shall continue to be classified as RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwelling units per acre) under the land use classifications as designated on the Future Land Use Plan Map of the County Comprehensive Plan and classified as RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) under the zoning districts as designated on the Official Zoning Atlas of the County Land Development Regulations until otherwise changed or amended by appropriate ordinance of the City.

Section 7. Effective January 1, 2020, all real property lying within the boundaries of the City, as hereby redefined, shall be assessed for payment of municipal ad valorem taxes, and shall be subject to all general and special assessments.

Section 8. All persons who have been lawfully engaged in any occupation, business, trade or profession, within the area, described in Section 1 above, upon the effective date of this ordinance under a valid license or permit issued by the County and all other necessary state or federal regulatory agencies, may continue such occupation, business, trade or profession within the entire boundaries of the City, as herein defined, upon securing a valid occupational license from the City, which shall be issued upon payment of the appropriate fee, without the necessity of taking or passing any additional examination or test which otherwise is required relating to the qualification of such occupations, businesses, trades or professions.

Section 9. The City Clerk is hereby directed to file, within seven (7) days of the effective date of this ordinance, a certified copy of this ordinance with the following:

- a) Florida Department of State, Tallahassee, Florida;
- b) Florida Office of Economic and Demographic Research, Tallahassee, Florida;
- c) Clerk of the Circuit Court of the County;
- d) Chief Administrative Officer of the County;
- e) Property Appraiser of the County;
- f) Tax Collector of the County; and
- g) All public utilities authorized to conduct business within the City.

Section 10. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 11. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

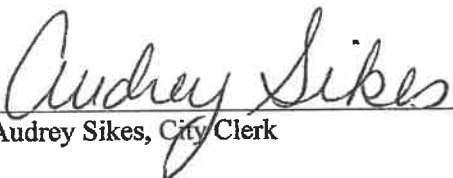
Section 12. Effective Date. This ordinance shall become effective upon adoption.

PASSED UPON FIRST READING on the 7th day of October 2019.

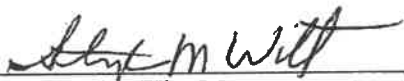
PASSED AND DULY ADOPTED UPON SECOND AND FINAL READING, in regular session
with a quorum present and voting, by the City Council this 21st day of October 2019.

Attest:

CITY COUNCIL OF THE
CITY OF LAKE CITY, FLORIDA



Audrey Sikes, City Clerk



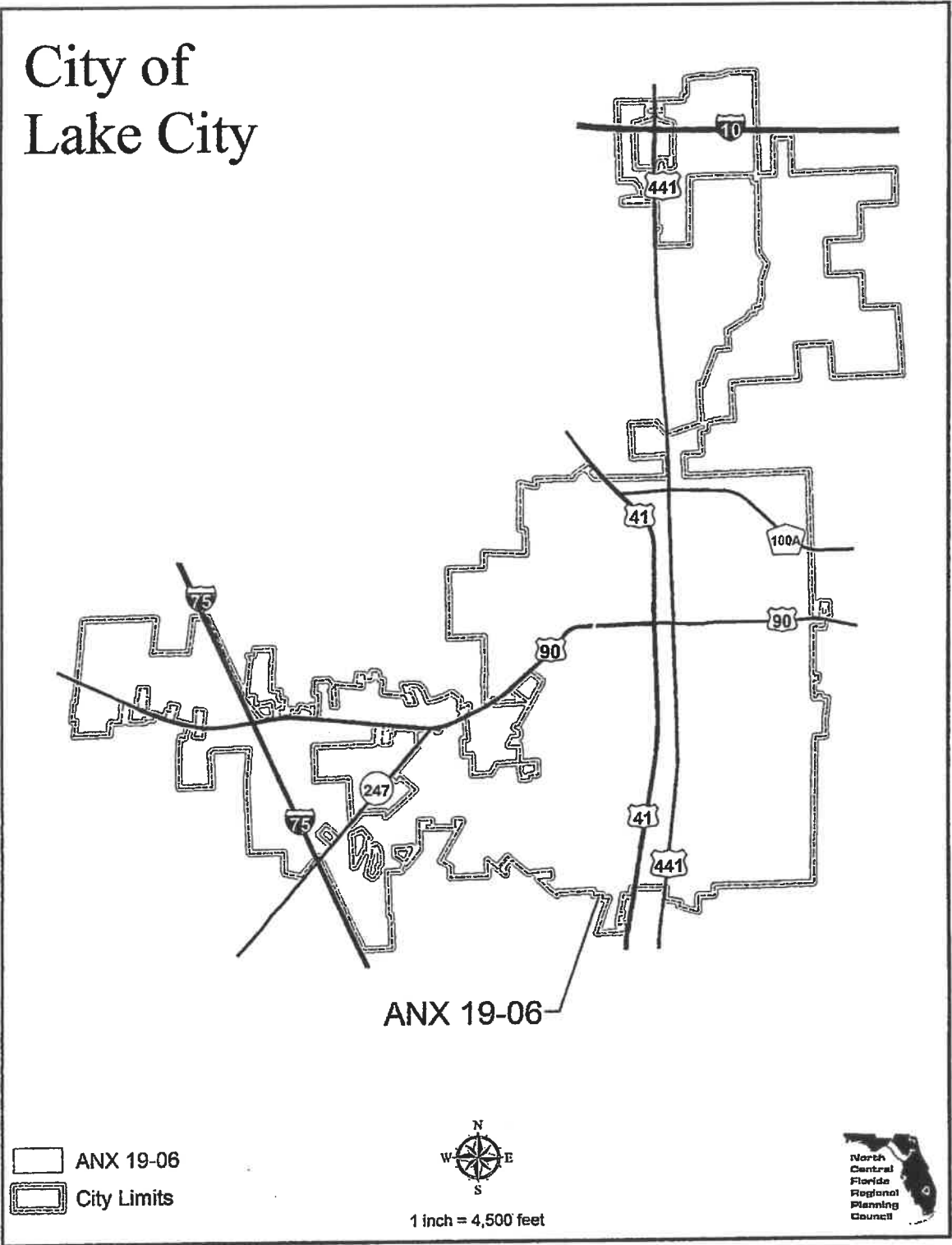
Stephen M. Witt, Mayor

APPROVED AS TO FORM AND LEGALITY:



Fred Koberlein Jr., City Attorney

Schedule A: Location Map





DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 719-5766

growthmanagement@lcfla.com

**PETITION OF OWNER TO VOLUNTARILY ANNEX
REAL PROPERTY TO THE CITY OF LAKE CITY, FLORIDA**

Petitioner(s) William B. MARTIN
ST. Johns Limited Liability Co
whose mailing address is 13820 W. NEW KERRY ROAD, STE 100
DEERBORA FL 32669

hereby petition the City Council of the City of Lake City, Florida, to voluntarily annex the real property of petitioner(s) to the City of Lake City, Florida ("City"), pursuant to and in accordance with the provisions of Chapter 171.044, Florida Statutes, and state(s):

1. That petitioner(s) is/are the sole owner(s) of the real property described on Schedule "A" attached hereto and by this reference made a part of this petition (the "Real Property"), as evidenced by a deed or other document recorded in Official Record Book 1330, Pages 1324, public records of Columbia County, Florida, copy of which is attached hereto.
2. If the Real Property is annexed to the City, petitioner(s) agree(s) to and will abide by and comply with all of the existing and future laws, rules and regulations which presently are and from time to time in the future may be in effect within the City.
3. That the Real Property of the petitioner(s) qualifies and is eligible to be annexed to the boundaries of the City, pursuant to the provisions of Chapter 171, Florida Statutes.
4. That the Real Property of the petitioner(s) is presently classified under the Columbia County Land Use Plan for COMMERCIAL use and is zoned RESIDENTIAL SINGLE FAMILY-2 under the Columbia County zoning ordinance.
5. If not already connected to the City's utility services, petitioner(s) agree(s) to and file(s) an application for a connection to the City's water and sewer utility lines to serve said Real Property upon application for Development Permit and agree(s) to abide by and comply with all the terms and conditions of the city codes, resolutions, and further agree(s) to pay all costs relating to the connection fees, installation costs, impact fees, and service charges.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 719-5766

growthmanagement@lcfla.com

WHEREFORE, petitioner(s) request(s) that the City immediately take action to approve this petition and to annex the Real Property into the City.

DATED this 6th day of September, 2019

Signed, sealed and delivered in the presence of:

Note: Name must appear as on deed. Attach corporate seal if required

JACQUILINE KITE

(Witness) Printed Name

WILLIAM MARTIN

(Owner) Printed Name

[Handwritten signature of Jacqueline Kite]

(Witness) Signature

[Handwritten signature of William Martin]

(Owner) Signature

(Witness) Printed Name

(Owner) Printed Name

(Witness) Signature

(Owner) Signature

(Witness) Printed Name

(Owner) Printed Name

(Witness) Signature

(Owner) Signature

STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County named above to take acknowledgments,

personally appeared William Barry Martin
FL DE 11635-922-4-1 19-6

known to be the person or persons described in and who executed the foregoing instrument, and acknowledged before me that said person or persons executed the same.

WITNESS my hand and official seal in the County and State named above this 6th day of September, 2019



[Handwritten signature of Ann Marie Jones]
Notary Public, State of Florida
My Commission Expires: September 23, 2020



352-262-3692

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
ST. JOHNS LIMITED LIABILITY COMPANY

Filing Information

Document Number	L0500000431
FE/EIN Number	20-3739691
Date Filed	12/23/2004
Effective Date	01/01/2005
State	FL
Status	ACTIVE

Principal Address

13820 W Newberry Rd
Suite 100
GAINESVILLE, FL 32669

Changed: 01/14/2018

Mailing Address

13820 W Newberry Rd
Suite 100
GAINESVILLE, FL 32669

Changed: 01/14/2018

Registered Agent Name & Address

Martin, William B
13820 W Newberry Road
Suite 100
Newberry, FL 32669

Name Changed: 03/10/2019

Address Changed: 03/10/2019

Authorized Person(s) Detail

Name & Address

Title MGR

Banks, Judith
13820 W Newberry Road
Suite 100

Newberry, FL 32669

Annual Reports

Report Year	Filed Date
2017	01/14/2017
2018	01/14/2018
2019	03/10/2019

Document Images

03/10/2019 - ANNUAL REPORT	View image in PDF format
01/14/2018 - ANNUAL REPORT	View image in PDF format
01/14/2017 - ANNUAL REPORT	View image in PDF format
03/02/2016 - ANNUAL REPORT	View image in PDF format
01/25/2015 - ANNUAL REPORT	View image in PDF format
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01/19/2010 - ANNUAL REPORT	View image in PDF format
03/12/2009 - ANNUAL REPORT	View image in PDF format
02/25/2008 - ANNUAL REPORT	View image in PDF format
02/27/2007 - ANNUAL REPORT	View image in PDF format
06/21/2006 - ANNUAL REPORT	View image in PDF format
12/23/2004 - Florida Limited Liabilities	View image in PDF format

Florida Department of State, Division of Corporations

Legend

2018Aerials

Roads

- Roads
- others
- Dirt
- Interstate
- Main
- Other
- Paved
- Private

Addresses

Addressing:2018 Base Flood Elevation

2018 Base Flood Elevations

DEFAULT

Base Flood Elevations

2018 Base Flood Elevation Zones

0.2 PCT ANNUAL CHANCE

■ A

■ AE

■ AH

2018 Flood Zones

0.2 PCT ANNUAL CHANCE

■ A

■ AE

■ AH

DevZones1

○ others

○ A-1

○ A-2

○ A-3

○ CG

○ CHI

○ CI

○ CN

○ CSV

○ ESA-2

○ I

○ ILW

○ MUD-1

○ PRD

○ PRRD

○ RMF-1

○ RMF-2

○ RQ

○ RR

○ RSF-1

○ RSF-2

○ RSF-3

○ RSF/MH-1

○ RSF/MH-2

○ RSF/MH-3

DEFAULT

FutureLandUseMap

○ Mixed Use Development

○ Light Industrial

○ Industrial

○ Highway Interchange

○ Commercial

○ Residential High Density

(< 20 d.u. per acre)

○ Residential Medium/High Density

(< 14 d.u. per acre)

○ Residential Medium Density

(< 8 d.u. per acre)

○ Residential Moderate Density

(< 4 d.u. per acre)

○ Residential Low Density

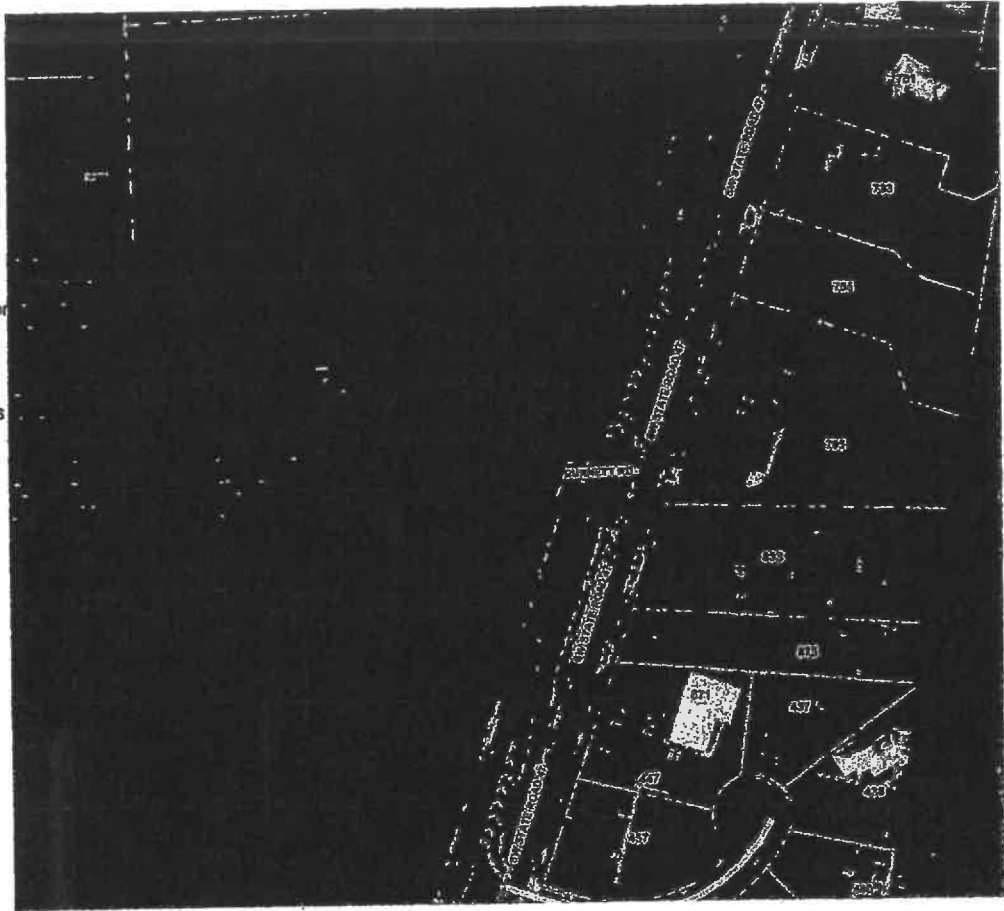
(< 2 d.u. per acre)

○ Residential Very Low Density

(< 1 d.u. per acre)

Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Jul 10 2019 10:29:54 GMT-0400 (Eastern Daylight Time)



Zoning

Parcel Information

Parcel No: 07-4S-17-08158-000

Owner: ST JOHNS LIMITED LIABILITY C

Subdivision:

Lot:

Acres: 1.09702408

Deed Acres: 1.1 Ac

District: District 5 Tim Murphy

JK Future Land Uses: Commercial, Lake City, Residential - Low

Flood Zones: A

JK Official Zoning Atlas: RSF-2

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.

BOUNDARY SURVEY IN SECTION 7, TOWNSHIP 3 SOUTH
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

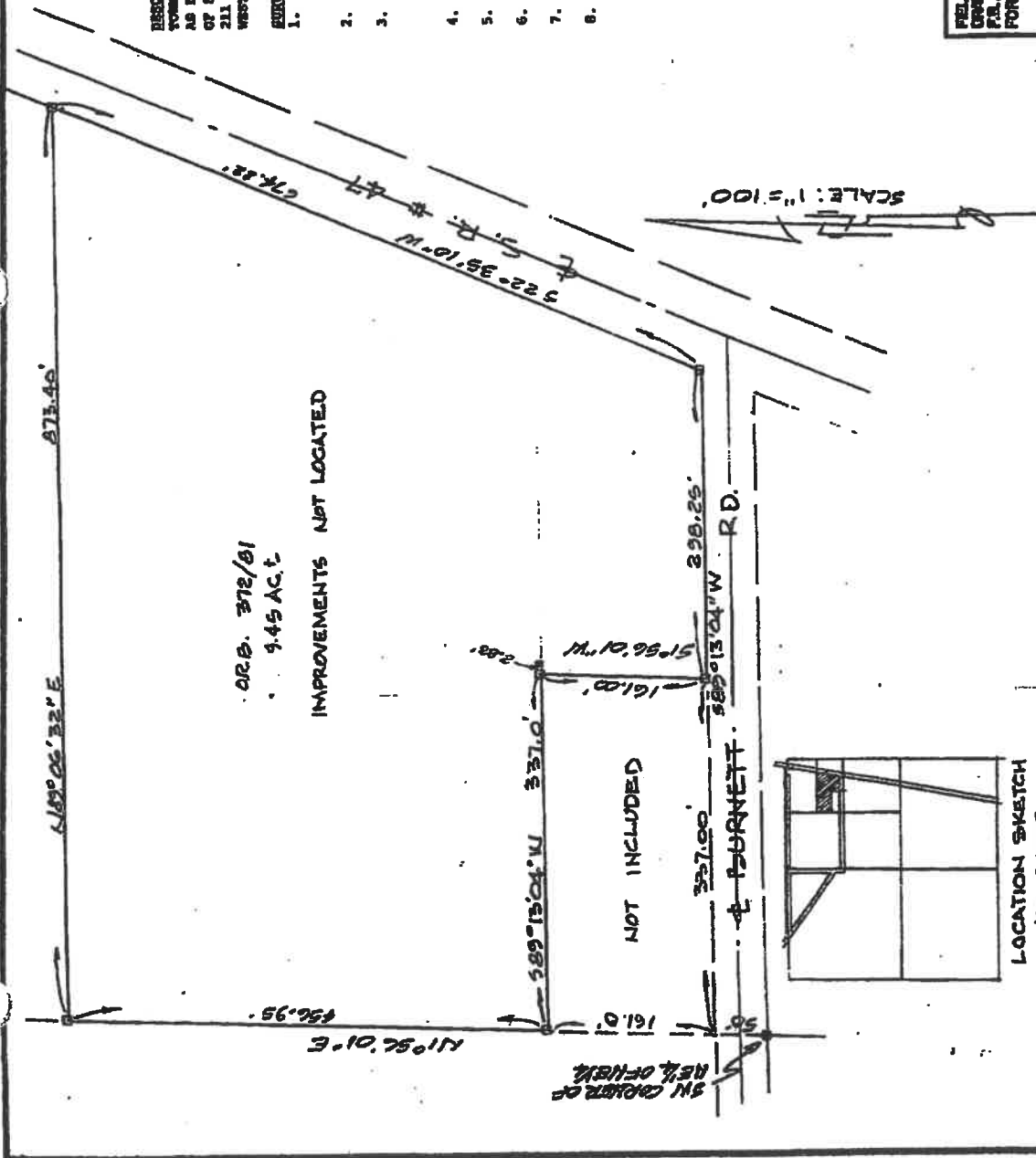
- LEGEND:
 1. ■ = CONCRETE MONUMENT FOUND.
 2. □ = CONCRETE MONUMENT, P.L.S. NO. 1079, SET.
 3. ⊙ = POWER POLE.

DESCRIPTION:
 CORNER 17 EAST, SECTION 7: 8 1/4 OF NE 1/4 OF NE 1/4
 CORNER 4 SOUTH, RANGE 17 EAST, SECTION 7: 8 1/4 OF NE 1/4 OF NE 1/4
 AS LIND WEST OF S.E. NO. 47 EX. BEGINS AT SW COR. NE 1/4 OF NE 1/4
 OF SAID SEC. 7, AND RUN N ALONG WEST LINE OF SAID NE 1/4 OF NE 1/4
 211 FEET, THENCE EAST 337 FEET, THENCE SOUTH 211 FEET, THENCE
 WEST 337 TO P.O.B.

- SURVEYOR'S NOTES:
 1. RECORDARY BASED ON INFORMATION FOUND IN ACCORDANCE WITH
 THE SECTION RECORDS AND PREVIOUS SURVEYS IN THE IMMEDIATE
 AREA BY THIS OFFICE.
 2. BEARINGS BASED ON AN ASSUMED BEARING OF S 89°13'04" W FOR
 THE SOUTH LINE OF THE SAID NE 1/4 OF NE 1/4.
 3. THIS PARCEL IS IN ZONE "A" AND IS DETERMINED TO BE OUTSIDE
 THE 500-YEAR-FLOOD-ZONE AS PER FLOOD INSURANCE RATE MAP,
 DATED 6 JAN. 1988 COMMUNITY PANEL NO. 120070 01789, AND
 120404 00080.
 4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING
 ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
 5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES
 WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
 6. THIS OFFICE ACCEPTS NO RESPONSIBILITY FOR ANY SURVEY DRAW-
 ING UNLESS IT IS SIGNED AND A SEAL ENDORSED THEREON.
 7. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE
 COMMITTEE OR A TITLE POLICY.
 8. CERTIFIED TO:
 A. DR. BILL MARTIN

BRITT SURVEYING
 1428 WEST DUVAL STREET
 LAKE CITY, FLORIDA, 32085
 (904) 752-7188 L-6509
 FAX: 904-752-4875

FIELD SURVEY DATE 12-19-24
 DRAWING DATE 12-23-24
 FOR: DR. MARTIN

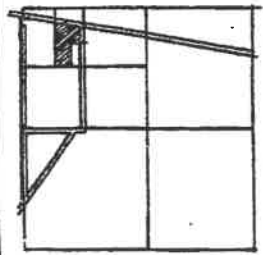


OR B. 372/81
 9.45 AC. ±

IMPROVEMENTS NOT LOCATED

NOT INCLUDED

327.00
 S 89° 13' 04" W
 R.D.
 E. BURNETT.



LOCATION SKETCH
 NO SCALE

SCALE: 1" = 100'

Legal Description: Property St Johns LLC wishes to annex

Official Record Book – B: 1330, P: 1324

Township 4 South, Range 17 East

Section 7: Commence at the SW corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7, Township 4 South, Range 17 East and run North along West line of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, 50.00 feet more or less to the North right of way line of graded county road for Point of Beginning, thence continue North along West line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ for 161.00 feet, thence run East parallel to the South line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, 337.00 feet, thence run South parallel to the West line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 161.00 feet more or less to the North right of way line of said graded county road, thence run West parallel to the South line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and along North right of way line of said graded County Road, 337.00 feet more or less to the Point of Beginning.

IN COLUMBIA COUNTY, FLORIDA

American Title Services of Lake City, Inc.

321 SW Main Boulevard, Suite 105

Lake City, Florida 32025

Phone: (386) 754-4026

Fax: (386) 754-4028

DATE: 3/5/17

TO: St. Johns Limited Liability
2631-A NW 41st St.
Gainesville, FL 32606

RE: FILE # 16142

Dear _____

This is to advise you that we have closed and disbursed the above captioned transaction.
Enclosed is/are the following documents:

- Owner's Title Insurance Policy
- Original Warranty Deed
- Original Mobile Home Title(s)
- Declaration of Real Property
- RP Decals/Registration of Mobile Home
- Original Closing Statement
- Other _____

- Mortgage Title Insurance Policy
- Endorsement(s)
- Original Mortgage
- Proof of Lien on Mobile Home
- Notice of Commencement
- Other _____

Thank you for using American Title Services of Lake City, Inc. as your settlement agent and we look forward to handling any of your title insurance needs in the future.

Sincerely,
American Title Services of Lake City, Inc.



American Title Services
Of Lake City, Inc.
Elaine R. Davis
President / Closer
321 SW Main Blvd., Suite 105 Phone: 386-754-4026
Lake City, FL 32025 Fax: 386-754-4028
Email: elaine@americantitleservices.net

Prepared by:
Elaine P. Davis / Debbie G. Moore
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 16-642

Inst: 201712002269 Date: 02/07/2017 Time: 4:19PM
Page 1 of 2 B: 1330 P: 1324, P.DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy Clerk Doc Stamp-Deed: 490.00

General Warranty Deed

Made this February 6, 2017, A.D. By **LAWRENCE R. ROUSH**, whose post office address is 12041 145th Road, Live Oak, Florida 32060, and **WILLIAM ROBIN ROUSH**, whose post office address is 2821 Evergreen Place, Gainesville, Georgia 30501, hereinafter called the grantor,

to **ST. JOHNS LIMITED LIABILITY COMPANY**, a Florida limited liability company, whose post office address is: 2631-A NW 11st Street, Gainesville, Florida 32606, 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:

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 7: Commence at the SW corner of the NE 1/4 of NE 1/4 of Section 7, Township 4 South, Range 17 East and run North along West line of NE 1/4 of NE 1/4, 50.00 feet more or less to the North right of way line of graded county road for Point of Beginning, thence continue North along West line of the NE 1/4 of NE 1/4 for 161.00 feet; thence run East parallel to the South line of the NE 1/4 of NE 1/4, 337.00 feet, thence run South parallel to the West line of the NE 1/4 of NE 1/4 for 161.00 feet more or less to the North right of way line of said graded county road, thence run West parallel to the South line of the NE 1/4 of NE 1/4 and along North right of way line of said graded County Road, 337.00 feet more or less to the Point of Beginning.
IN COLUMBIA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 08158-000

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, 2016.

pared by:
ine R. Davis / Debbie G. Moore
merican Title Services of Lake City, Inc.
1 SW Main Boulevard, Suite 105
ke Florida 32025

le Number: 16-642

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.

Nicole A. Moore
Witness Printed Name NICOLE A. MOORE

Debbie G. Moore
Witness Printed Name Debbie G. Moore

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 6th day of February, 2017, by LAWRENCE R. ROUSH and WILLIAM ROBIN ROUSH, who is/are personally known to me or who has produced DRIVERS' LICENSES as identification.



Lawrence R. Roush (Seal)
LAWRENCE R. ROUSH
Address: 12041 145th Road, Live Oak, Florida 32060

William Robin Roush (Seal)
WILLIAM ROBIN ROUSH
Address: 2821 Evergreen Place, Gainesville, Georgia 30501

Debbie G. Moore
Notary Public
Print Name: Debbie G. Moore
My Commission Expires: _____

The Lake City Reporter
PO Box 1709
Lake City, FL 32056
Phone: 386-752-1293
Fax: 386-752-9400
Email: kriotto@lakecityreporter.com

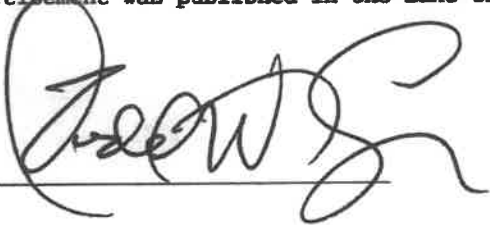
AFFIDAVIT OF PUBLICATION

Legal Reference: ORDINANCE NO. 2019-2126
NOTICE OF ENACTMENT OF OR

STATE OF FLORIDA
COUNTY OF COLUMBIA

Before the undersigned notary public personally appeared Todd L. Wilson, who on oath says that (s)he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; confirms that the attached legal advertisement was published in the Lake City Reporter on the following date(s):

10/11/2019



Affiant

Sworn to and subscribed before me this 11th day of October, 2019


Kathleen A. Riotto

My commission expires August 20, 2022



KATHLEEN A RIOTTO
Commission # GG 229648
Expires August 20, 2022
Bonded thru Budget Notary Services

NOTICE OF ENACTMENT OF ORDINANCES BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA
NOTICE IS HEREBY GIVEN that the ordinances, which titles hereinafter appear, will be considered for enactment by the City Council of the City of Lake City, Florida, at public hearings on October 21, 2019 at 6:00 p.m., or as soon thereafter as the matters can be heard, in the City Council Meeting Room, Second Floor, City Hall located at 205 North Marion Avenue, Lake City, Florida. Copies of the said ordinances may be inspected by any member of the public at the Office of the City Clerk, City Hall located at 205 North Marion Avenue, Lake City, Florida, during regular business hours. On the date, time and place first above mentioned, all interested persons may appear and be heard with respect to the ordinances.
ORDINANCE NO. 2019-2126
AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION NO. ANX 19-05, RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA, INTO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; REDEFINING THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING FOR LAND USE CLASSIFICATION OF THE REAL PROPERTY TO BE ANNEXED; PROVIDING THAT EFFECTIVE JANUARY 1, 2020, THE REAL PROPERTY TO BE ANNEXED SHALL BE ASSESSED FOR PAYMENT OF MUNICIPAL AD VALOREM TAXES AND BE SUBJECT TO ALL GENERAL AND SPECIAL ASSESSMENTS; PROVIDING THAT EXISTING LICENSED BUSINESSES, TRADES, OR PROFESSIONS OPERATING WITHIN THE REAL PROPERTY TO BE ANNEXED MAY CONTINUE SUCH BUSINESSES, TRADES, OR PROFESSIONS THROUGHOUT THE ENTIRE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; DIRECTING THE CITY CLERK WITHIN SEVEN DAYS OF THE EFFECTIVE DATE OF THIS ORDINANCE, TO FILE CERTIFIED COPIES OF THIS ORDINANCE WITH THE FLORIDA DEPARTMENT OF STATE, FLORIDA OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH, THE

CLERK OF THE CIRCUIT COURT OF COLUMBIA COUNTY, FLORIDA, THE CHIEF ADMINISTRATIVE OFFICER OF COLUMBIA COUNTY, FLORIDA, THE PROPERTY APPRAISER OF COLUMBIA COUNTY, FLORIDA, THE TAX COLLECTOR OF COLUMBIA COUNTY, FLORIDA, AND ALL PUBLIC UTILITIES AUTHORIZED TO CONDUCT BUSINESS WITHIN THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 2019-2127

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION NO. ANX 19-06, RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA, INTO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; REDEFINING THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING FOR LAND USE CLASSIFICATION OF THE REAL PROPERTY TO BE ANNEXED; PROVIDING THAT EFFECTIVE JANUARY 1, 2020, THE REAL PROPERTY TO BE ANNEXED SHALL BE ASSESSED FOR PAYMENT OF MUNICIPAL AD VALOREM TAXES AND BE SUBJECT TO ALL GENERAL AND SPECIAL ASSESSMENTS; PROVIDING THAT EXISTING LICENSED BUSINESSES, TRADES, OR PROFESSIONS OPERATING WITHIN THE REAL PROPERTY TO BE ANNEXED MAY CONTINUE SUCH BUSINESSES, TRADES, OR PROFESSIONS THROUGHOUT THE ENTIRE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; DIRECTING THE CITY CLERK WITHIN SEVEN DAYS OF THE EFFECTIVE DATE OF THIS ORDINANCE, TO FILE CERTIFIED COPIES OF THIS ORDINANCE WITH THE FLORIDA DEPARTMENT OF STATE, FLORIDA OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH, THE CLERK OF THE CIRCUIT COURT OF COLUMBIA COUNTY, FLORIDA, THE CHIEF ADMINISTRATIVE OFFICER OF COLUMBIA COUNTY, FLORIDA, THE PROPERTY APPRAISER OF COLUMBIA COUNTY, FLORIDA, THE TAX COLLECTOR OF COLUMBIA COUNTY, FLORIDA, AND ALL PUBLIC UTILITIES AUTHORIZED TO CONDUCT BUSINESS WITHIN THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

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

At the aforementioned public hearings, all interested parties may appear to be heard with respect to the petitions.

Copies of the petitions are available for public inspection at the Office of the City Clerk, City Hall located at 205 North Marion Avenue, Lake City, Florida, during regular business hours.

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

Persons with disabilities requesting reasonable accommodations to participate in these proceeding should contact Joyce Bruner, Office of City Manager, 366.719.5768. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY).


539211
October 11, 2019

Record of Vote on First Reading

	For	Against	Absent	Abstain
Stephen Witt, Mayor/Council Member	<u>X</u>	_____	_____	_____
Chris Greene, Council Member	<u>X</u>	_____	_____	_____
Jake Hill, Jr., Council Member	<u>X</u>	_____	_____	_____
Eugene Jefferson, Council Member	<u>X</u>	_____	_____	_____
Melinda Moses, Council Member	<u>X</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

Ordinance Number: 2019-2127
Passed on second and final reading on October 21, 2019

Record of Vote on Second and Final Reading

	For	Against	Absent	Abstain
Stephen Witt, Mayor/Council Member	<u>X</u>	_____	_____	_____
Chris Greene, Council Member	<u>X</u>	_____	_____	_____
Jake Hill, Jr., Council Member	<u>X</u>	_____	_____	_____
Eugene Jefferson, Council Member	<u>X</u>	_____	_____	_____
Melinda Moses, Council Member	<u>X</u>	_____	_____	_____

Certification

I, Katy McCrary, Deputy 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.


KATY MCCRARY
Deputy Clerk



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
ST. JOHNS LIMITED LIABILITY COMPANY

Filing Information

Document Number	L05000000431
FEI/EIN Number	20-3739691
Date Filed	12/23/2004
Effective Date	01/01/2005
State	FL
Status	ACTIVE

Principal Address

13820 W Newberry Rd
Suite 100
GAINESVILLE, FL 32669

Changed: 01/14/2018

Mailing Address

13820 W Newberry Rd
Suite 100
GAINESVILLE, FL 32669

Changed: 01/14/2018

Registered Agent Name & Address

Martin, William B
13820 W Newberry Road
Suite 100
Newberry, FL 32669

Name Changed: 03/10/2019

Address Changed: 03/10/2019

Authorized Person(s) Detail

Name & Address

Title MGR

Banks, Judith
13820 W Newberry Road
Suite 100

Case No.

Newberry, FL 32669

Annual Reports

Report Year	Filed Date
2017	01/14/2017
2018	01/14/2018
2019	03/10/2019

Document Images

03/10/2019 – ANNUAL REPORT	View image in PDF format
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01/21/2014 – ANNUAL REPORT	View image in PDF format
02/13/2013 – ANNUAL REPORT	View image in PDF format
01/06/2012 – ANNUAL REPORT	View image in PDF format
01/21/2011 – ANNUAL REPORT	View image in PDF format
01/19/2010 – ANNUAL REPORT	View image in PDF format
03/12/2009 – ANNUAL REPORT	View image in PDF format
02/25/2008 – ANNUAL REPORT	View image in PDF format
02/27/2007 – ANNUAL REPORT	View image in PDF format
06/21/2006 – ANNUAL REPORT	View image in PDF format
12/23/2004 – Florida Limited Liabilities	View image in PDF format

**Operating Agreement
of
St. Johns, L.L.C.**

**Limited Liability Company Operating Agreement
of St. Johns, L.L.C.,
a Florida Limited Liability Company**

This Operating Agreement (the "Agreement") is created this 1st day of January, 2005, by Meridian Group, L.L.C., a Florida Limited Liability Company (the "Member").

BACKGROUND AND BASIS FOR OPERATING AGREEMENT

1. The Member desires to organize and operate a limited liability company under the Florida Limited Liability Company Act, Florida Statutes chapter 608 (the "Act"), in accordance with the terms and subject to the conditions set forth in this Operating Agreement.

2. The Member now sets forth the terms and conditions by which the LLC will be governed as of the Effective Date hereof.

**SECTION 1.
DEFINED TERMS**

The following capitalized terms shall have the meanings specified in this Section I. Other terms are defined in the text of this Agreement; and, throughout this Agreement, those terms shall have the meanings respectively ascribed to them.

Act shall mean the Florida Limited Liability Company Act, as amended, Florida Statutes Code §§ 608.401 to 608.703 or any corresponding provision or provisions of succeeding law.

Agreement means this Agreement, as amended from time to time.

Code means the Internal Revenue Code of 1986, as amended, or any corresponding provision of any succeeding law.

Interest means a Person's share of the Profits and Losses of, and the right to receive distributions from, the LLC.

Interest Holder means any Person who holds an Interest, whether as a Member or as an unadmitted assignee of a Member.

Involuntary Withdrawal means, the occurrence of any of the following events:

- (i) The Member makes an assignment for the benefit of creditors;
- (ii) The Member files a voluntary petition of bankruptcy;
- (iii) The Member is adjudged bankrupt or insolvent or there is entered against the Member an order for relief in any bankruptcy or insolvency proceeding;

LLC shall mean the limited liability company formed pursuant to the Articles of Organization and this Agreement by the parties hereto, as said limited liability company may from time to time be constituted.

Member means the Person signing this Agreement and any Person who subsequently is admitted as a member of the LLC.

Membership Rights means all of the rights of a Member in the LLC, including a Member's: (i) Interest; (ii) right to inspect the LLC's books and records; (iii) right to participate in the management of and vote on matters coming before the LLC; and (iv) unless this Agreement or the Articles of Organization provide to the contrary, right to act as an agent of the LLC.

Person means and includes an individual, corporation, partnership, association, limited liability company, trust, estate, or other entity.

Positive Capital Account means a Capital Account with a balance greater than zero.

Profit and Loss means, for each taxable year of the LLC (or other period for which Profit or Loss must be computed) the LLC's taxable income or loss determined in accordance with the Code.

Treasury Regulations means the income tax regulations, including any temporary regulations, from time to time promulgated under the Code.

Department of State means the Florida Department of State.

Successor means all Persons to whom all or any part of an Interest is transferred either because of (i) the sale or gift by Member of all or any part of its Interest, (ii) an assignment of Member's Interest due to Member's Involuntary Withdrawal, or (iii) because Member dies and the Persons are Member's personal representatives, heirs, or legatees.

Transfer means, when used as a noun, any voluntary sale, hypothecation, pledge, assignment, attachment, or other transfer, and, when used as a verb, means voluntarily to sell, hypothecate, pledge, assign, or otherwise transfer.

Withdrawal means a Member's dissociation from the LLC by any means.

SECTION 2. FORMATION AND PURPOSES

2.1. *Organization.* The Member desires to organize a limited liability company pursuant to the Act and the provisions of this Operating Agreement (the "Company"), and for that purpose, the Member shall cause Articles of Organization, in the form attached as Exhibit B, to be executed and filed with the Department of State.

2.2. *Name of the LLC.* The name of the LLC shall be "St. Johns, LLC." The LLC may do business under that name and under any other name or names upon which Member may, in its sole discretion, determine. If the LLC does business under a name other than that set forth in its Articles of Organization, then the LLC shall file a fictitious name registration as required by law.

2.3. *Purpose.* The LLC is organized solely to acquire, purchase, buy, sell, own, trade in, hold, develop, lease, manage, subdivide, and otherwise deal in and with the real property described in Exhibit C, and to engage in such other lawful activities as are reasonably necessary, convenient, or incidental to that purpose.

2.4. *Term.* The term of the LLC shall commence upon the acceptance of the Articles of Organization by the Department of State. The LLC shall terminate on January 1, 2035, unless sooner terminated as provided in this Agreement or the Act.

2.5. *Principal Office.* The principal office of the LLC shall be located at 2841 N.W. 41st Street, Gainesville, Florida 32606, or at any other place which Member, in its sole discretion, determines.

2.6. *Registered Agent/Registered Office.* The name and street address of the LLC's registered agent and registered office in the State of Florida shall be John Hudson, 2841 N.W. 41st Street, Gainesville, Florida 32606.

2.7. *Member.* The name, present mailing address, and Membership Units of the sole Member is set forth on Exhibit A.

SECTION 3 CAPITAL ACCOUNTS

3.1. *Initial Capital Contributions.* Upon the execution of this Agreement, Member shall contribute to the LLC the cash and property set forth on Exhibit A.

3.2. *No Other Capital Contributions Required.* Member shall not be required to contribute any additional capital to the LLC, and except as set forth in the Act, no Member shall have any personal liability for any obligations of the LLC.

3.3. *Loans.* Any Member may, at any time, make or cause a loan to be made to the LLC in any amount and on those terms upon which the LLC and the Member agree.

3.4. *Capital Accounts.* A capital account shall be maintained by the LLC for the Member.

SECTION 4 PROFITS, LOSSES, AND DISTRIBUTIONS

4.1. *Distributions of Cash Flow.* Cash Flow for each taxable year of the LLC shall be distributed to Member no later than seventy-five (75) days after the end of the taxable year.

4.2. *Allocation of Profit or Loss.* All Profit or Loss shall be allocated to the Member.

4.3. *Liquidation and Dissolution.* If the LLC is liquidated, the assets of the LLC shall be distributed to Member or to a Successor or Successors.

SECTION 5 RIGHTS, POWERS, AND DUTIES OF MANAGEMENT

5.1. *Management.* The LLC shall be managed solely by the Member.

5.2. *Personal Services.* Member shall not be required to perform services for the LLC solely by virtue of being a Member.

5.3. *Liability and Indemnification.*

(a) The Member shall not be liable, responsible, or accountable, in damages or otherwise, to the LLC for any act performed by it with respect to LLC matters, except for fraud.

(b) The LLC shall indemnify the Member for any act performed by it with respect to LLC matters, except for fraud.

SECTION 6 TRANSFER OF INTERESTS AND WITHDRAWALS OF MEMBERS

6.1. *Transfers by Member.* The Member may Transfer all, or any portion of, its interest or rights in, its Membership Rights to one or more Successors.

6.2. *Transfer to a Successor.* In the event of any Transfer of all or any part of Member's Interest to a Successor, the Successor shall thereupon become a Member and the LLC shall be continued.

SECTION 7
DISSOLUTION, LIQUIDATION, AND TERMINATION OF THE LLC

7.1. *Events of Dissolution.* The LLC shall be dissolved upon the happening of any of the following events:

- (a) When the period fixed for its duration in Section 2.4 has expired;
- (b) Upon the unanimous written agreement of the Members;
- (c) Upon the sale or other disposition of all or substantially all of the property of the LLC (except that if such property is sold with a purchase money mortgage, the LLC shall continue until such mortgage is satisfied);
- (d) (i) The adjudication of the LLC as insolvent within the meaning of insolvency in either bankruptcy or equity proceedings; (ii) the filing of an involuntary petition in bankruptcy against the LLC (which is not dismissed within 90 days); (iii) the filing against the LLC of a petition for reorganization under the Federal Bankruptcy Code or any state statute (which is not dismissed within 90 days); (iv) a general assignment by the LLC for the benefit of creditors; (v) the voluntary claim (by the LLC) that it is insolvent under any provisions of the Bankruptcy Code (or any state insolvency statutes); or (vi) the appointment for the LLC of a temporary or permanent receiver, trustee, custodian, or sequestrator and such receiver, trustee, custodian, or sequestrator is not dismissed within 90 days; or
- (e) As otherwise required by law.

7.2. *Procedure for Winding Up and Dissolution.* If the LLC is dissolved, the affairs of the LLC shall be wound up. On winding up of the LLC, the assets of the LLC shall be distributed, first, to creditors of the LLC in satisfaction of the liabilities of the LLC, and then to the Person(s) who is/are the Member(s) of the LLC in proportion to its/their Interests.

7.3. *Filing of Articles of Dissolution.* If the LLC is dissolved, Articles of Dissolution shall be promptly filed with the Department of State. If there are no remaining Members, the Articles of Dissolution shall be filed by the last Person to be a Member; if there are no remaining Members, nor a Person who last was a Member, the Articles shall be filed by the legal or personal representatives of the Person who last was a Member.

SECTION 8
BOOKS, RECORDS, ACCOUNTING, AND TAX ELECTIONS

8.1. *Bank Accounts.* All funds of the LLC shall be deposited in a bank account or accounts opened in the LLC's name. The Member shall unanimously determine the institution or institutions at which the accounts will be opened and maintained, the types of accounts, and the Persons who will have authority with respect to the accounts and the funds therein.

8.2. *Books and Records.* The Member shall not be required to keep or cause to be kept complete and accurate books and records of the LLC nor supporting documentation of the transactions with respect to the conduct of the LLC's business. The books and records, if any, shall be maintained in accordance with sound accounting principles and practices.

8.3. *Annual Accounting Period.* The annual accounting period of the LLC shall be its taxable year. The LLC's taxable year shall be selected by the Member, subject to the requirements and limitations of the Code.

SECTION 9
GENERAL PROVISIONS

9.1. *Applicable Law.* All questions concerning the construction, validity, and interpretation of this Agreement shall be governed by the internal law, not the law of conflicts, of the State of Florida.


9.2. *Section Titles.* The headings herein are inserted as a matter of convenience only, and do not define, limit, or describe the scope of this Operating Agreement or the intent of the provisions hereof.

9.3. *Terms.* Common nouns and pronouns shall be deemed to refer to the masculine, feminine, neuter, singular and plural, as the identity of the Person may in the context require.

9.4. *Separability of Provisions.* Each provision of this Agreement shall be considered separable; and if, for any reason, any provision or provisions herein are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Operating Agreement which are valid.

IN WITNESS WHEREOF, the Member has executed this Agreement under seal, as of the date set forth hereinabove.

MEMBER:


John Hudson, as Trustee of the William B. Martin Irrevocable Trust, dated December 21, 2004, Managing Member of Meridian Group, LLC.

**EXHIBIT A
ST. JOHNS LLC
NAME, ADDRESS, AND PERCENTAGE INTEREST
OF THE SOLE MEMBER**

NAME OF MEMBER	ADDRESS OF MEMBER	PERCENTAGE INTEREST
Meridian Group, LLC	2841 N.W. 41 st Street Gainesville, Florida 32606	100%
Totals		100%



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

January 3, 2005

JOHN BOVAY
901 N.W. 57TH STREET
GAINESVILLE, FL 32605

The Articles of Organization for ST. JOHNS LIMITED LIABILITY COMPANY were filed on December 23, 2004, effective January 1, 2005, and assigned document number L05000000431. Please refer to this number whenever corresponding with this office.

In accordance with section 608.406(2), F.S., the name of this limited liability company is filed with the Department of State for public notice only and is granted without regard to any other name recorded with the Division of Corporations.

The certification you requested is enclosed.

A limited liability annual report/uniform business report will be due this office between January 1 and May 1 of the year following the calendar year of the file date. A Federal Employer Identification (FEI) number may be required before this report can be filed. Please apply NOW with the Internal Revenue Service by calling 1-800-829-3676 and requesting form SS-4.

Please be aware if the limited liability company address changes, it is the responsibility of the limited liability to notify this office.

Should you have any questions regarding this matter, please contact this office at the address given below.

Tammi Cline
Document Specialist
Registration/Foreign Qualification
Division of Corporations

Letter Number: 205A00000106

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Organization of ST. JOHNS LIMITED LIABILITY COMPANY, a limited liability company organized under the laws of the state of Florida, filed on December 23, 2004 effective January 1, 2005, as shown by the records of this office.

The document number of this limited liability company is L05000000431.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Third day of January, 2005



CR2EO22 (2-03)

Glenda E. Hood
Glenda E. Hood
Secretary of State

COPY

**ARTICLES OF ORGANIZATION
OF ST. JOHNS
LIMITED LIABILITY COMPANY**

The undersigned, being authorized to execute and file these Articles of Organization, hereby certifies that:

ARTICLE I — Name:

The name of the limited liability company (hereinafter referred to as the "Company") is "St. Johns Limited Liability Company."

ARTICLE II — Address:

The mailing address and street address of the principal office of the Company is 2841 41st Street, Gainesville, Florida 32606.

ARTICLE III — Registered Agent:

The name and the Florida street address of the initial registered agent are John Hudson, at 2841 41st Street, Gainesville, Florida 32606.

ARTICLE IV — Management:

The Company is to be managed by the Managing Member.

ARTICLE V — Limitation on Agency Authority of Members:


Pursuant to section 608.4235 of the Florida Limited Company Act, no member of the Company shall be an agent of the Company solely by virtue of being a member.

ARTICLE VI — Effective Date of Company's Existence:

The effective date of the Company's existence shall be January 1st, 2005.

FILED
2004 DEC 23 PM 1:21
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledged them to be my act this 20th day of December.



John C. Bovay,
Authorized Representative

In accordance with Section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.



John C. Bovay,
Authorized Representative

Elaine R. Davis / Debbie G. Moore
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 16-642

Inst: 201712002269 Date: 02/07/2017 Time: 4:19PM
Page 1 of 2 B: 1330 P: 1324, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 490.00

General Warranty Deed

Made this February 6, 2017 A.D. By **LAWRENCE R. ROUSH**, whose post office address is 12041 145th Road, Live Oak, Florida 32060, and **WILLIAM ROBIN ROUSH**, whose post office address is 2821 Evergreen Place, Gainesville, Georgia 30501, hereinafter called the grantor,

to **ST. JOHNS LIMITED LIABILITY COMPANY**, a Florida limited liability company, whose post office address is: 2631-A NW 41st Street, Gainesville, Florida 32606, 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:

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 7: Commence at the SW corner of the NE 1/4 of NE 1/4 of Section 7, Township 4 South, Range 17 East and run North along West line of NE 1/4 of NE 1/4, 50.00 feet more or less to the North right of way line of graded county road for Point of Beginning, thence continue North along West line of the NE 1/4 of NE 1/4 for 161.00 feet, thence run East parallel to the South line of the NE 1/4 of NE 1/4, 337.00 feet, thence run South parallel to the West line of the NE 1/4 of NE 1/4 for 161.00 feet more or less to the North right of way line of said graded county road, thence run West parallel to the South line of the NE 1/4 of NE 1/4 and along North right of way line of said graded County Road, 337.00 feet more or less to the Point of Beginning.
IN COLUMBIA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 08158-000

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, 2016.

Elaine R. Davis / Debbie G. Moore
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 16-642

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:

Nicole A. Moore

Witness Printed Name NICOLE A. MOORE

Lawrence R. Roush

LAWRENCE R. ROUSH (Seal)
Address: 12041 145th Road, Live Oak, Florida 32060

Debbie J. Moore

Witness Printed Name **Debbie G. Moore**

William Robin Roush

WILLIAM ROBIN ROUSH (Seal)
Address: 2821 Evergreen Place, Gainesville, Georgia 30501

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 6th day of February, 2017, by LAWRENCE R. ROUSH and WILLIAM ROBIN ROUSH, who is/are personally known to me or who has produced DRIVERS' LICENSES as identification.

Debbie J. Moore

Notary Public
Print Name: **Debbie G. Moore**
My Commission Expires: _____



This instrument prepared by
and after recording return to:

John C. Bovay, Attorney at Law
901 N.W. 57th Street
Gainesville, Florida 32605

Inst:2005003121 Date:02/09/2005 Time:15:12
Doc Stamp-Deed : 0.70

Ynk DC, P. DeWitt Cason, Columbia County B:1037 P:1953

07-4S-17-08127-009
07-4S-17-08127-005
Property Appraiser's Parcel
Identification Number(s)

WARRANTY DEED

The Grantor, William B. Martin, as Trustee of the William B. Martin Trust, dated July 31, 1990, in consideration of Ten and grants and conveys to the Grantee, St. Johns, LLC (a Florida limited liability company), whose mailing address is 2841 NW 41st Street, Gainesville, Florida 32606, the real property in Columbia County, Florida, described as follows:

The South ½ of the Northeast ¼ of the Northeast ¼ of Section 7, Township 4 South, Range 17 East as lies West of S.R. No. 47; LESS AND EXCEPT: Begin at the Southwest Corner of the Northeast ¼ of the Northeast ¼ of said Section 7, and run North along West Line of said Northeast ¼ of the Northeast ¼ 211 feet; thence run East 337 feet; thence run South 211 feet; thence run West 337 feet to the Point of Beginning.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

This deed was prepared without examination of title or legal opinion, but upon information, including the legal description and the ownership interest, supplied by the Grantor.

The interest conveyed is not the homestead of the Grantor.

Signed on February 4, 2005.

Signed in the presence of:

Joseph J. Suburstein
Print Name: Joseph J. Suburstein

William B. Martin
William B. Martin, as Trustee of the
William B. Martin Trust, dated July 31, 1990
2841 NW 41st Street
Gainesville, Florida 32606

Julia Cook
Print Name: Julia Cook

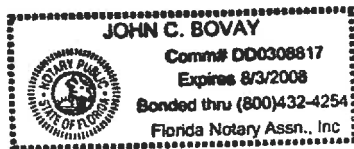
Two witnesses as to
William B. Martin, as Trustee of the
William B. Martin Trust, dated July 31, 1990

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me on February 4, 2005,
by William B. Martin.

Personally Known ✓
Produced Identification _____
Type of Identification _____

John C. Bovay
Notary Public--State of Florida
Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____



Sr. J. Williams 11/17 2/13/2020

PUBLIC NOTICE

[Faint text on a white sign, likely containing details of a public notice or hearing.]

2/23/22

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

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 02/22/22 14:06 by kharr-cn

Acct #: 45150

Ad #: 690109

Status: New WHOLD

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

Start: 02/25/2022 Stop: 02/25/2022

Times Ord: 1 Times Run: ***

STD 1.00 X 13.88 Words: 509

Total STD 13.88

Class: 8000 LEGAL COLUMBIA CO

Rate: LG Cost: 222.08

Affidavits: 1

Ad Descrpt: Z 22-01

Descr Cont: NOTICE OF PUBLIC HEARING

Given by: *

P.O. #:

Created: kharr 02/22/22 14:04

Last Changed: kharr 02/22/22 14:06

Contact: AP CHERYL 719-5794

Phone: (386)719-5804

Fax#:

Email:

Agency:

PUB ZONE EDT TP RUN DATES
LCR A 96 S 02/25

AUTHORIZATION

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

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendment, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at a public hearing on March 8, 2022 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the second floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

Z 22-01, an application by St. Johns LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COUNTY RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to CITY COMMERCIAL, INTENSIVE (C) on property described, as follows:

A parcel of land lying within Section 7, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 7 lying West of State Road 47.

Containing 9.69 acre, more or less.

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

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

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

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

above referenced public hearing.

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

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

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager, 386.719.5768 at least 48 hours prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY). Publish in the legal section of the Lake City Reporter on February 25, 2022.

690109
February 25, 2022

NOTICE OF PUBLIC HEARING
CONCERNING AN AMENDMENT TO THE

CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

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**North
Central
Florida
Regional
Planning
Council**

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Suwannee • Taylor • Union Counties

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

February 21, 2022

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

TRANSMITTED VIA ELECTRONIC MAIL ONLY

RE: Application No. Z 22-01 (St. Johns LLC)
Sign
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Dear Marshall:

Please find enclosed the above referenced sign.

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

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

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

SRK/cf

xc: Joyce Bruner, Executive Assistant
Paul Dyal, Interim City Manager

I:\2022\lakecity\z-22-01_st.johnsllc\z_22-01_sign_.docx

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

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

Z 22-01, an application by St. Johns LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COUNTY RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to CITY COMMERCIAL, INTENSIVE (CI) on property described, as follows:

A parcel of land lying within Section 7, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 7 lying West of State Road 47.

Containing 9.69 acre, more or less.

WHEN: March 8, 2022
5:30 p.m.

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

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

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

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



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

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

February 21, 2022

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

TRANSMITTED VIA ELECTRONIC MAIL ONLY

RE: Application No. Z 22-01 (St. Johns LLC)
Sign
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Dear Marshall:

Please find enclosed the above referenced sign.

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

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

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

SRK/cf

xc: Joyce Bruner, Executive Assistant
Paul Dyal, Interim City Manager

I:\2022\lakecity\z-22-01_st.johnsllc\z_22-01_sign_.docx

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

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

Z 22-01, an application by St. Johns LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COUNTY RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to CITY COMMERCIAL, INTENSIVE (CI) on property described, as follows:

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

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

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 02/22/22 14:10 by kharr-cn

Acct #: 45150

Ad #: 690110

Status: New WHOLD

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

Start: 02/25/2022 Stop: 02/25/2022
Times Ord: 1 Times Run: ***
STD 1.00 X 15.40 Words: 572
Total STD 15.40
Class: 8000 LEGAL COLUMBIA CO
Rate: LG Cost: 246.40
Affidavits: 1
Ad Descrpt: CPA 22-02
Descr Cont: NOTICE OF PUBLIC HEARINGS
Given by: *
P.O. #:
Created: kharr 02/22/22 14:06
Last Changed: kharr 02/22/22 14:07

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

PUB ZONE EDT TP RUN DATES
LCR A 96 S 02/25

AUTHORIZATION

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

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE CITY OF LAKE CITY COMPREHENSIVE PLAN BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on March 8, 2022 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

(1) CPA 22-01, an application by the City Council, to amend the text, Future Land Use Plan Map Series and Future Land Use Plan Map of the Comprehensive Plan, based upon an evaluation completed by the City, to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes, as amended.

(2) CPA 22-02, an application by St. Johns LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from COUNTY RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwelling units per acre) to CITY COMMERCIAL for the property described, as follows:

A parcel of land lying within Section 7, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 7 lying West of State Road 47.

Containing 9.69 acre, more or less.

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

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

Copies of the amendments are available for public inspection by contacting the Office of Growth Management at growth-management@lcfla.com or by

calling 386.719.5746. The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearings shall be announced during the public hearings and that no further notice concerning the matters will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearings.

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

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

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager, 386.719.5768 at least 48 hours prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY). Publish in the legal section of the Lake City Reporter on February 25, 2022.

690110
February 25, 2022

NOTICE OF PUBLIC HEARINGS
CONCERNING AMENDMENTS TO THE
CITY OF LAKE CITY COMPREHENSIVE PLAN

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on March 8, 2022 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

- (1) CPA 22-01, an application by the City Council, to amend the text, Future Land Use Plan Map Series and Future Land Use Plan Map of the Comprehensive Plan, based upon an evaluation completed by the City, to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes, as amended.
- (2) CPA 22-02, an application by St. Johns LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from COUNTY RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwelling units per acre) to CITY COMMERCIAL for the property described, as follows:

A parcel of land lying within Section 7, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 7 lying West of State Road 47.

Containing 9.69 acre, more or less.

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

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

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

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

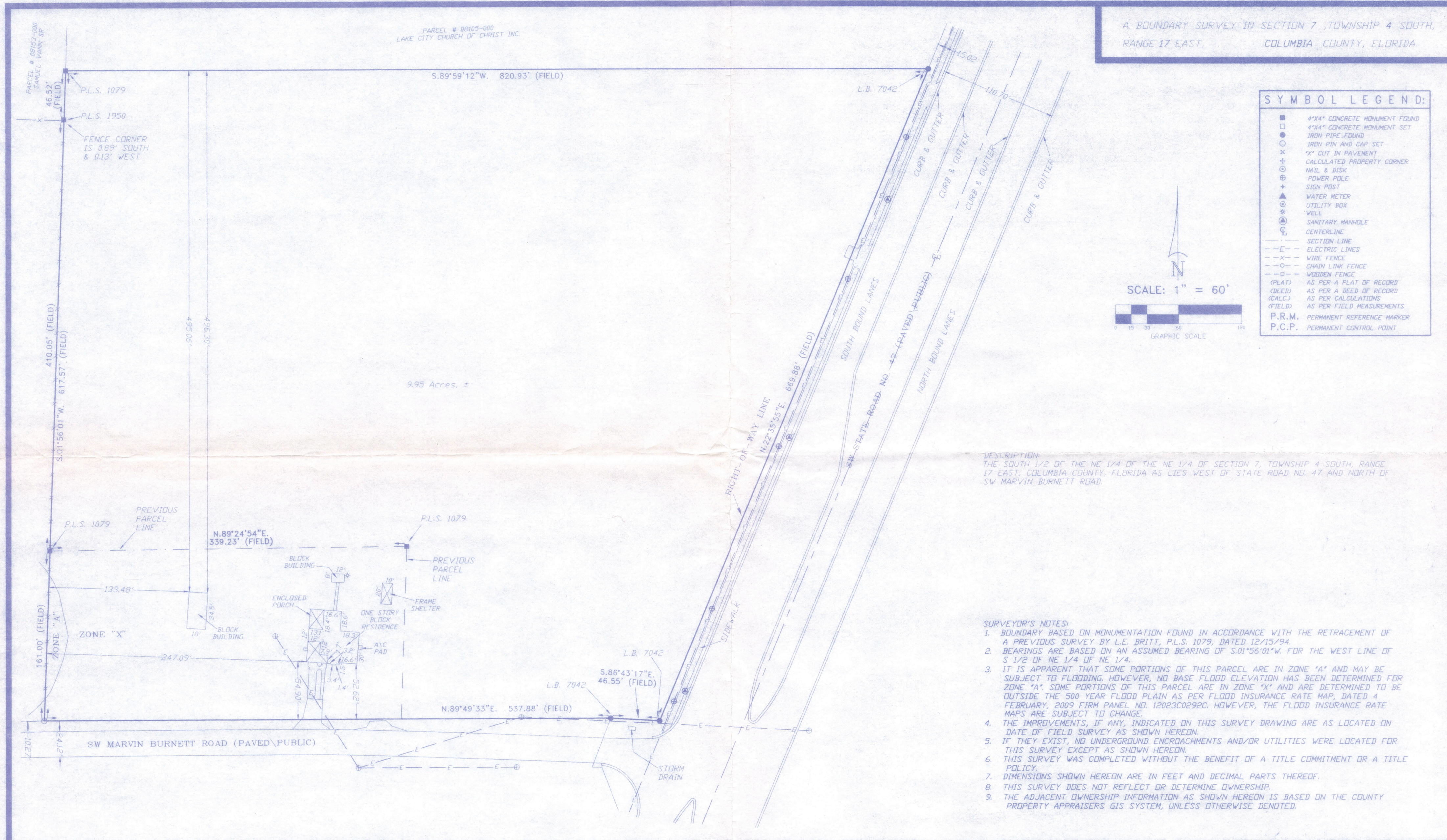
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Publish in the legal section of the Lake City Reporter on February 25, 2022.

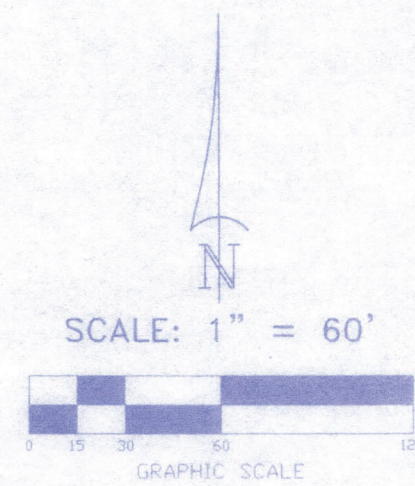
Z:\temp\24396.dwg Neo Mar 15 16:41:00 2017 Britt Surveying and Mapping, LLC (LSB)



A BOUNDARY SURVEY IN SECTION 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

SYMBOL LEGEND:

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON PIN AND CAP SET
*	1" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊙	NAIL & DISK
⊕	POWER POLE
⊖	SIGN POST
▲	WATER METER
⊕	UTILITY BOX
⊖	WELL
⊕	SMALLER MARKER
⊖	CENTERLINE
---	SECTION LINE
-E-	ELECTRIC LINES
-W-	WIRE FENCE
-D-	CHAIN LINK FENCE
-O-	WOODEN FENCE
OPAD	AS PER A PLAT OF RECORD
OCALC	AS PER A DEED OF RECORD
FCALC	AS PER CALCULATIONS
FFIELD	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT



DESCRIPTION:
THE SOUTH 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AS LIES WEST OF STATE ROAD NO. 47 AND NORTH OF SW MARVIN BURNETT ROAD.

- SURVEYOR'S NOTES:**
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF A PREVIOUS SURVEY BY L.E. BRITT, P.L.S. 1079, DATED 12/15/94.
 - BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.01°56'01"W. FOR THE WEST LINE OF S. 1/2 OF NE 1/4 OF NE 1/4.
 - IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP DATED 4 FEBRUARY, 2009 FIRM PANEL NO. 12023C0292C. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
 - THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREIN.
 - IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREIN.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
 - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
 - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 - THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

CERTIFIED TO:
BILL MARTIN

FIELD BOOK: SEE PAGE(S): FILE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.001, FLORIDA STATUTES.

02/02/17 FIELD SURVEY DATE 02/26/17 DRAWING DATE

[Signature]
L. E. BRITT, P.S.M.
REGISTRATION # 5797

NOTE: UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

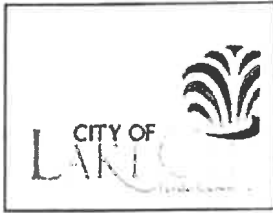
BRITT SURVEYING & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
2086 SW MAIN BLVD, SUITE 112
LAKE CITY, FLORIDA 32025

www.brittsurvey.com
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-24396

File Attachments for Item:

iii. Site Plan Review - SPR-22-06 Walmart #767 OGP Expansion



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

FOR PLANNING USE ONLY
 Application # SPR 22-06
 Application Fee: **\$200.00**
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Walmart #767 OGP Expansion
2. Address of Subject Property: 2767 W US Hwy 90, Lake City, FL 32055
3. Parcel ID Number(s): 35-3S-16-02519-001
4. Future Land Use Map Designation: CG
5. Zoning Designation: _____
6. Acreage: _____
7. Existing Use of Property: Retail-Grocery
8. Proposed use of Property: Retail-Grocery
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage 8,467
 - New construction: Total square footage _____
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Clarence Almonor Title: Agent
 Company name (if applicable): Cuhaci Peterson
 Mailing Address: 930 Woodcock Road, Suite 101, Orlando, FL 32803
 City: Orlando State: FL Zip: 32803
 Telephone: (407) 745-9087 Fax: () Email: ClarenceA@c-p.com
3. If the applicant is agent for the property owner*.

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.

 Property Owner Name (title holder): Walmart Stores East LP
 Mailing Address: PO Box 8050
 City: Bentonville State: AR Zip: 72712
 Telephone: (407) 745-9087 Fax: () Email: ClarenceA@c-p.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: _____
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. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Vicinity Map - Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. Site Plan - Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
 4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
 5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
 6. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
 7. Legal Description with Tax Parcel Number (In Word Format).
 8. Proof of Ownership (i.e. deed).
 9. Agent Authorization Form (signed and notarized).
 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

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

NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. 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 ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

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.

Clarence Almonor

Applicant/Agent Name (Type or Print)

[Handwritten Signature]

Applicant/Agent Signature

2/3/2022

Date

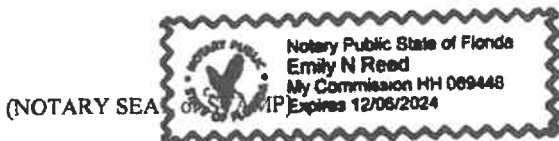
Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 3rd day of Feb., 2022, by (name of person acknowledging).



[Handwritten Signature]

Signature of Notary

Printed Name of Notary

Personally Known OR Produced Identification _____
Type of Identification Produced

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



FLOOR PLAN

OGP-A1

Walmart
LAKE CITY, FL
2265 W US HIGHWAY 90
LAKE CITY, FL 33706
813.438.4321
www.walmart.com

3 P LAYOUT FOR REFRIG
2025/01/08
15:45
1/11/2025

COMMENTS
NO COMMENTS

ISSUE BLOCK

CONCRETE BY
DRAWN BY
PROJECT NO.
PROJECT NAME

SHEET NOTES

1. ALL STEEL FRAMES TO BE FINISHED BY WELDED LAP JOINTS TO BE FINISHED BY WELDED LAP JOINTS.
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LEGEND

EXISTING TO REMAIN
DEMOLISH
CMU WALL
NEW WALL

EQUIPMENT NOTES

1. REFER TO SHEET A1 FOR EQUIPMENT LOCATION AND SPECIFICATIONS.
2. REFER TO SHEET A1 FOR EQUIPMENT LOCATION AND SPECIFICATIONS.
3. REFER TO SHEET A1 FOR EQUIPMENT LOCATION AND SPECIFICATIONS.
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7. REFER TO SHEET A1 FOR EQUIPMENT LOCATION AND SPECIFICATIONS.
8. REFER TO SHEET A1 FOR EQUIPMENT LOCATION AND SPECIFICATIONS.
9. REFER TO SHEET A1 FOR EQUIPMENT LOCATION AND SPECIFICATIONS.
10. REFER TO SHEET A1 FOR EQUIPMENT LOCATION AND SPECIFICATIONS.

ORIGINAL EQUIPMENT NOTES

1. ALL EQUIPMENT SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
2. ALL EQUIPMENT SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
3. ALL EQUIPMENT SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
4. ALL EQUIPMENT SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
5. ALL EQUIPMENT SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
6. ALL EQUIPMENT SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
7. ALL EQUIPMENT SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
8. ALL EQUIPMENT SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
9. ALL EQUIPMENT SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
10. ALL EQUIPMENT SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.

PICKUP REFRIGERATED CASE LEGEND

DESCRIPTION	MODEL NO.	NOTES
REFRIGERATED CASE	REFRIG-001	AS SHOWN
REFRIGERATED CASE	REFRIG-002	AS SHOWN
REFRIGERATED CASE	REFRIG-003	AS SHOWN
REFRIGERATED CASE	REFRIG-004	AS SHOWN
REFRIGERATED CASE	REFRIG-005	AS SHOWN
REFRIGERATED CASE	REFRIG-006	AS SHOWN
REFRIGERATED CASE	REFRIG-007	AS SHOWN
REFRIGERATED CASE	REFRIG-008	AS SHOWN
REFRIGERATED CASE	REFRIG-009	AS SHOWN
REFRIGERATED CASE	REFRIG-010	AS SHOWN

KEYNOTES

1. DEMO EXISTING WALLS AND PARTIAL WALLS AS SHOWN.

2. DEMO EXISTING WALLS AND PARTIAL WALLS AS SHOWN.

3. DEMO EXISTING WALLS AND PARTIAL WALLS AS SHOWN.

4. DEMO EXISTING WALLS AND PARTIAL WALLS AS SHOWN.

5. DEMO EXISTING WALLS AND PARTIAL WALLS AS SHOWN.

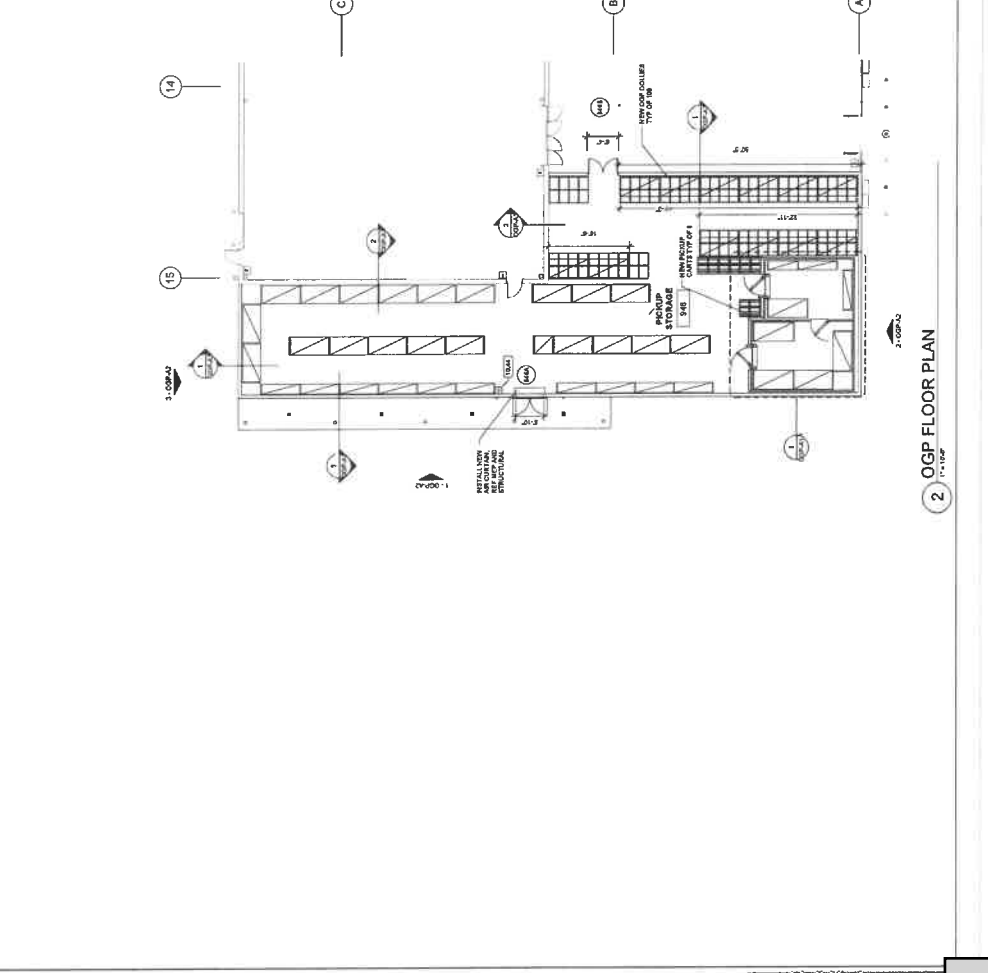
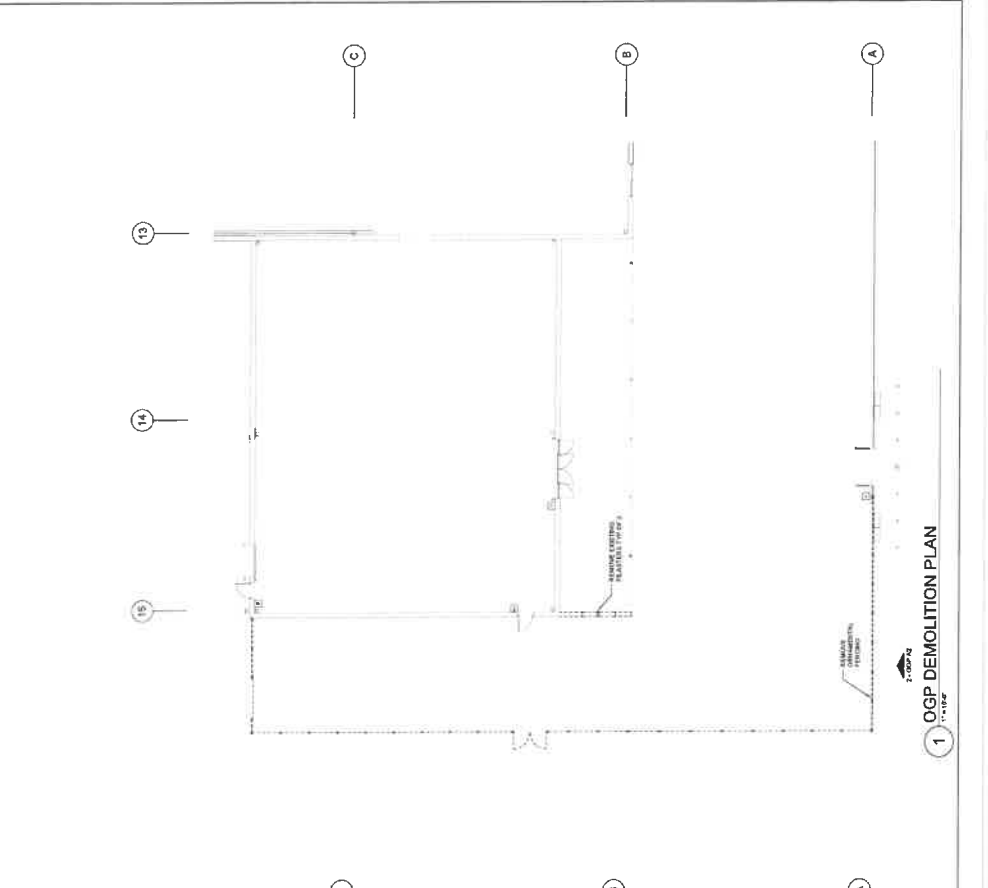
6. DEMO EXISTING WALLS AND PARTIAL WALLS AS SHOWN.

7. DEMO EXISTING WALLS AND PARTIAL WALLS AS SHOWN.

8. DEMO EXISTING WALLS AND PARTIAL WALLS AS SHOWN.

9. DEMO EXISTING WALLS AND PARTIAL WALLS AS SHOWN.

10. DEMO EXISTING WALLS AND PARTIAL WALLS AS SHOWN.



1 OGP FLOOR PLAN
1/11/25

2 OGP FLOOR PLAN
1/11/25

SHEET NOTES

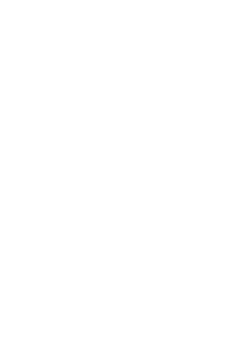
1. REPLICATION SHALL NOT COMBINE WITH WALLING. CONSIDERATION SHALL BE GIVEN TO THE WALLING BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WALLING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WALLING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WALLING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WALLING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WALLING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WALLING.
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GENERAL NOTES

1. ROUTE CONCRETE UTILITY LINES AND SUPPORTS IF ANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY LINES AND SUPPORTS IF ANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY LINES AND SUPPORTS IF ANY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY LINES AND SUPPORTS IF ANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY LINES AND SUPPORTS IF ANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY LINES AND SUPPORTS IF ANY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY LINES AND SUPPORTS IF ANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY LINES AND SUPPORTS IF ANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY LINES AND SUPPORTS IF ANY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY LINES AND SUPPORTS IF ANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY LINES AND SUPPORTS IF ANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY LINES AND SUPPORTS IF ANY.

KEYNOTES

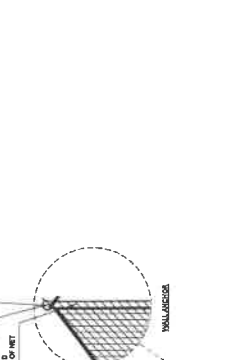
1. 1/4" x 3/8" METAL ANCHOR BOLTS TO BE USED AT ALL CORNERS AND INTERSECTIONS.



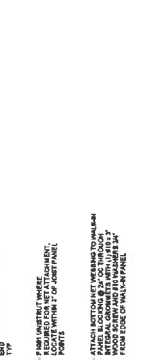
4 NETTING PENETRATIONS
1/2" x 1/4"



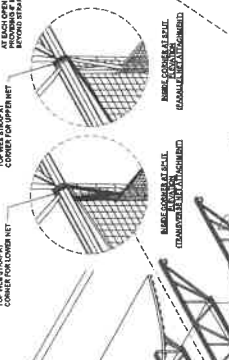
1 WALK-IN EDGE PROTECTION PLAN
1/4" x 1/4"



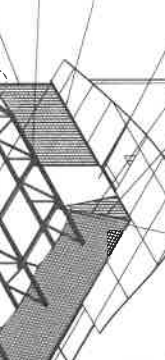
2 NET SYSTEM ATTACHMENT PARALLEL TO STRUCTURE
3/8" x 1/4"



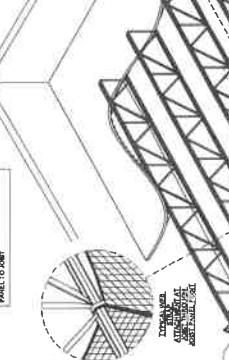
3 NET SYSTEM ATTACHMENT PERPENDICULAR TO STRUCTURE
3/8" x 1/4"



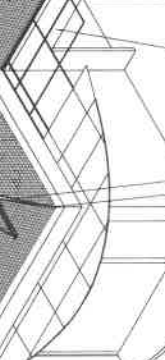
5 NET SYSTEM ON WALK-IN BOX
3/8" x 1/4"



4 NETTING PENETRATIONS
1/2" x 1/4"



1 WALK-IN EDGE PROTECTION PLAN
1/4" x 1/4"



2 NET SYSTEM ATTACHMENT PARALLEL TO STRUCTURE
3/8" x 1/4"



3 NET SYSTEM ATTACHMENT PERPENDICULAR TO STRUCTURE
3/8" x 1/4"



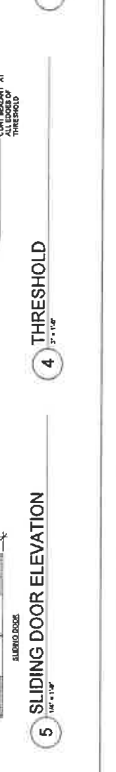
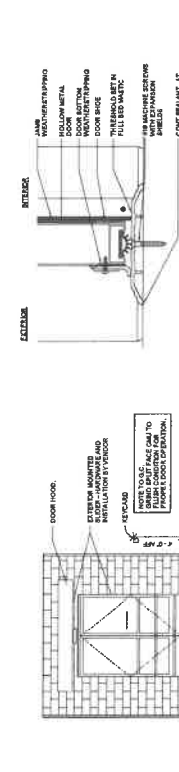
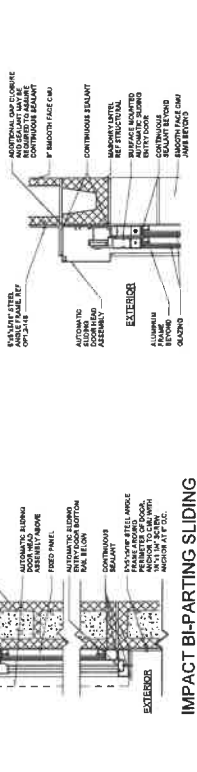
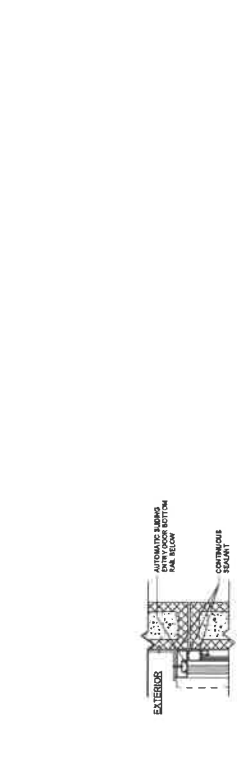
5 NET SYSTEM ON WALK-IN BOX
3/8" x 1/4"

NOTE: FOR HOW TO FRAME BOTTLE TOP

ITEM	DESCRIPTION	UNIT	QTY	PRICE	EXTENSION	TOTAL PRICE
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GENERAL FINISH NOTES

1. FURNISH ALL METAL DOOR FRAMES USABLE TO CUSTOMER (EXCEPT DOORS IN NEW WALLS).
2. FURNISH ALL METAL DOOR FRAMES USABLE TO CUSTOMER (EXCEPT DOORS IN NEW WALLS AS INDICATED).
3. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.
4. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.
5. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.
6. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.
7. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.
8. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.
9. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.
10. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.



IMPACT BI-PARTING SLIDING DOOR JAMB EXTERIOR MOUNTED

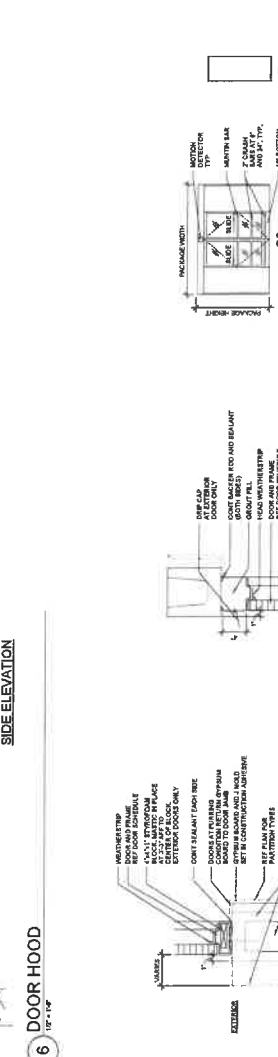
NO.	DESCRIPTION	UNIT	QTY	PRICE	EXTENSION	TOTAL PRICE
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GENERAL DOOR NOTES

1. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.
2. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.
3. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.
4. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.
5. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.
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7. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.
8. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.
9. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.
10. FURNISH DOOR FRAMES IN PLACE OF EXISTING FRAME AS INDICATED.

IMPACT BI-PARTING SLIDING DOOR JAMB EXTERIOR MOUNTED

NO.	DESCRIPTION	UNIT	QTY	PRICE	EXTENSION	TOTAL PRICE
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Walmart logo

LAKE CITY, FL

2878 W US HIGHWAY 90

LAKE CITY, FL 32113

31 TELEPHONE FOR SERVICE

CONTRACT NUMBER

DATE

ISSUE BLOCK

ENCLOSED BY: []

DATE: []

REVISION: []

DOCUMENT DATE: []

31 TELEPHONE FOR SERVICE

CONTRACT NUMBER

DATE

ISSUE BLOCK

ENCLOSED BY: []

DATE: []

REVISION: []

DOCUMENT DATE: []

DOOR SCHEDULE AND FINISHES

CPG-A5

THE GRANITE COUNTY OF IT IS LISTED IN THIS SCHEDULE MAY NOT ACCURATELY REFLECT THE ACTUAL QUANTITY REQUIRED TO COMPLETE THE WORK OF AND ACCOUNTS FOR THE CONTRACT WORK. ACTUAL QUANTITY OF ITEMS SUPPLIED SHALL BE DETERMINED THROUGH A THOROUGH REVIEW

Table with 5 columns: W/O#, Vendor, Item, Type, Model. Includes entries for various construction materials and equipment like 'WALMART SUPPLY', 'BLACK & VEATCH', 'CONCRETE', etc.

SHEET NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE INSTALLATION OF THE EQUIPMENT AND MATERIALS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE INSTALLATION OF THE EQUIPMENT AND MATERIALS.

EQUIPMENT MODEL LIST QIP

Table with 2 columns: Vendor, Equipment Model. Lists various equipment models from vendors like 'WALMART SUPPLY', 'BLACK & VEATCH', etc.

MATERIAL VENDOR LIST QIP

Table with 2 columns: Vendor, Material. Lists various materials from vendors like 'WALMART SUPPLY', 'BLACK & VEATCH', etc.

COMPLAINANTS

Table with 2 columns: Vendor, Complainant. Lists various complainants from vendors like 'WALMART SUPPLY', 'BLACK & VEATCH', etc.

JOB NUMBER

Table with 2 columns: Vendor, Job Number. Lists various job numbers from vendors like 'WALMART SUPPLY', 'BLACK & VEATCH', etc.

PROJ

Table with 2 columns: Vendor, Proj. Lists various projects from vendors like 'WALMART SUPPLY', 'BLACK & VEATCH', etc.

2727 W US HIGHWAY 90

Table with 2 columns: Vendor, Proj. Lists various projects from vendors like 'WALMART SUPPLY', 'BLACK & VEATCH', etc.

LAKE CITY, FL

Table with 2 columns: Vendor, Proj. Lists various projects from vendors like 'WALMART SUPPLY', 'BLACK & VEATCH', etc.

Walmart

Table with 2 columns: Vendor, Proj. Lists various projects from vendors like 'WALMART SUPPLY', 'BLACK & VEATCH', etc.

ISSUE BLOCK

Table with 2 columns: Vendor, Issue. Lists various issues from vendors like 'WALMART SUPPLY', 'BLACK & VEATCH', etc.

CHECKED BY

Table with 2 columns: Vendor, Issue. Lists various issues from vendors like 'WALMART SUPPLY', 'BLACK & VEATCH', etc.

DRAWN BY

Table with 2 columns: Vendor, Issue. Lists various issues from vendors like 'WALMART SUPPLY', 'BLACK & VEATCH', etc.

PROJ CYCLE

Table with 2 columns: Vendor, Issue. Lists various issues from vendors like 'WALMART SUPPLY', 'BLACK & VEATCH', etc.

DOCUMENT DATE

Table with 2 columns: Vendor, Issue. Lists various issues from vendors like 'WALMART SUPPLY', 'BLACK & VEATCH', etc.

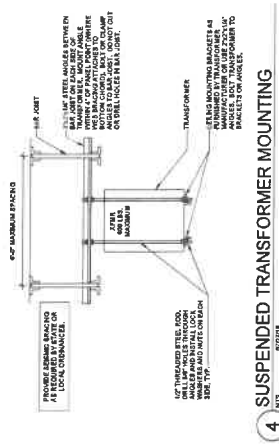


OWNER SUPPLIED ITEMS

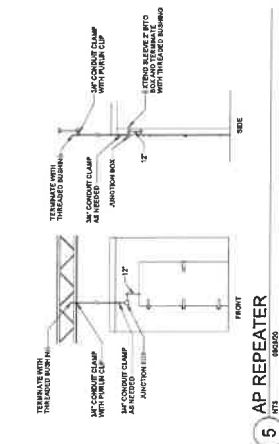
OGP-OS1



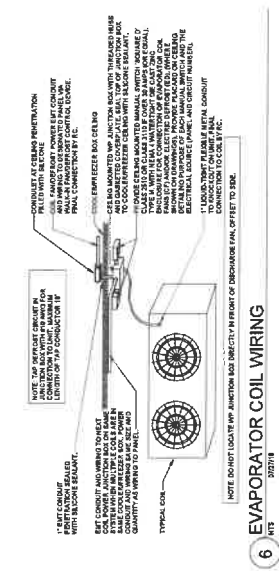
DETAILS & DIAGRAMS



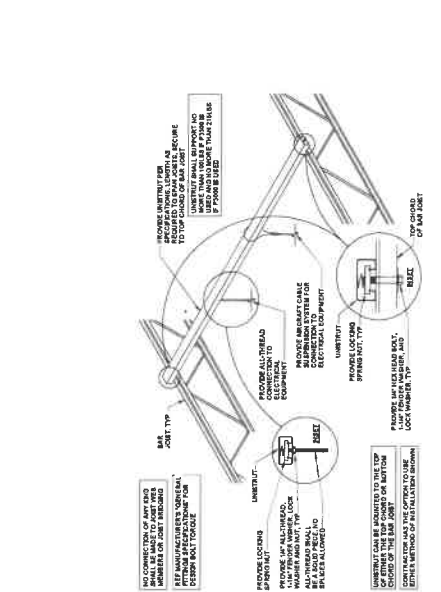
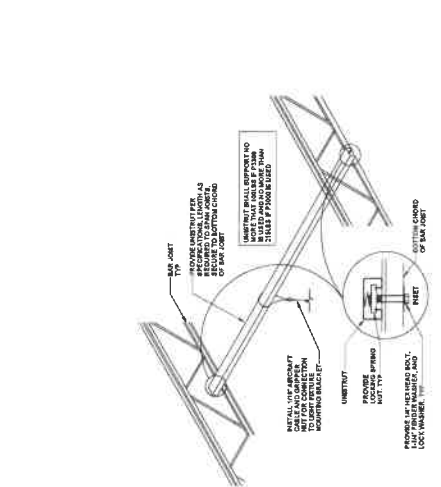
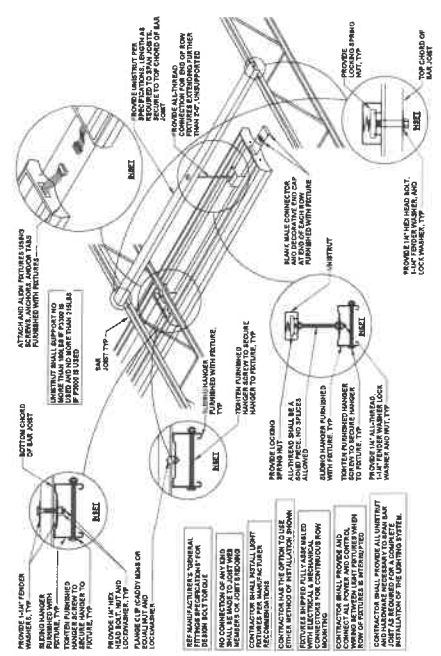
4 SUSPENDED TRANSFORMER MOUNTING
07/20/08



5 AP REPEATER
08/20/08



6 EVAPORATOR COIL WIRING
02/21/08



EACH MANUFACTURER IS RESPONSIBLE FOR VERIFYING A PROPORTION OF ALL CHANGING AND EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY THAT ALL CONDITIONS ARE ACCURATE AND COMPLETELY REFLECT THE MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL VERIFY THAT ALL CONDITIONS ARE ACCURATE AND COMPLETELY REFLECT THE MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL VERIFY THAT ALL CONDITIONS ARE ACCURATE AND COMPLETELY REFLECT THE MANUFACTURER'S REQUIREMENTS.

Contractor's Signature: _____
Contractor's Name: _____
Date: _____

Contractor's License No.: _____
Contractor's Address: _____

Project Name: OGP 112P
Project Address: 1515 15th Street, Lake City, FL 33705

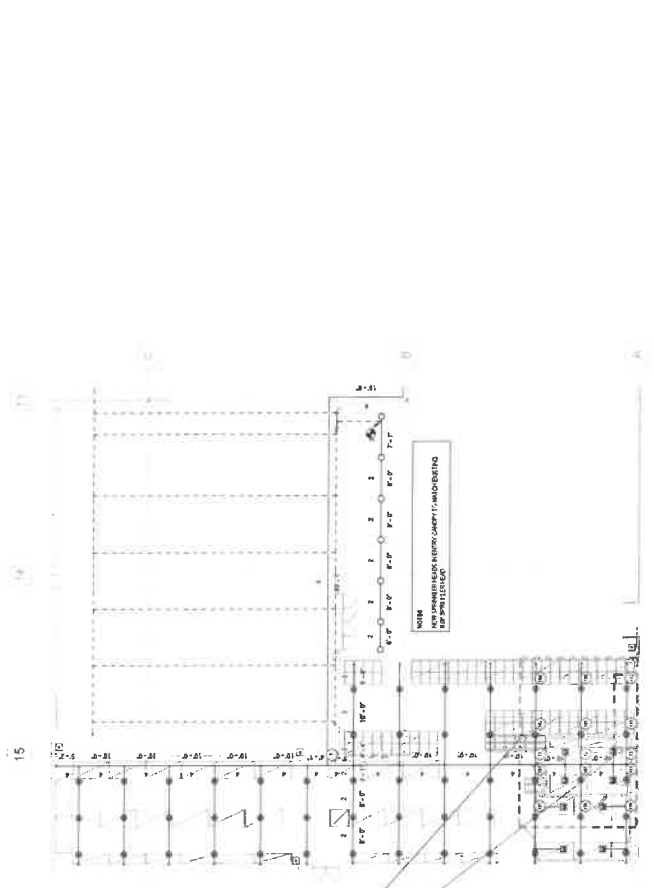
Walmart
 LAKE CITY, FL

Owner: Walmart
Project No.: OGP 112P
Drawn By: [Name]
Checked By: [Name]
Date: [Date]

Scale: 1/8" = 1'-0"
Sheet No.: 11 of 12

Project Description: OGP Fire Sprinkler System 1
System Name: SYSTEM 1
System No.: 112P

Notes:
 1. All piping shall be installed in accordance with the National Fire Protection Association (NFPA) standards.
 2. All materials shall be of the highest quality and meet or exceed the minimum requirements of the NFPA standards.



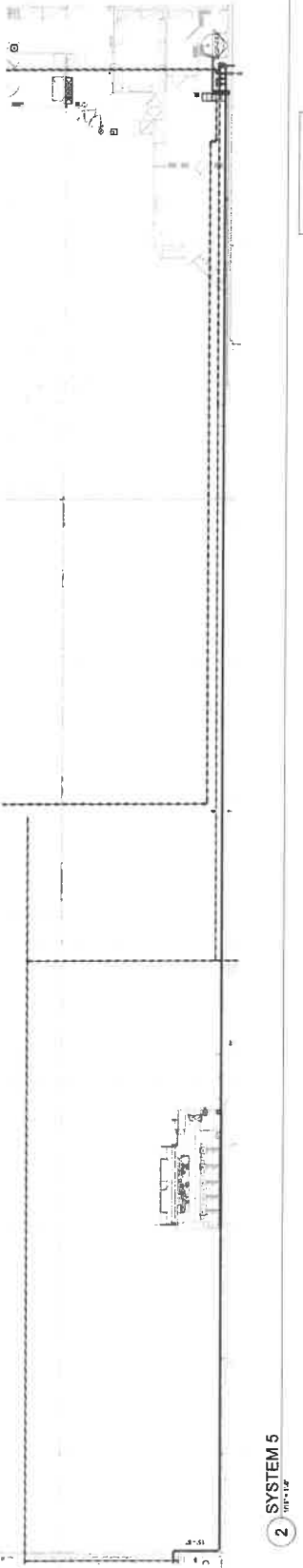
1 OGP EXPANSION
 112P

Hydraulic Information	
Service Area Name:	OGP 112P
Design Classification:	UL LISTED BY FRONZACK
Density:	8 GPM
Total Water Demand:	250 GPM
Flowing Heads:	12 @ 15.00 psi
K _t Factor:	11.2
Total Water Demand:	178 GPM
Total Pressure Required:	252.7 psi
Base of Riser:	178 GPM
Flowing Heads:	12 @ 15.00 psi
K _t Factor:	11.2
Total Water Demand:	178 GPM
Total Pressure Required:	252.7 psi
Base of Riser:	178 GPM
Flowing Heads:	12 @ 15.00 psi
K _t Factor:	11.2
Total Water Demand:	178 GPM
Total Pressure Required:	252.7 psi
Base of Riser:	178 GPM

Hydraulic Information	
Service Area Name:	OGP 112P
Design Classification:	OGP 112P
Density:	8 GPM
Total Water Demand:	250 GPM
Flowing Heads:	12 @ 15.00 psi
K _t Factor:	11.2
Total Water Demand:	178 GPM
Total Pressure Required:	252.7 psi
Base of Riser:	178 GPM
Flowing Heads:	12 @ 15.00 psi
K _t Factor:	11.2
Total Water Demand:	178 GPM
Total Pressure Required:	252.7 psi
Base of Riser:	178 GPM

OGP 112P HYDRAULIC CALCULATIONS
 DATE: 11/15/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

2 SYSTEM 5
 112P



Notes:
 1. All piping shall be installed in accordance with the National Fire Protection Association (NFPA) standards.
 2. All materials shall be of the highest quality and meet or exceed the minimum requirements of the NFPA standards.

Contractor's Signature: _____
Contractor's Name: _____
Date: _____

Digitally signed by Andrew P. Villalba
DN: cn=Andrew P. Villalba, o=Wal-Mart Stores Corp., email=Andrew.P.Villalba@walmart.com

1323 Mountain Ave
Lake City, FL 32009
704.762.8700
www.walmart.com

Walmart
LAKE CITY, FL
STORE NO. 007670
318006 STORE NO.
297670 ZONE NO.
12620230 DOCUMENT DATE

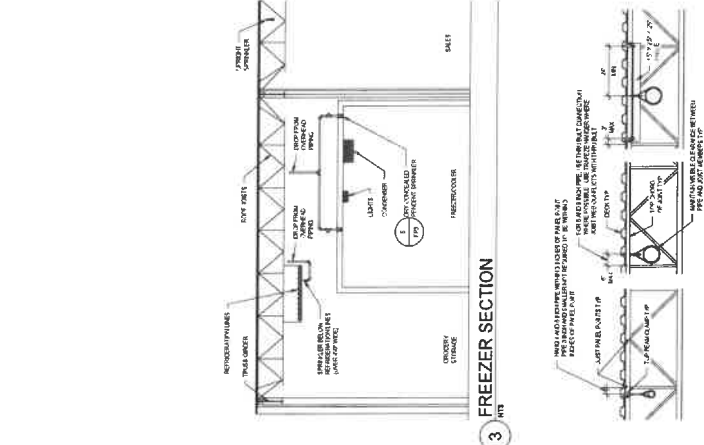
PROJECT NO. 2012-12-21
DATE: 2012.12.21
12:11:48-00709

ISSUE BLOCK
NO. DESCRIPTION
1. ISSUE BLOCK

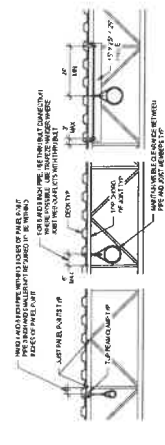
PROJECT INFORMATION
PROJECT NO. 2012-12-21
DATE: 2012.12.21
12:11:48-00709

FIRE PROTECTION DETAILS
12620230

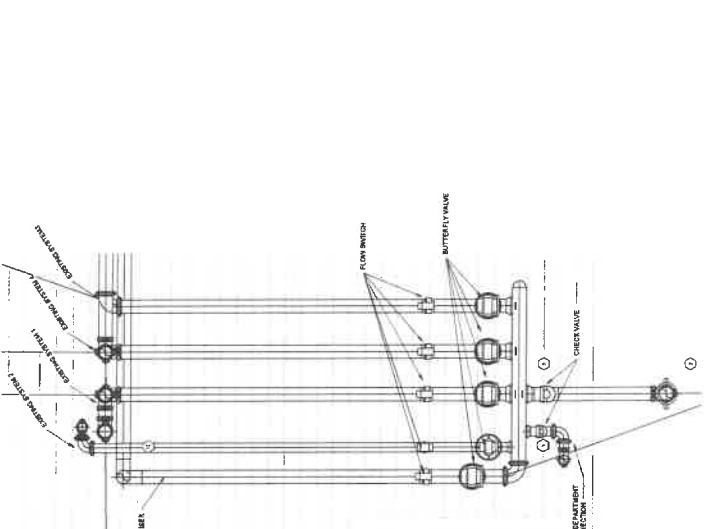
DATE
2012.12.21
PROJECT NO.
2012-12-21
DWG. NO.
FP3



1 FREEZER SECTION
MT



2 FREEZER COOLER DRY PENDENT
MT



3 FREEZER RISER DIAGRAM
MT



4 FIRE SPRINKLER RISER DIAGRAM
MT



5 FREEZER COOLER DRY PENDENT
MT

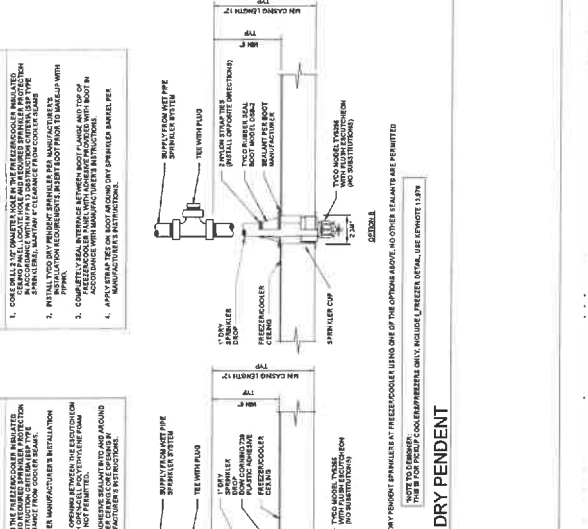


6 FREEZER COOLER DRY PENDENT
MT

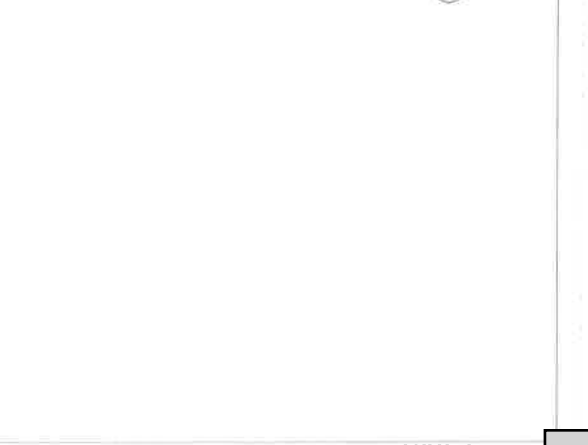


7 PIPE SUPPORT
MT

- OPTION 'A' INSTALLATION PROCEDURE**
1. COVER THE UNIT WITH THE FIRE PROTECTION INSULATION BY SPRINKLER MANUFACTURER'S INSTRUCTIONS.
 2. INSTALL DRY PENDING SPRINKLER PER MANUFACTURER'S REQUIREMENTS.
 3. COVER THE COOLER WITH THE FIRE PROTECTION INSULATION AND TOP OF THE COOLER WITH THE FIRE PROTECTION INSULATION.
 4. ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- OPTION 'B' INSTALLATION PROCEDURE**
1. COVER THE UNIT WITH THE FIRE PROTECTION INSULATION BY SPRINKLER MANUFACTURER'S INSTRUCTIONS.
 2. INSTALL DRY PENDING SPRINKLER PER MANUFACTURER'S REQUIREMENTS.
 3. COMPLETELY SEAL BETWEEN BOTTOM FLANGE AND TOP OF UNIT WITH THE FIRE PROTECTION INSULATION.
 4. ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



8 FREEZER COOLER DRY PENDENT
MT



9 PIPE SUPPORT
MT

NOTE: CONTRACTOR TO SEAL ANY PENETRATIONS IN FREEZER COOLER USING ONE OF THE OPTIONS ABOVE. NO OTHER PENETRATIONS ARE PERMITTED.
THIS IS FOR FREEZER COOLER/PREVENTER ONLY. INCLUDE IN FREEZER DETAIL. USE KEYNOTE 11.87H

USE SHIRT PATTERN WITH SHIRT NUMBER 7 1/4 DIA.



Walmart logo and project information including 'LAKE CITY, FL' and 'Walmart'.

Project information including 'LAKE CITY, FL', 'Walmart', and 'ISSUE BLOCK'.

Table with columns for 'ISSUE BLOCK', 'DATE', and 'DESCRIPTION'. It lists various issues and their resolutions.

Project details including 'DRAWN BY', 'CHECKED BY', 'DATE', and 'PROJECT NO.'.



Project title 'OGP-BAS-1' and 'BUILDING AUTOMATION SYSTEM'.

GENERAL BAS NOTES: 1. GENERAL BAS NOTES... 2. GENERAL BAS NOTES... 3. GENERAL BAS NOTES...

GENERAL BAS NOTES (continued): 4. GENERAL BAS NOTES... 5. GENERAL BAS NOTES... 6. GENERAL BAS NOTES...

GENERAL BAS NOTES (continued): 7. GENERAL BAS NOTES... 8. GENERAL BAS NOTES... 9. GENERAL BAS NOTES...

GENERAL BAS NOTES (continued): 10. GENERAL BAS NOTES... 11. GENERAL BAS NOTES... 12. GENERAL BAS NOTES...

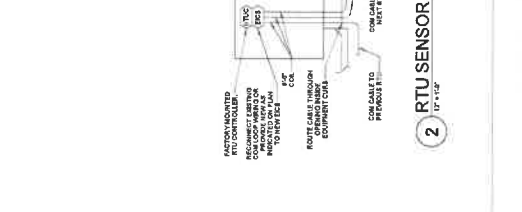
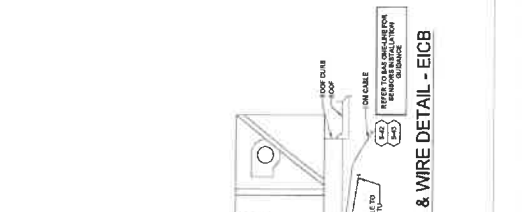
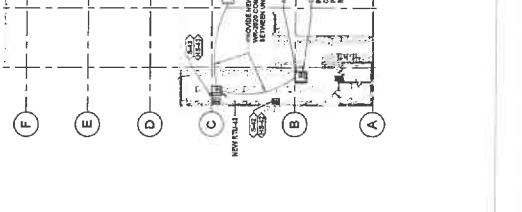
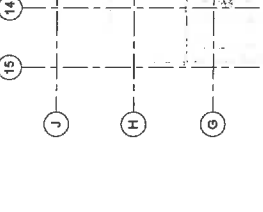
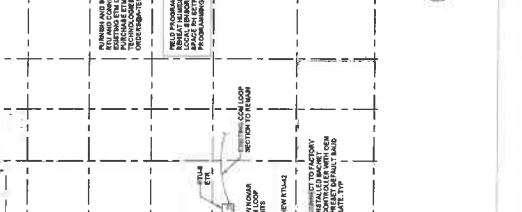
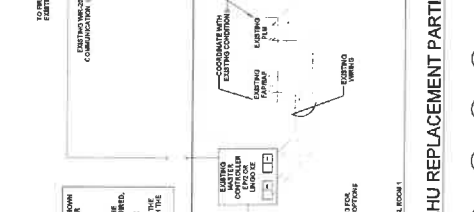
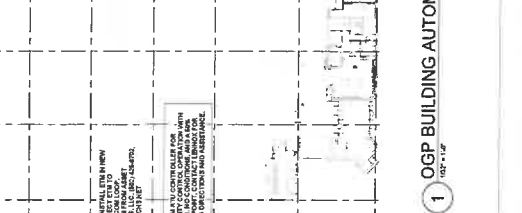
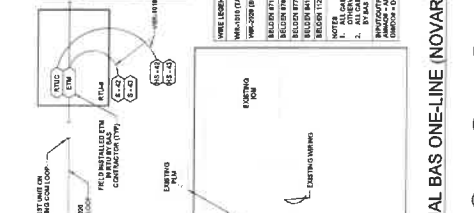
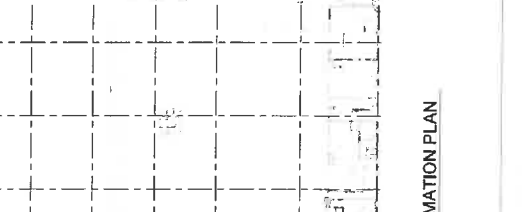
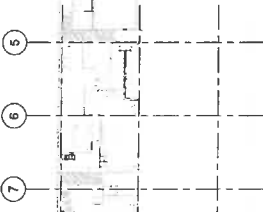
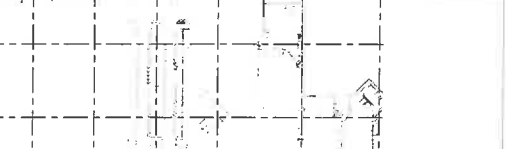
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WIRE LEGEND table with columns for 'DESCRIPTION', 'TYPE', 'CONDUCTOR', 'INSULATION', 'COLOR', 'NOTES', and 'WIRE SIZE'.

CONTROL INFORMATION table with columns for 'DESCRIPTION', 'TYPE', 'CONDUCTOR', 'INSULATION', 'COLOR', 'NOTES', and 'WIRE SIZE'.

BAS SYMBOLS table with columns for 'SYMBOL', 'DESCRIPTION', and 'NOTES'.

GENERAL BAS NOTES (continued): 16. GENERAL BAS NOTES... 17. GENERAL BAS NOTES... 18. GENERAL BAS NOTES...



SYSTEM RCU3 DISCHARGE AIR TEMPERATURE AND DEFROST PARAMETERS

UNIT #	APPLICATOR	WATER LEAKAGE	MPS	DISCHARGE AIR TEMP		DEFROST		DEFROST		DEFROST		DEFROST		DEFROST	
				TEMP (°F)	TEMP (°C)	TIME (MIN)	TIME (MIN)	TIME (MIN)	TIME (MIN)	TIME (MIN)	TIME (MIN)	TIME (MIN)	TIME (MIN)	TIME (MIN)	TIME (MIN)
1															

SYSTEM RCU4 DISCHARGE AIR TEMPERATURE AND DEFROST PARAMETERS

UNIT #	APPLICATOR	WATER LEAKAGE	MPS	DISCHARGE AIR TEMP		DEFROST		DEFROST		DEFROST		DEFROST		DEFROST	
				TEMP (°F)	TEMP (°C)	TIME (MIN)	TIME (MIN)	TIME (MIN)	TIME (MIN)	TIME (MIN)	TIME (MIN)	TIME (MIN)	TIME (MIN)	TIME (MIN)	TIME (MIN)
1															

LEAK DETECTION SYMBOLS

1	ACROSS-CELL LEAK
2	NON-ANALYTICAL PROBE
3	ANALYTICAL PROBE
4	LEAK DETECTION PANEL
5	ZONE ALARM RELAY PANEL

BAS EQUIPMENT SALVAGE REQUIREMENTS

- ALL SALVAGED EQUIPMENT MUST BE RETURNED TO THE MANUFACTURER OR A QUALIFIED REPAIR SHOP FOR REPAIR OR REBUILDING. THE REPAIR OR REBUILDING MUST BE APPROVED BY THE MANUFACTURER OR A QUALIFIED REPAIR SHOP. THE REPAIR OR REBUILDING MUST BE DOCUMENTED BY THE MANUFACTURER OR A QUALIFIED REPAIR SHOP.
- ALL SALVAGED EQUIPMENT MUST BE RETURNED TO THE MANUFACTURER OR A QUALIFIED REPAIR SHOP FOR REPAIR OR REBUILDING. THE REPAIR OR REBUILDING MUST BE APPROVED BY THE MANUFACTURER OR A QUALIFIED REPAIR SHOP. THE REPAIR OR REBUILDING MUST BE DOCUMENTED BY THE MANUFACTURER OR A QUALIFIED REPAIR SHOP.

GENERAL REFRIGERATION BAS NOTES

- ALL BAS WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL CODE (IMC) AND THE 2015 INTERNATIONAL ELECTRICAL CODE (IEC).
- ALL BAS WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL CODE (IMC) AND THE 2015 INTERNATIONAL ELECTRICAL CODE (IEC).

BAS SYMBOLS

ES	NOVAE FUSE SERVICE ENTRANCE
ES2	NOVAE FUSE SERVICE ENTRANCE
ES3	NOVAE FUSE SERVICE ENTRANCE
ES4	NOVAE FUSE SERVICE ENTRANCE
ES5	NOVAE FUSE SERVICE ENTRANCE
ES6	NOVAE FUSE SERVICE ENTRANCE
ES7	NOVAE FUSE SERVICE ENTRANCE
ES8	NOVAE FUSE SERVICE ENTRANCE
ES9	NOVAE FUSE SERVICE ENTRANCE
ES10	NOVAE FUSE SERVICE ENTRANCE
ES11	NOVAE FUSE SERVICE ENTRANCE
ES12	NOVAE FUSE SERVICE ENTRANCE
ES13	NOVAE FUSE SERVICE ENTRANCE
ES14	NOVAE FUSE SERVICE ENTRANCE
ES15	NOVAE FUSE SERVICE ENTRANCE
ES16	NOVAE FUSE SERVICE ENTRANCE
ES17	NOVAE FUSE SERVICE ENTRANCE
ES18	NOVAE FUSE SERVICE ENTRANCE
ES19	NOVAE FUSE SERVICE ENTRANCE
ES20	NOVAE FUSE SERVICE ENTRANCE

REFRIGERATION PICKUP EDC BUILDING AUTOMATION SYSTEM PLAN



REFRIGERATION PICKUP EDC BUILDING AUTOMATION SYSTEM PLAN



PICK-UP REFRIGERATION BUILDING AUTOMATION SYSTEM PLAN



LAKE CITY, FL
Walmart
2781 W. US HWY 90
LAKE CITY, FL 32113
386.707.0000
LAKECITY@WALMART.COM

REPLACEMENT FOR LEVER
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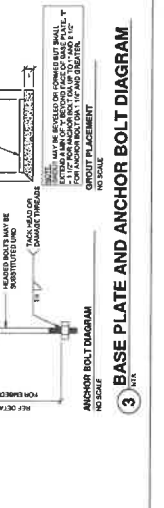
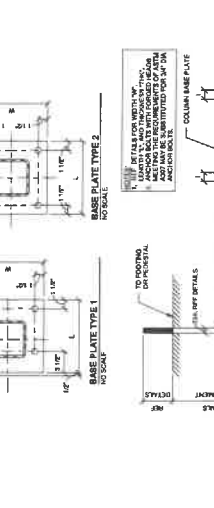
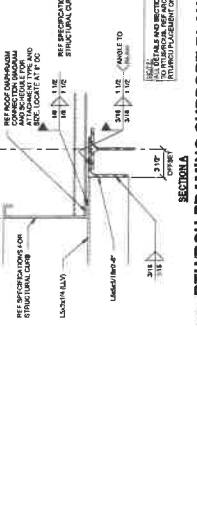
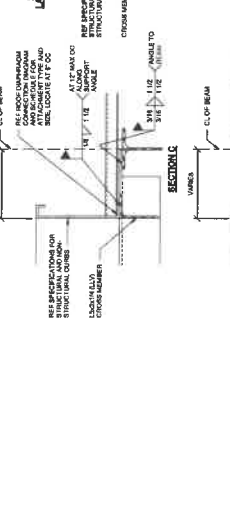
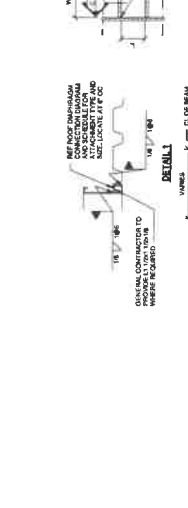
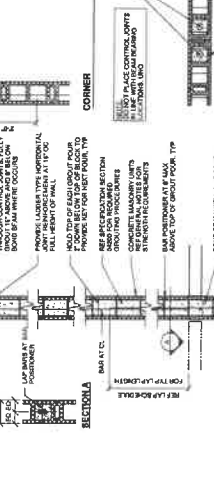
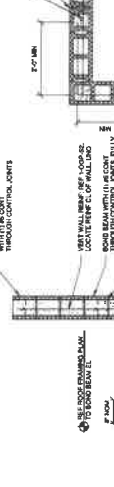
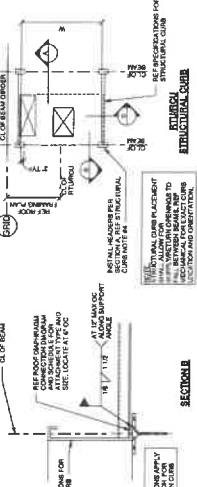
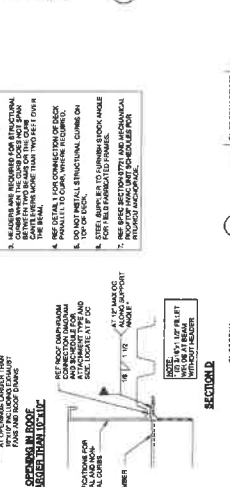
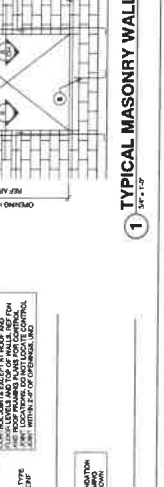
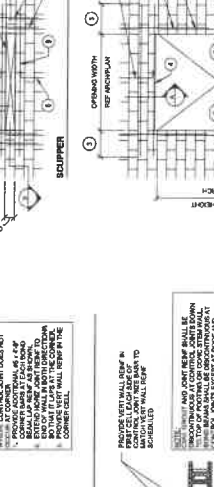
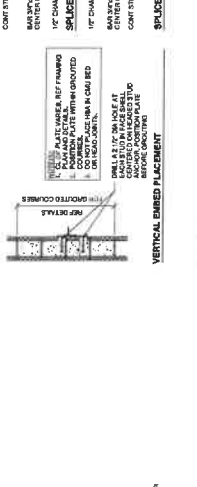
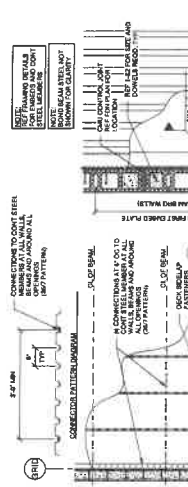
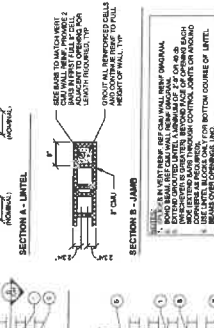
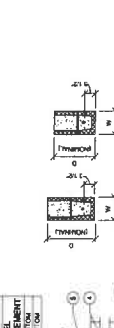
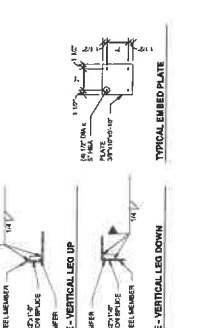
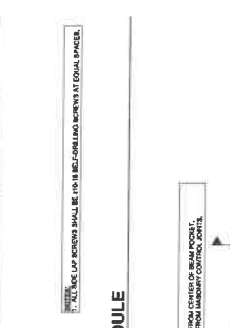
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ROOF DECK FASTENER SCHEDULE

TYPE (NOT PATTERNS)	STEEL MEMBER CONNECTOR	FASTENER TYPE	FASTENER RANGE (IN)
1	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
2	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
3	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
4	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
5	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
6	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
7	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
8	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
9	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
10	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
11	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
12	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
13	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
14	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
15	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
16	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
17	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
18	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
19	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"
20	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"	1/2" x 1/4" x 1/4" x 1/4"



File Attachments for Item:

iv. Site Plan Review - SPR-22-09 Tidal Wave Auto Spa



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

FOR PLANNING USE ONLY
 Application # SPR 22-009
 Application Fee: \$200.00
 Receipt No. _____
 Filing Date 2/9/22
 Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Tidal Wave Auto Spa Lake City, FL
2. Address of Subject Property: 3039 W US Hwy 90 Lake City, FL 32055
3. Parcel ID Number(s): 35-3S-16-02573-004
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: CI
6. Acreage: 1.4 acres
7. Existing Use of Property: Vacant restaurant
8. Proposed use of Property: Provide a new automated car wash with free vaccum area.
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage _____
 - New construction: Total square footage _____
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Rick Olson Title: Authorized Representative
 Company name (if applicable): OLP Wash Partners, LLC
 Mailing Address: 4300 Legendary Drive Suite 234
 City: Destin State: FL Zip: 32541
 Telephone: (225) 454-2629 Fax: (850) 650-3881 Email: kori@olpwp.com

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): TWAS Properties, LLC
 Mailing Address: 124 East Thompson St.
 City: Thomaston State: GA Zip: 30286
 Telephone: (404) 917-6401 Fax: () Email: Bryan Phalen <Bryan.Phalen@shjconstructiongroup.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. _____
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. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- 2. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
 4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
 5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
 6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
 7. Legal Description with Tax Parcel Number (In Word Format).
 8. Proof of Ownership (i.e. deed).
 9. Agent Authorization Form (signed and notarized).
 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
 11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. 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 ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

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.

Rick Olson _____

Applicant/Agent Name (Type or Print)

 _____


Applicant/Agent Signature

02/04/2022 _____

Date

Applicant/Agent Name (Type or Print)

Kori Broussard _____

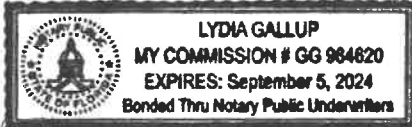
Applicant/Agent Signature 

02/04/2022 _____

Date

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 4th day of February, 2022, by (name of person acknowledging).



 _____

Signature of Notary

Lydia Gallup

Printed Name of Notary

(NOTARY SEAL or STATE)

Personally Known OR Produced Identification _____
Type of Identification Produced

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

ATTACHMENT 1
VICINITY MAP

ATTACHMENT 2
SITE PLAN



PROJECT	DATE
PROTOTYPING	MM
PROTOTYPING DATE	
SETUP DATE	
SET NAME	
SET DATE	
PROFESSIONAL OF RECORD	

SITE PLAN REVIEW

DESIGNER INFORMATION



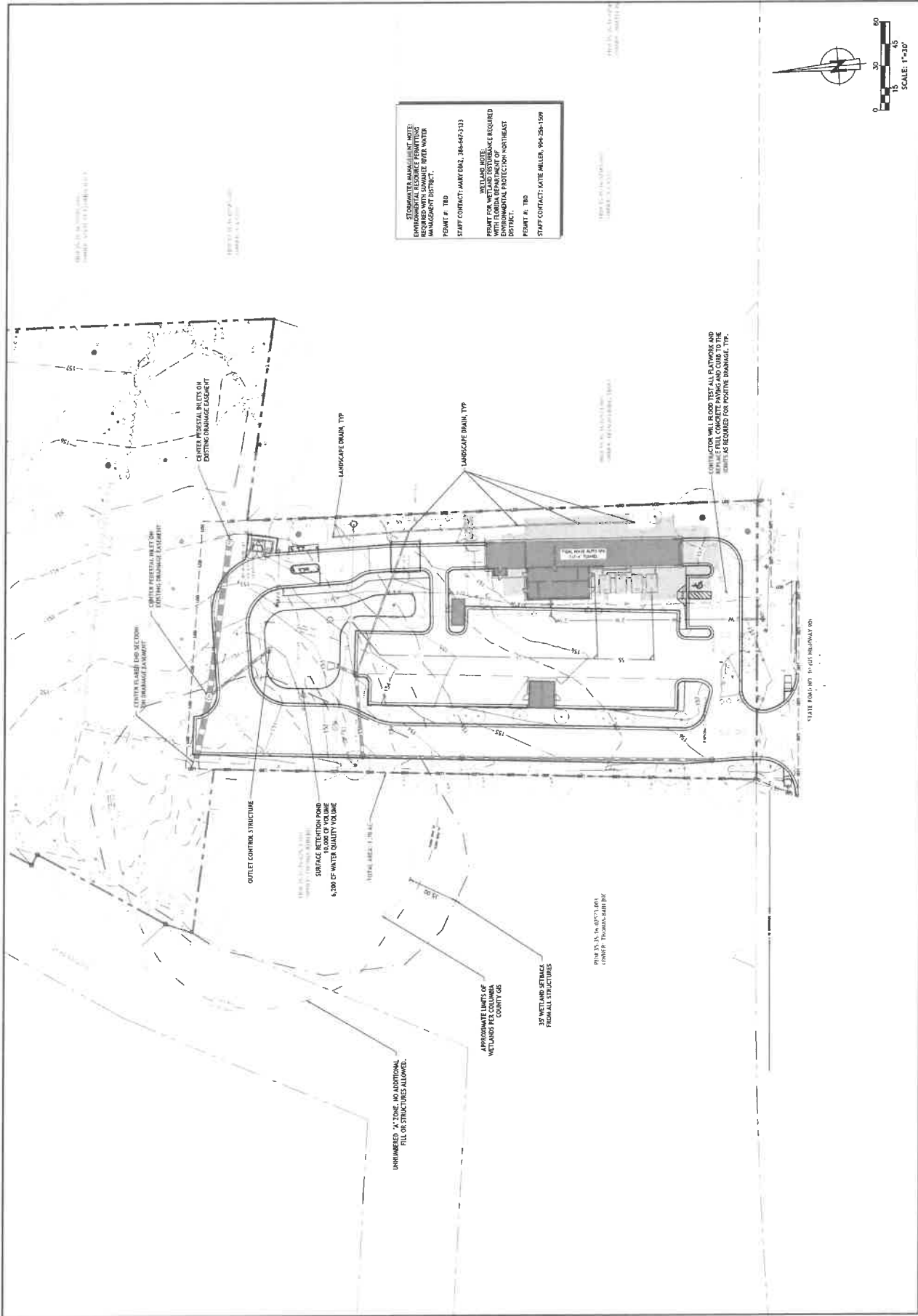
8440 JEFFERSON HIGHWAY, SUITE 100
 BATON ROUGE, LA 70809
 OFFICE: 225-385-0585

SHEET DATE	02/20/22
SHEET NUMBER	
DATE	
DESCRIPTION	

DRAWN BY	
SHEET TITLE	

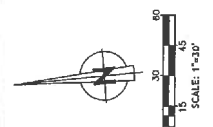
GRAZING AND DRAINAGE PLAN

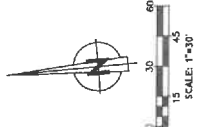
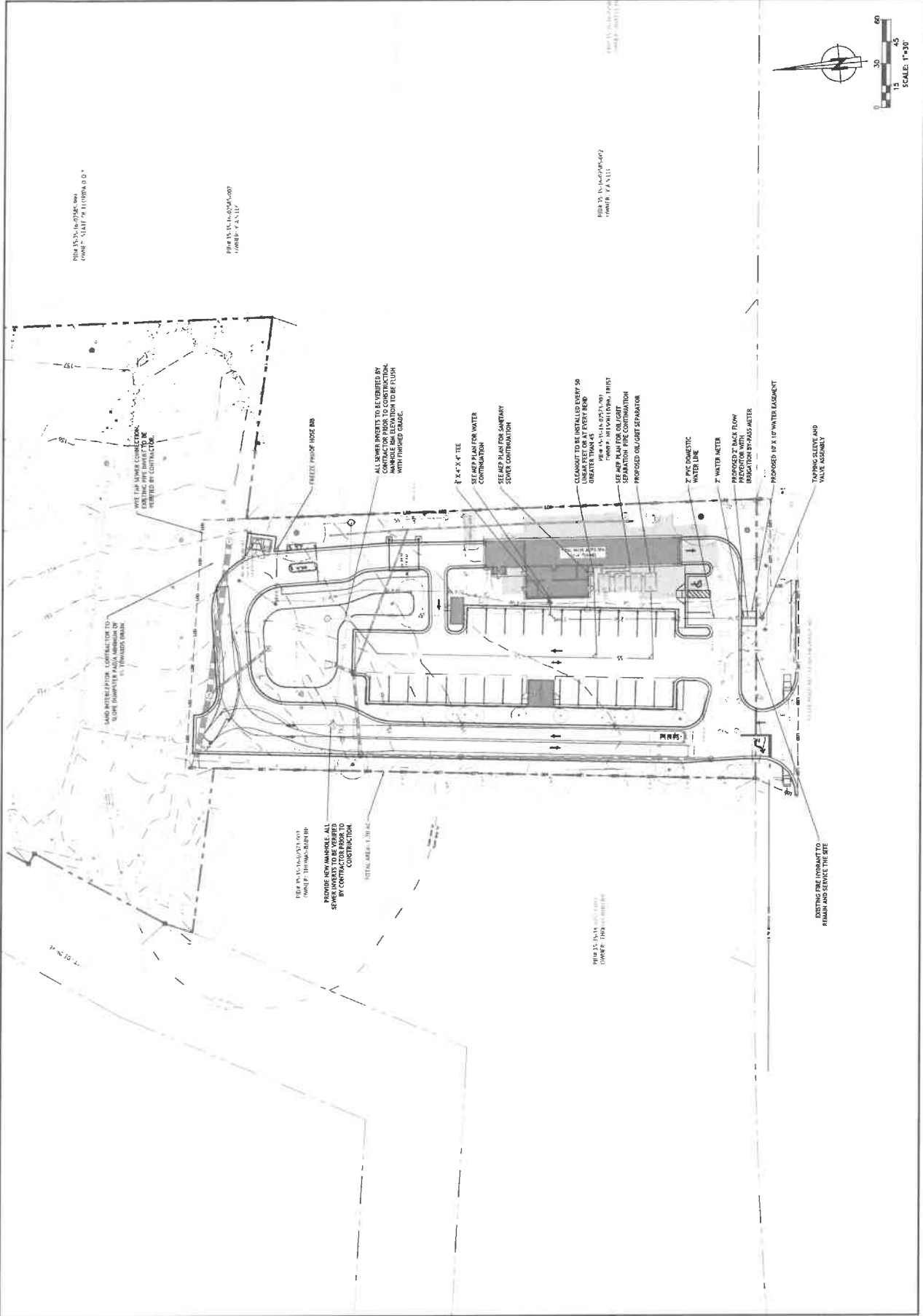
SHEET SCALE	1"=30'
SHEET NUMBER	
CG101	



DESIGNER'S NOTE:
 ENVIRONMENTAL RESOURCES PERMITTING
 REQUIRED WITH LUNAWEE RIVER WATER
 MANAGEMENT DISTRICT.
FORM #: TBD
STAFF CONTACT: MARY GALE, 366-6473-1133

WETLAND NOTE:
 PERMIT FOR WETLANDS DISTURBANCE REQUIRED
 WITH FLORIDA DEPARTMENT OF
 ENVIRONMENTAL PROTECTION - NORTHEAST
 DISTRICT.
FORM #: TBD
STAFF CONTACT: MATE MILLER, 904-258-1599





PROTOTYPE	10/2017
PROTOTYPED DATE	in progress
SETUP DATE	10/1/19
SET NAME	
SET DATE	
PROFESSIONAL OF RECORD	

DESIGNER'S INFORMATION	
------------------------	--

SHEET DATE	11/17/17
SHEET NUMBER	
A DATE	
DESCRIPTION	

DRAWN BY	
SHEET TITLE	EXTERIOR ELEVATIONS (COLOR)

SHEET SCALE	3/8" = 1'-0"
SHEET NUMBER	A04.2

MARK	SHORTNAME	REMARKS
612	Shed Roof	Shed roof slope pitched as needed to align intersecting ridge.
ALSS	Aluminum	Aluminum storefront system.
CSMT	Cast Stone	Cast stone water table.
MSP	Millwork	Millwork on exterior paneling.
MTL-D	Millwork	Millwork on exterior paneling.
MTL-G	Millwork	Millwork on exterior paneling.
MTL-S	Millwork	Millwork on exterior paneling.
SPRIT	Spur	Spur on exterior paneling.
STUC	Stucco	Stucco on exterior paneling.

MARK	SHORTNAME	REMARKS
1	Shed Roof	Shed roof assembly in true view.
2	Paint at Ridge	Ridge shall meet flush.
3	Open Air	Open air through loading area.
4	Open to Beyond	Temporary facade boxes to cover through webbing, window.
5	Jack Arch	Cast stone jack arch.
6	Entry Arch	Cast stone 18" x 18" radius at curved entry.
7	Exit Arch	Overhead door shall color to match perforated metal roofing color.
8	Match Roof Color	Overhead door shall color to match perforated metal roofing color.
9	Shed Joint	Shed roof joints to align with each edge of columns.
10	Open to Beyond	Open to beyond, overhead door is beyond at back of loading area.
11	Painted Column	Paint exposed steel column, typical.
12	Rake Edge Flashing	Open valley metal with side lock.
13	Valley Flashing	Vented ridge cap flashing with perforated metal.
14	Ridge Cap Flashing	Downslope flashing with L-type gutter.
15	Shedmetal Center	Shedmetal center.
16	Shedmetal Downspout	Shedmetal downspout.
17	Cap Flashing over Sheds	Cap flashing over sheds.
18	Raked Mansard	Raked mansard.
19	Notch for Corridor	Notch overhead door starts at formal ramp-side only for the exterior, when door is closed and roadway is completely clear, when door is fully open.
20	Only Shall Vehicle	Only shall vehicle.
21	Barroom Exhaust	Barroom exhaust.

MARK	SHORTNAME	REMARKS
817	Roof Slope	Roof slope pitched as needed to align intersecting ridge.
ALSS	Aluminum	Aluminum storefront system.
CSMT	Cast Stone	Cast stone water table.
MSP	Millwork	Millwork on exterior paneling.
MTL-D	Millwork	Millwork on exterior paneling.
MTL-G	Millwork	Millwork on exterior paneling.
MTL-S	Millwork	Millwork on exterior paneling.
SPRIT	Spur	Spur on exterior paneling.
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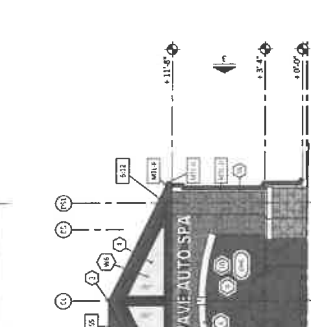
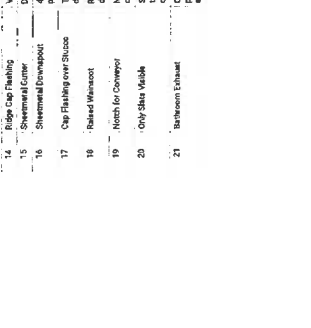
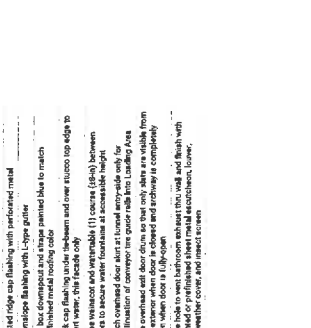
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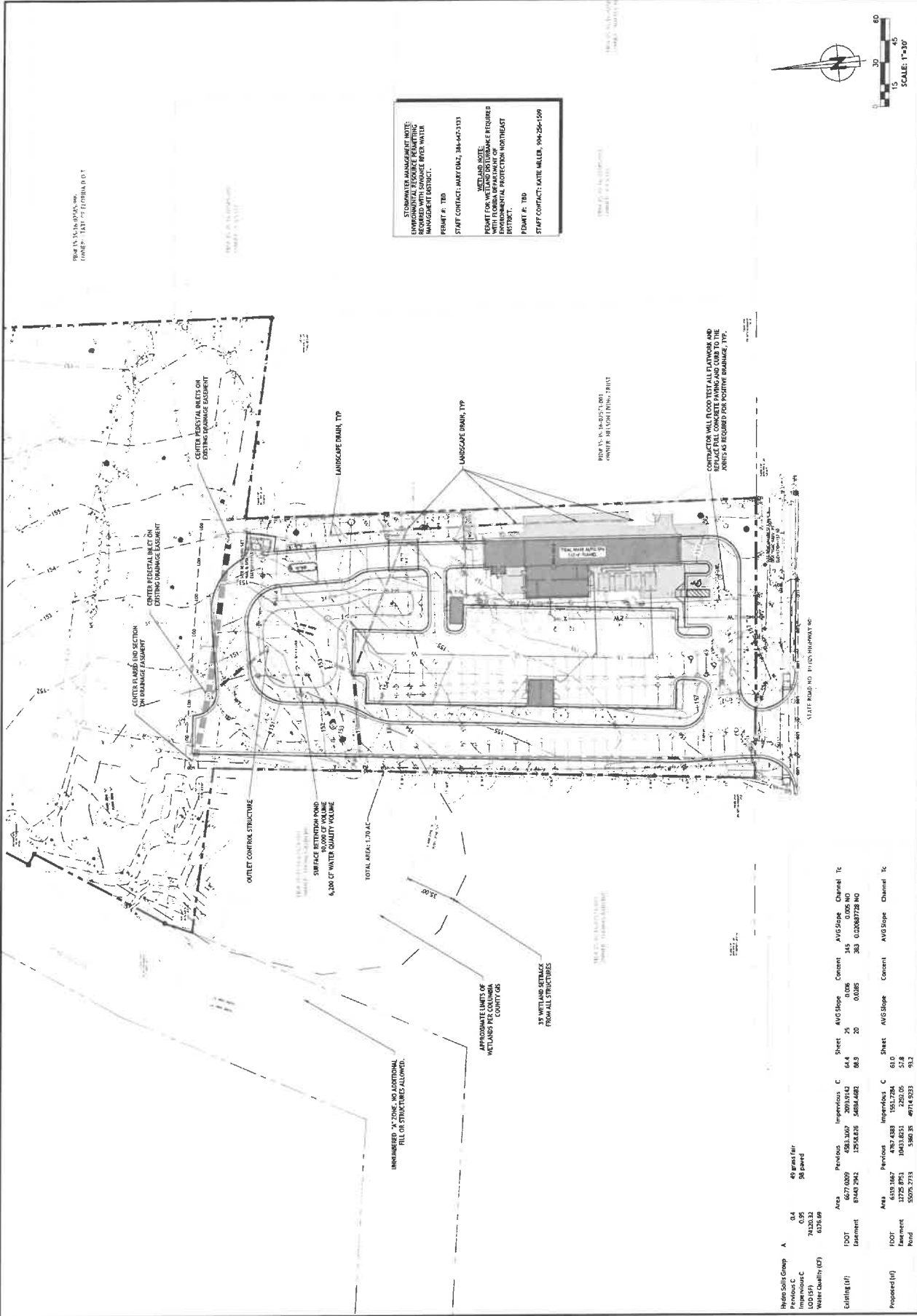
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19	Notch for Corridor	Notch overhead door starts at formal ramp-side only for the exterior, when door is closed and roadway is completely clear, when door is fully open.
20	Only Shall Vehicle	Only shall vehicle.
21	Barroom Exhaust	Barroom exhaust.



ATTACHMENT 3
STORMWATER MANAGEMENT PLAN



CONTRACTOR MANAGEMENT NOTE:
 ENVIRONMENTAL RESOURCE PERMITTING
 REQUIRED WITH SOURCE RIVER WATER
 MANAGEMENT DISTRICT.
PERMIT #: TBD
STAFF CONTACT: MATE MILLER, 984-642-3123

WETLANDS NOTE:
 PERMIT FOR WETLANDS RESTORATION
 WITH FLORIDA DEPARTMENT OF
 ENVIRONMENTAL PROTECTION NORTHEAST
 DISTRICT.
PERMIT #: TBD
STAFF CONTACT: MATE MILLER, 984-642-1599

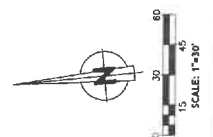
PROJECT NO. 19-00000000
 100000 - TIDAL WAVE AUTO SPA

PROJECT NO. 19-00000000
 100000 - TIDAL WAVE AUTO SPA

PROJECT NO. 19-00000000
 100000 - TIDAL WAVE AUTO SPA

CONTRACTOR WILL FLOOD TEST ALL PLATFORMS AND
 REPLACE FULL CONCRETE PAVING AND CURB TO THE
 JOINTS AS REQUIRED FOR POSITIVE DRAINAGE, TYP.

PROJECT NO. 19-00000000
 OWNER: RETORNIER, TRIST



Hydro Soil Group	Area	Perimeter	Impervious	C	Slopes	Channel	Channel	Channel	Channel
A	0.1	0.6	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B	74320.32	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C	6319.367	4767.438	1551.724	61.0	0.00	0.00	0.00	0.00	0.00
D	13725.871	10483.651	2201.05	52.8	0.00	0.00	0.00	0.00	0.00
E	50076.271	39814.923	93.2	0.00	0.00	0.00	0.00	0.00	0.00

UNIMMERSED 1/2" ZONE, NO LATERAL
 FILL OR STRUCTURES ALLOWED.

APPROXIMATE LIMITS OF
 WETLANDS FROM LOCAL
 COUNTY GIS

3% WETLAND SETBACK
 FROM ALL STRUCTURES

OUTLET CONTROL STRUCTURE

SURFACE RETENTION POND
 6,206 CF WATER QUALITY VOLUME

TOTAL AREA: 1.79 AC

LANDSCAPE DRAIN, TYP

LANDSCAPE DRAIN, TYP

CENTER PLAZED END SECTION
 ON DRAINAGE FACILITY

CENTER PLAZED END SECTION
 ON EXISTING DRAINAGE FACILITY

CENTER PLAZED END SECTION
 ON EXISTING DRAINAGE FACILITY

VISIT ROAD NO. 1710 (HIGHWAY 90)

THE CITY OF BATON ROUGE
 (PROJECT) (PROJECT)

ATTACHMENT 4
FIRE DEPARTMENT ACCESS AND WATER
SUPPLY PLAN

FIRE DEPARTMENT ACCESS AND WATER SUPPLY PLAN

1.1 FIRE DEPARTMENT ACCESS

Auto-Turn turning templates were used during the horizontal site plan design process. This design did account for Fire Truck access through the site. Please refer to the provided Site Plan.

1.2 DETERMINATION OF NEEDED FIRE FLOW

This site plan application is part of the preliminary approvals which is an integral part of the design process. There are certain components of the design that are not available at this stage in the design process. The Needed Fire Flow will be determined by the Mechanical Engineer of Record at the time of building permit submittal.

The Needed Fire Flow will be determined in accordance with applicable chapters of the ISO Guide for Determination of Needed Fire Flow.

ATTACHMENT 5
CONCURRENCY IMPACT ANALYSIS

CONCURRENCY WORKSHEET

1.1 TRIP GENERATION ANALYSIS

ITE CODE	ITE USE	UNITS OF MEASURE	TRIPS PER UNITS	TOTAL ADT
948	Automated Car Wash	1,000 SF GFA	14.20	497

- This calculation does not apply the applicable "pass-by" trip reduction

1.2 POTABLE WATER ANALYSIS

Ch. 64E-6.008 Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier	Total (GPD)
Service Stations (per water closet)	250.00	7	497

- Use is generated from 64E-6.008 System Size Determinations to estimate minimum design flows that can be expected.

1.3 SANITARY SEWER ANALYSIS

Ch. 64E-6.008 Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier	Total (GPD)
Service Stations (per water closet)	250.00	1,000 SF GFA	497

1.4 SOLID WASTE ANALYSIS

USE	POUNDS PER 1K SF	TOTAL AREA	TOTAL (LB/DAY)
Service Station	5.5	3,500	192.5

- This includes the entire building area which is a conservative approach.

ATTACHMENT 7
LEGAL DESCRIPTION WITH TAX PARCEL
NUMBER

**OLP TIDAL WAVE AUTO SPA
LAKE CITY, FL
LEGAL DESCRIPTION
Tax Parcel: 35-3S-16-02573-004 (10558)**

DESCRIPTION: (per Old Republic Title Insurance Title Commitment 21129801)

The land referred to herein below is situated in the County of Columbia, State of Florida, and is described as follows:

Parcel 1:

Parcel 6 of "a Subdivision of Block C, Brookside", as recorded in Plat Book 3, Page 101 of the Public Records of Columbia County, Florida

And

A Parcel of land lying immediately South of and adjacent to Parcel 6, as shown in Subdivision of Block C, Brookside, according to the Plat thereof recorded in Plat Book 3, Page 101, Public Records of Columbia County, Florida, more particularly described as follows: Beginning at the NE Corner of Lot B of "Brookside" a Subdivision as recorded in Plat Book 3, Page 45, Public Records, Columbia County, Florida, and run N75°20'W along the Northerly line of said Lot B , a distance of 423.8 feet, more or less to the NW Corner of said Lot B, said point lying on the Easterly right-of-way line of NW Streamside Court (formerly Eastside Drive); thence Northeasterly along said Easterly right-of-way line 20.76 feet to the SW Corner of Parcel No. 6 of "a Subdivision of Block C, Brookside", a subdivision as recorded in Plat Book 3, Page 101, Public Records, Columbia County, Florida; thence S75°20'E along the Southerly line of Parcel 6, a distance of 415.20 feet, more or less to the SE Corner of said Parcel 6: thence Southerly 20.23 feet to the POINT OF BEGINNING.

Parcel 2:

Commence at the point where the East line of Lot "B" BROOKSIDE SUBDIVISION a subdivision according to the plat thereof, as recorded in Plat Book 3, Page 45, of the Public Records of Columbia County, Florida intersects the Northerly right-of-way line of State Road No. 10 (U.S. Highway 90) as now exists, and run N 81deg. 45' 40" W still along the said Northerly right-of-way line, 137.11 feet to the POINT OF BEGINNING; thence Continue N 81 deg. 45' 40" W still along said right-of-way line, 191.00 feet to a concrete monument; thence N 9 deg. 27' 00" E, 371.97 feet to a concrete monument and to the South line of a 20 foot ditch easement; thence S 74 deg. 29' 14 E 171.86 feet along said South line: thence S 6 deg. 09' 59" W 350.36 feet to the point of beginning, Columbia County, Florida.

ATTACHMENT 8
PROOF OF OWNERSHIP

***This instrument prepared by and after recordation
return to:***

Texas Roadhouse Holdings LLC
6040 Dutchmans Lane
Louisville, Kentucky 40205
Attention: Legal Department

Parcel Nos. 35-3s-16-02576-005 and 35-3s-16-05273-004

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 14th of January, 2022, by and between **TEXAS ROADHOUSE HOLDINGS LLC**, a Kentucky limited liability company, whose mailing address is 6040 Dutchmans Lane, Louisville, Kentucky 40205, Attention: Legal Department ("*Grantor*"), and **JUPITER DEVELOPMENT LLC**, a North Carolina limited liability company whose mailing address is 3038 Medlin Drive, Raleigh, North Carolina 27607 ("*Grantee*").

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto Grantee, its successors and assigns, all that certain land situate in Lake City, Columbia County, Florida, and more particularly described on **Exhibit "A"** attached hereto and made a part hereof.

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

SUBJECT TO those matters more particularly set forth on **Exhibit "B"** attached hereto and made a part hereof.

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

AND Grantor hereby covenants with Grantee that Grantor will warrant the title to said land and will defend the same against the lawful claims by, through, or under Grantor but not otherwise.

—Signatures Appear on Following Page—

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

SIGNED IN THE PRESENCE OF:


GRANTOR:


TEXAS ROADHOUSE HOLDINGS LLC,
a Kentucky limited liability company

By: Texas Roadhouse, Inc.,
a Delaware corporation
its Manager

By: 

Name: Christopher Colson
Title: Corporate Secretary & General Counsel


Printed Name: Paula Logue


Printed Name: Scott Rindan

STATE OF Kentucky

COUNTY OF Jefferson

Before me, the undersigned authority, on this day personally appeared Christopher Colson the Corporate Secretary of Texas Roadhouse, Inc., which is the Manager of TEXAS ROADHOUSE HOLDINGS LLC, a Kentucky limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 13 day of January, 2022.

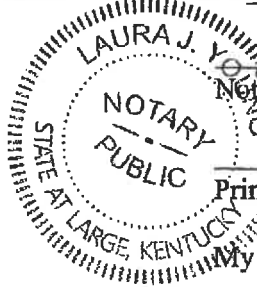

Laura J Young
Notary Public, State Ky
Laura J Young
Printed Name
My Commission Expires: 1-25-2022

Exhibit "A"

Legal Description of the Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL 6 OF "A SUBDIVISION OF BLOCK C, BROOKSIDE", AS RECORDED IN PLAT BOOK 3, PAGE 101 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

AND

A PARCEL OF LAND LYING IMMEDIATELY SOUTH OF AND ADJACENT TO PARCEL 6, AS SHOWN IN SUBDIVISION OF BLOCK C, BROOKSIDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 101, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT B OF "BROOKSIDE" A SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 45, PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA, AND RUN N75°20'W ALONG THE NORTHERLY LINE OF SAID LOT B, A DISTANCE OF 423.8 FEET, MORE OR LESS TO THE NW CORNER OF SAID LOT B, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF NW STREAMSIDE COURT (FORMERLY EASTSIDE DRIVE); THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE 20.76 FEET TO THE SW CORNER OF PARCEL NO. 6 OF "A SUBDIVISION OF BLOCK C, BROOKSIDE", A SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 101, PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA; THENCE S75°20'E ALONG THE SOUTHERLY LINE OF PARCEL 6, A DISTANCE OF 415.20 FEET, MORE OR LESS TO THE SE CORNER OF SAID PARCEL 6: THENCE SOUTHERLY 20.23 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE POINT WHERE THE EAST LINE OF LOT "B" BROOKSIDE SUBDIVISION A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 45, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 10 (U.S. HIGHWAY 90) AS NOW EXISTS, AND RUN N 81 DEG. 45' 40" W STILL ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, 137.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 81 DEG. 45' 40" W STILL ALONG SAID RIGHT-OF-WAY LINE, 191.00 FEET TO A CONCRETE MONUMENT; THENCE N 9 DEG. 27' 00" E, 371.97 FEET TO A CONCRETE MONUMENT AND TO THE SOUTH LINE OF A 20 FOOT DITCH EASEMENT; THENCE S 74 DEG. 29' 14" E, 171.96 FEET ALONG SAID SOUTH LINE: THENCE S 6 DEG. 09' 59" W 350.36 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

Exhibit "B"

Permitted Exceptions

1. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
2. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
3. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
4. Any minerals or mineral rights leased, granted or retained by current or prior owners.
5. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
6. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
7. Matters shown on the Plat of Brookside, recorded in Plat Book 3, Page 45.
8. Matters shown on the Plat of A Subdivision of Block C Brookside, recorded in Plat Book 3, Page 101.
9. Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in of Official Records Book 108, page 325, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
10. Reservations contained in Mineral Right and Royalty Transfer recorded in Official Records Book 308, page 605.
11. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 404, page 605 .
12. Easement, granted from Western Steer of Lake City, Inc., a Florida corporation and NCNB National Bank of Florida, Successor to the First National Bank of Lake City, a national banking corporation to The City of Lake City, Florida, recorded in Official Records Book 587, page 632.

13. **Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1008, Page 2713, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).**
14. **Riparian rights are not guaranteed or insured. Title to no portion of the herein described land lying below ordinary high water mark is hereby insured.**
15. **Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.**

ATTACHMENT 9
AGENT AUTHORIZATION FORM

MINUTES OF ACTION OF
MEMBER MANAGER OF
TW OLP VENTURE LLC
TAKEN BY UNANIMOUS WRITTEN CONSENT
IN LIEU OF MEETING

Effective October 29, 2021

Pursuant to Section 18-302 of the Delaware Limited Liability Company Act, as amended, the undersigned, being the Sole Member and the Member Manager of TW OLP VENTURE LLC, a Delaware limited liability company (the “Company”), does hereby consent to and adopt the following resolutions, which action shall have the same force and effect as if taken by unanimous affirmative vote at a meeting of the Member-Manager of the Company, duly called and held pursuant to the applicable provisions of the Delaware Limited Liability Company Act, and direct that this written consent to such action shall be filed with the Minutes of the proceedings of the Member Manager of the Company.

WHEREAS, TIDAL WAVE MANAGEMENT LLC, a Georgia limited liability company is the Sole Member and the Member Manager of the Company;

WHEREAS, OLP WASH PARTNERS LLC, a Florida limited liability company (“Developer”) and Company have made and entered into a Development Agreement (the “Development Agreement”) whereby Developer is responsible for (i) identifying certain parcels of real properties (each a “Property”) for acquisition and the development by Company for the purpose of operating a Car Wash on such Property (each a “Project”); (ii) managing the contracting process with respect to the Property, (iii) administering, coordinating, managing and supervising, on behalf of Purchaser, the civil design, development, engineering and construction of the Car Wash located on the Property, (iv) securing necessary governmental entitlements, permits and approvals required to develop and operate a Car Wash on the Property, and (v) completing other associated work as described below (the foregoing items (i) through (v) being collectively hereinafter be referred to as the “Project Work”);

WHEREAS, Developer has identified and presented to Company a Project involving the real property more particularly described on Exhibit “A” attached hereto and incorporated herein by this;

WHEREAS, the appropriate officers and representatives of the Company have reviewed the Developer’s submittal and deem it in the best interest of the Company to pursue the Project referenced therein (hereinafter referred to as the “Lake City, FL @ W US Hwy 90 Project”);

WHEREAS, in order for Developer to satisfy its obligations under the Development Agreement, the Member Manager desires to authorize Richard Olson (“Olson”), in his capacity as the Manager of Developer, to act on the Company’s behalf and in the Company’s name in all respects as deemed reasonably necessary for the purposes of carrying out the Project Work, as determined by the Developer in the Developer’s reasonable discretion;

NOW THEREFORE BE IT RESOLVED, that the Lake City, FL @ W US Hwy 90 Project is hereby adopted, authorized, and approved;

FURTHER RESOLVED, that Olson is hereby authorized to carry out the Project Work on behalf of the Company and in the Company’s name;

FURTHER RESOLVED, that Olson shall be designated as an “Authorized Representative” of the Company in carrying out the Project Work and other actions as set forth in this written consent, and, that any person dealing with any Olson acting on behalf of the Company in connection with any of the foregoing matters shall be conclusively entitled to rely upon the authority of Olson and by his or her execution of any document, agreement, or instrument, executed in connection with the Project Work as described herein, the same shall be a valid and binding obligation of the Company, enforceable in accordance with its terms; which authorization shall include the right to execute, deliver and file zoning or permit entitlement applications to develop, construct and operate a Car Wash on the subject Property, and be it

FURTHER RESOLVED, that any third party dealing with the Company in connection with the matters authorized by these resolutions shall be entitled to rely on the copy or facsimile of this Written Consent rather than the original hereof.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, this Written Consent Action is effective as of the date first set forth above, and it is hereby consented to by the Member Manager as of said date.

MEMBER MANAGER:

TIDAL WAVE MANAGEMENT LLC, a Georgia
limited liability company

By: New Potato Creek Holdings LLC, a Georgia
limited liability company, its Sole Member

Ryan Crumley
Ryan Crumley (Nov 8, 2021 18:24 EST)
By: _____
Ryan Crumley, Chief Growth Officer

ATTACHMENT 10
PROOF OF PAYMENT OF TAXES



Tax Record

print Account Number: 1 of 1

Last Update: 2/4/2022 10:57:23 AM EST

Details

- Tax Record
- Print View
- Legal Desc.
- Tax Payment
- Payment History
- Print Tax Bill New!
- Change of Address

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.

Searches

- Account Number
- GEO Number
- Owner Name
- Property Address
- Mailing Address

Site Functions

- Tax Search
- Local Business Tax
- Contact Us
- County Login
- Home

Account Number	Tax Type	Tax Year
R02573-004	REAL ESTATE	2021
Mailing Address		Property Address
TEXAS ROADHOUSE HOLDINGS LLC 6040 DUTCHMANS LANE LOUISVILLE KY 40205		3039 US HIGHWAY 90 LAKE CITY
		GEO Number
		353S16-02573-004
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
Legal Description (click for full description)		
35-3S-16 2100/21001.58 Acres COMM AT A PT WHERE E LINE OF LOT B BROOKSIDE S/D INTERSECTS THE N'LY R/W US-90, RUN W ALONG R/W 137.11 FT FOR POB, CONT W 191 FT, N 371.97 FT TO A 20 FT DITCH, E 171.86 FT, S 350.36 FT TO POB. BEING PART OF LOT B BROOKSIDE S/D. 400-679, 750-924, WD 1328-346,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	7.8150	1,159,366
CITY OF LAKE CITY	4.9000	1,159,366
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	1,159,366
LOCAL	3.6430	1,159,366
CAPITAL OUTLAY	1.5000	1,159,366
SUMANNEE RIVER WATER MGT DIST	0.3615	1,159,366
LAKE SHORE HOSPITAL AUTHORITY	0.0000	1,159,366
		Exemption Amount
		0
		Taxable Value
		\$1,159,366
		Taxes Levied
		\$9,060.45
		\$5,680.89
		\$867.20
		\$4,223.57
		\$1,739.05
		\$419.11
		\$0.00
Total Millage		Total Taxes
18.9675		\$21,990.27
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$1,149.18

**OLP TIDAL WAVE AUTO SPA
LAKE CITY, FL
LEGAL DESCRIPTION
Tax Parcel: 35-3S-16-02573-004 (10558)**

DESCRIPTION: (per Old Republic Title Insurance Title Commitment 21129801)

The land referred to herein below is situated in the County of Columbia, State of Florida, and is described as follows:

Parcel 1:

Parcel 6 of "a Subdivision of Block C, Brookside", as recorded in Plat Book 3, Page 101 of the Public Records of Columbia County, Florida

And

A Parcel of land lying immediately South of and adjacent to Parcel 6, as shown in Subdivision of Block C, Brookside, according to the Plat thereof recorded in Plat Book 3, Page 101, Public Records of Columbia County, Florida, more particularly described as follows: Beginning at the NE Corner of Lot B of "Brookside" a Subdivision as recorded in Plat Book 3, Page 45, Public Records, Columbia County, Florida, and run N75°20'W along the Northerly line of said Lot B , a distance of 423.8 feet, more or less to the NW Corner of said Lot B, said point lying on the Easterly right-of-way line of NW Streamside Court (formerly Eastside Drive); thence Northeasterly along said Easterly right-of-way line 20.76 feet to the SW Corner of Parcel No. 6 of "a Subdivision of Block C, Brookside", a subdivision as recorded in Plat Book 3, Page 101, Public Records, Columbia County, Florida; thence S75°20'E along the Southerly line of Parcel 6, a distance of 415.20 feet, more or less to the SE Corner of said Parcel 6: thence Southerly 20.23 feet to the POINT OF BEGINNING.

Parcel 2:

Commence at the point where the East line of Lot "B" BROOKSIDE SUBDIVISION a subdivision according to the plat thereof, as recorded in Plat Book 3, Page 45, of the Public Records of Columbia County, Florida intersects the Northerly right-of-way line of State Road No. 10 (U.S. Highway 90) as now exists, and run N 81deg. 45' 40" W still along the said Northerly right-of-way line, 137.11 feet to the POINT OF BEGINNING; thence Continue N 81 deg. 45' 40" W still along said right-of-way line, 191.00 feet to a concrete monument; thence N 9 deg. 27' 00" E, 371.97 feet to a concrete monument and to the South line of a 20 foot ditch easement; thence S 74 deg. 29' 14 E 171.86 feet along said South line: thence S 6 deg. 09' 59" W 350.36 feet to the point of beginning, Columbia County, Florida.