

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

August 03, 2021 at 5:30 PM

Venue: City Hall

Due to the COVID-19 social distancing requirements, the City of Lake City will hold the August 03, 2021 Planning and Zoning Board Meeting Meeting via telephonic and video conferencing communications media technology.

To participate: The Planning and Zoning Board Meeting Meeting instructions are located at the end of this agenda.

AGENDA

INVOCATION

ROLL CALL

MINUTES

[i.](#) minutes from 6/14/21

OLD BUSINESS

NEW BUSINESS

- [ii.](#) Z 21-06- an application submitted by Tor Humphries (agent) for Olivia Rae Investments/Lewis Walker, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from Residential Single Family 3 (RSF 3) to Commercial Neighborhood (CN) on property described, as follows: Parcel No. **107620-000**

WORKSHOP

ADJOURNMENT

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.

COMMUNICATIONS MEDIA TECHNOLOGY INSTRUCTIONS

Meeting Instructions: Due to the COVID-19 social distancing requirements, the City of Lake City will hold the meeting via in person with social distancing requirements and as an alternative: telephonic and video conferencing communications media technology.

Members of the public may **attend the meeting online** at:
<https://us02web.zoom.us/j/84067027714>

Telephonic by toll number (no cost to the city), audio only: at 1-346-248-7799

Webinar ID: 840 6702 7714#

Then it will ask for Participant id, just press #.

Telephonic by toll-free number (cost per minute, billed to the city, zero cost to the caller), audio only: 1-888-788-0099

Webinar ID: 840 6702 7714#

Then it will ask for Participant id, just press #.

The public may participate at the appropriate time via: (i) video conference by utilizing the software chat function or raise hand function to request to speak; or (2) telephonically by using dialing *9 to raise hand. The Chair will allow for sufficient time for all participants to be heard.

In the event of connection or web conferencing failure, please use this secondary conference call option for public hearings:

1-844-992-4726 (toll-free)

Enter access code 173 541 6832#

Then it will ask for attendee ID number, just press #

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



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

PLANNING DEPT ONLY
Application # Z 21-06
Application Fee \$ 750.00
Receipt No. _____
Filing Date 6/29/21
Completeness Date _____

Item i.

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: Darby Site
2. Address of Subject Property: 1118 Marion Ave, Lake City, FL 32025
3. Parcel ID Number(s): 05-4S-17-07620-000
4. Future Land Use Map Designation: Residential- Moderate Density
5. Existing Zoning Designation: Residence
6. Proposed Zoning Designation: Commercial Neighborhood
7. Acreage: 2.918
8. Existing Use of Property: Residence
9. Proposed use of Property: Commercial

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Tori Humphries Title: Project Manager
Company name (if applicable): North Florida Professional Services
Mailing Address: P.O. Box 3823
City: Lake City State: FL Zip: 32056
Telephone: (386) 752-4675 Fax: () Email: thumphries@nfps.net

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Lewis Walker
Mailing Address: P.O. Box 2147
City: Lake City State: FL Zip: 32056
Telephone: (386) 365-4071 Fax: () Email: lewisgwalker@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: _____
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.

LAKE CITY GROWTH MANAGEMENT

STAFF REPORT

Project Information	
Project Name and Case No.	Z21-06 Darby Site
Applicant	Tori Humphries
Owner	Olivia Rae Investments/Lewis Walker
Requested Action	Change zoning from (RSF2) to Commercial Neighborhood (CH) to allow for office space to occur
Hearing Date	8/3/21
Staff Analysis/Determination	Staff has no issues
Prepared By	Beverly Jones

Subject Property Information	
Size	2.918 ac
Location	1118 s Marion Ave
Parcel Number	05-4s-17-07620-000
Future Land Use	Residential
Current Zoning District	Residential single family 2
Flood Zone	Na

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Residential	RSF 2	Residence	
South	Residential	RSF 2	Residence	
East	Residential	RSF 2	Office	
West	Residential	RSF 2	Residence	
Summary of Request				
Change zoning from (RSF3) to Commercial Neighborhood (CH) to allow for office space to occur				

Staff Analysis.



The city has no issues, Residential Office would create an island/DOT office is across the street

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 4/22/2021

Parcel:  **05-4S-17-07620-000 (28575)** 

Owner & Property Info

Owner	OLIVIA RAE INVESTMENTS, INC P O BOX 2147 LAKE CITY, FL 32056		
Site	1118 MARION AVE, LAKE CITY		
Description*	LOTS 4, 5, 6, 12, 13, 14 & E 80 FT OF LOT 11 BARDIN TERRACE S/D & A PARCEL OF LAND LYING BETWEEN W R/W OF MARION ST & LOTS 4, 5 & 6. & ALL THAT PORTION OF SW BARDIN WAY (ABANDONED ST) LYING BETWEEN LOTS 4 & 5 & LOT 12, 13 & 14, BLK 1 BARDIN TER DESC IN QC ...more>>>		
Area	2.918 AC	S/T/R	05-4S-17
Use Code**	SFRES/SFRES (0101)	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	\$95,399	Mkt Land	\$95,400
Ag Land	\$0	Ag Land	\$0
Building	\$340,820	Building	\$335,556
XFOB	\$4,459	XFOB	\$4,459
Just	\$440,678	Just	\$435,415
Class	\$0	Class	\$0
Appraised	\$440,678	Appraised	\$435,415
SOH Cap [?]	\$168,358	SOH Cap [?]	\$0
Assessed	\$272,320	Assessed	\$435,415
Exempt	HX H3 \$50,000	Exempt	\$0
Total Taxable	county:\$217,539 city:\$217,539 other:\$217,539 school:\$247,320	Total Taxable	county:\$435,415 city:\$435,415 other:\$0 school:\$435,415

[Aerial Viewer](#) [Pictometry](#) [Google Maps](#)

☒ 2019 ☐ 2016 ☐ 2013 ☐ 2010 ☐ 2007 ☐ 2005 ☒ Sales



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/24/2021	\$0	1431/1054	WD	I	U	11
8/11/2020	\$250,000	1417/1703	WD	I	U	37
1/29/2020	\$400,000	1429/0503	WD	I	P	98
1/23/2019	\$100	1377/1701	WD	I	U	11
5/30/2018	\$100	1361/1122	LE	I	U	14
1/4/2017	\$0	1328/1589	WD	I	U	11
10/31/2016	\$100	1325/1212	QC	I	U	11
10/31/2016	\$100	1325/1205	PR	I	U	11
12/22/2015	\$100	1307/0496	QC	V	U	11

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1926	4266	7002	\$253,816
Sketch	SINGLE FAM (0100)	1926	1112	2350	\$81,740

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$1,594.00	2952.00	36 x 82
0166	CONC,PAVMT	0	\$1,188.00	2200.00	20 x 110
0166	CONC,PAVMT	0	\$1,377.00	2550.00	10 x 255
0169	FENCE/WOOD	2012	\$300.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	33,356.000 SF (0.765 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$25,017
0100	SFR (MKT)	50,463.000 SF (1.158 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$37,847
0000	VAC RES (MKT)	43,380.800 SF (0.995 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$32,536

Concurrency Worksheet

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
710	General Office Building	11.03	1.49	4.3	47	6

*Per thousand square feet (i.e. 4,266 sq ft / 1,000 = 4.27)

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD) Per Employee	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15	8	120

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

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD) Per Employee	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15	8	120

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

Solid Waste Analysis

Use	Pounds Per Thousand Sq Ft	Total Floor Area*	Total (Lbs Per Day)
General Office Building	5.5	4.3	23.65

*Per thousand square feet (i.e. 4,266 sq ft / 1,000 = 4.27)



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Item i.

ANALYSIS OF SECTION 12.2.1(3)(h) OF THE LAND DEVELOPMENT REGULATIONS

Darby Site – Lake City

- a. Whether the proposed use would be in conformance with the county's comprehensive plan and would not have an adverse effect on the comprehensive plan.

The proposed commercial development is in conformance with the City's Comprehensive Plan to include the commercial neighborhood.

- b. The existing land use pattern

The proposed use is compatible with the existing land use pattern.

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

The proposed change will not create 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, and streets.

The proposed use would not alter the population density patterns as the type of use matches the residential use in the area.

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

The existing district boundaries are not illogically drawn in relation to existing conditions on the property proposed for change.

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

The proposed use is compatible with the current use conditions, and it would be advantageous to the community providing additional services and employment opportunities.

- g. Whether the proposed use will adversely influence living conditions in the neighborhood.

The proposed use will not adversely influence living conditions in the neighborhood.

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

The proposed use traffic pattern allows for movement within the proposed site.

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

The proposed use will not create a drainage problem.

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

There will be no reduction in light or air for the adjacent areas. The proposed facility will replace an existing structure and be placed in a different location on the subject property.

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

The proposed use will not 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.

The proposed use is compatible with surrounding use, therefore will not adversely affect 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.

The proposed use will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

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

There are not substantial reasons why the property cannot be used in accord with existing zoning.

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

The proposed use is in scale with the needs of the neighborhood or the community.

- 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 and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

The owner of the building wants to use the building for commercial use and with the FDOT building being across the road, it makes for a good location. There are also other Commercial neighborhood zones around the area.

DESCRIPTION:

Lots 4, 5, 12, 13 and 14 of Block 1, Bardin Terrace, a subdivision recorded in Plat Book 2, Page 102 of the Public Records of Columbia County, Florida.

and that parcel lying between the Western right-of-way line of State Road 25-A, also known as South Marion Avenue, and the Eastern boundary line of Lots 4 and 5 of Block 1, Bardin Terrace, according to the map or plat thereof, recorded in Plat Book 2, Page 28, of the public records of Columbia County, Florida, being more particularly described as follows: BEGIN at the Southeast corner of said Lot 4 and run North $01^{\circ}20'24''$ West along the Eastern boundary line of above said Lots 4 and 5 of Block 1, Bardin Terrace, a distance of 213.00 feet to the Northeast corner of said Lot 5; thence North $88^{\circ}21'50''$ East along the East extension of the North line of said Lot 5 a distance of 62.94 feet to a point on the West Right-of-Way line of State Road 25-A, said point being a point on a curve concave to the West having a radius of 5703.41 feet and a central angle of $02^{\circ}08'23''$; thence Southerly along the arc of said curve, being said Westerly Right-of-Way line of State Road 25-A, a distance of 213.00 feet to a point on the Easterly extension of the South line of Lot 4 of Block 1, Bardin Terrace; thence South $87^{\circ}56'53''$ West along said Easterly extension of said South line of Lot 4 a distance of 51.67 feet to the POINT OF BEGINNING.

and all of that portion of SW Bardin Way (formerly known as Bardin Terrace), an abandoned street, lying between Lots 4 and 5 and Lots 12, 13, and 14, Block 1, Bardin Terrace, a subdivision according to a Plat thereof on file in Plat Book 2, Page 102, in the office of the Clerk of the Circuit Court, Columbia County, Florida, as vacated, abandoned, and closed by City Council Ordinance No. 2015-2070, being more particularly described as follows: BEGIN at the Southwest corner of said Lot 4 and run South $87^{\circ}56'53''$ West a distance of 30.00 feet to the Southeast corner of Lot 14; thence North $01^{\circ}20'24''$ West along the East line of Lot 14 and Lot 13 a distance of 137.59 feet to a point on a curve being concave to the South having a radius of 40.00 feet and a central angle of $315^{\circ}57'05''$; thence Northwesterly, Easterly, and Southwesterly along the arc of said curve a distance of 220.58 feet to the end of said curve; thence South $01^{\circ}20'24''$ East along the West line of Lots 5 and 4 a distance of 137.22 feet to the POINT OF BEGINNING.

BSG:lss
8601.01-20-078
9/22/2020

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

REC. \$ 35.50
DOC. . 70
INT. 0
INDEX 0
CONSIDERATION 0

Item i.

Inst: 202112003641 Date: 02/26/2021 Time: 3:22PM
Page 1 of 4 B: 1431 P: 1054, James M Swisher Jr, Clerk of Court
Columbia, County, By: KV
Deputy Clerk

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED made this 24th day of February,
2021, between EVERETT W. ROGERS and DEBORAH M. ROGERS, husband and wife,
whose mailing address is 8355 South U.S. Highway 441, Lake City, Florida 32025, (herein
"Grantor"), to OLIVIA RAE INVESTMENTS, INC., a Florida corporation, whose mailing
address is Post Office Box 2147, Lake City, Florida 32056 (herein "Grantee").

WITNESSETH:

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

Lots 4, 5, 12, 13 and 14 of Block 1, Bardin Terrace, a subdivision according to a plat
thereof on file in Plat Book 2, Page 102, in the office of the Clerk of Circuit Court,
Columbia County, Florida, and subject to restrictions recorded in Deed Book 32,
Page 419, public records of Columbia County, Florida.

AND

That parcel lying between the Western right-of-way line of State Road 25-A, also
known as South Marion Avenue, and the Eastern boundary line of Lots 4 & 5, of
Block 1, Bardin Terrace, according to the map or plat thereof, recorded in Plat Book
2, Page 28 of the public records of Columbia County, Florida.

AND

All of that portion of SW Bardin Way (formerly known as Bardin Terrace), an abandoned street, lying between Lots 4 and 5 and Lots 12, 13, and 14, Block 1, Bardin Terrace, a subdivision according to a Plat thereof on file in Plat Book 2, Page 102, in the office of the Clerk of the Circuit Court, Columbia County, Florida, as vacated, abandoned and closed by City Council Ordinance No. 2015-2070.

AND

Lot 6 and the East 80 feet of Lot 11 of Block 1, Bardin Terrace, a subdivision recorded in Plat Book 2, Page 102 of the public records of Columbia County, Florida.

AND

That parcel lying between the Western right-of-way line of State Road 25-A, also known as South Marion Avenue, and the Eastern boundary line of Lot 6, of Block 1, Bardin Terrace, according to the map or plat thereof, recorded in Plat Book 2, Page 28 of the public records of Columbia County, Florida.

Tax Parcel Identification Number: 05-4S-17-07620-000

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

The sole purpose of this corrective deed is to correct the deed between the same parties recorded in Official Record Book 1429, Page 503, public records of Columbia County, Florida, which has the year of execution inadvertently as 2020, which in truth and fact should be 2021.

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

TO HAVE AND TO HOLD the same unto Grantee and to the proper use, benefit and behoove of Grantee, his heirs, successors, and assigns, in fee simple forever.


This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in Grantor as Successor trustees by the terms of the deed or deeds

delivered to Grantor in pursuance of the Trust Agreement above mentioned


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, 2020.

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

Signed, sealed and delivered
in the presence of:


Witness

Delores B. Brannen
(Print or type name)


Witness

Loretta S. Steinmann
(Print or type name)


EVERETT W. ROGERS


DEBORAH M. ROGERS

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of February, 2021, by EVERETT W. ROGERS and DEBORAH M. ROGERS, husband and wife, who are personally known to me or produced _____ as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires:

Columbia County Tax Collector

generated on 6/23/2021 4:30:08 PM EDT

Tax Record

Last Update: 6/23/2021 4:28:22 PM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
R07620-000	REAL ESTATE	2020
Mailing Address		Property Address
DARBY HERBERT F LIVING TRUST 1241 S MARION AVE LAKE CITY FL 32025		1118 MARION S LAKE CITY
		GEO Number
		054S17-07620-000
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
H3 25000	001	
HX 25000		
Legal Description (click for full description)		
05-4S-17 0101/01012.92 Acres LOTS 4, 5, 6, 12, 13, 14 & E 80 FT OF LOT 11 BARDIN TERRACE S/D & A PARCEL OF LAND LYING BETWEEN W R/W OF MARION ST & LOTS 4, 5 & 6. & ALL THAT PORTION OF SW BARDIN WAY (ABANDONED ST) LYING BETWEEN LOTS 4 & 5 & LOT 12, 13 & 14, See Tax Roll For Extra Legal		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
CITY OF LAKE CITY	4.9000	267,539
BOARD OF COUNTY COMMISSIONERS	8.0150	267,539
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	272,320
LOCAL	3.7810	272,320
CAPITAL OUTLAY	1.5000	272,320
SUWANNEE RIVER WATER MGT DIST	0.3696	267,539
LAKE SHORE HOSPITAL AUTHORITY	0.0001	267,539
		Exemption Amount
		50,000
		Taxable Value
		\$217,539
		Taxes Levied
		\$1,065.94
		\$1,743.58
		\$185.00
		\$935.12
		\$370.98
		\$80.40
		\$0.02
Total Millage	19.3137	Total Taxes
		\$4,381.04
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$504.04
Total Assessments		\$504.04
Taxes & Assessments		\$4,885.08
If Paid By	Amount Due	
	\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/3/2020	PAYMENT	3101473.0002	2020	\$4,689.68

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Olivia Rae Investments, Inc
P.O. Box 2147
Lake City, FL 32056

63-635/631

1046

PAY TO
THE ORDER OF

City of Lake City

\$ 750.00

DOLLARS

Community State Bank

Lake Butler, FL 32054

MENDO Beane App. 118 Madison Ave

Heather W. Dahn

AUTHORIZED SIGNATURE

MP

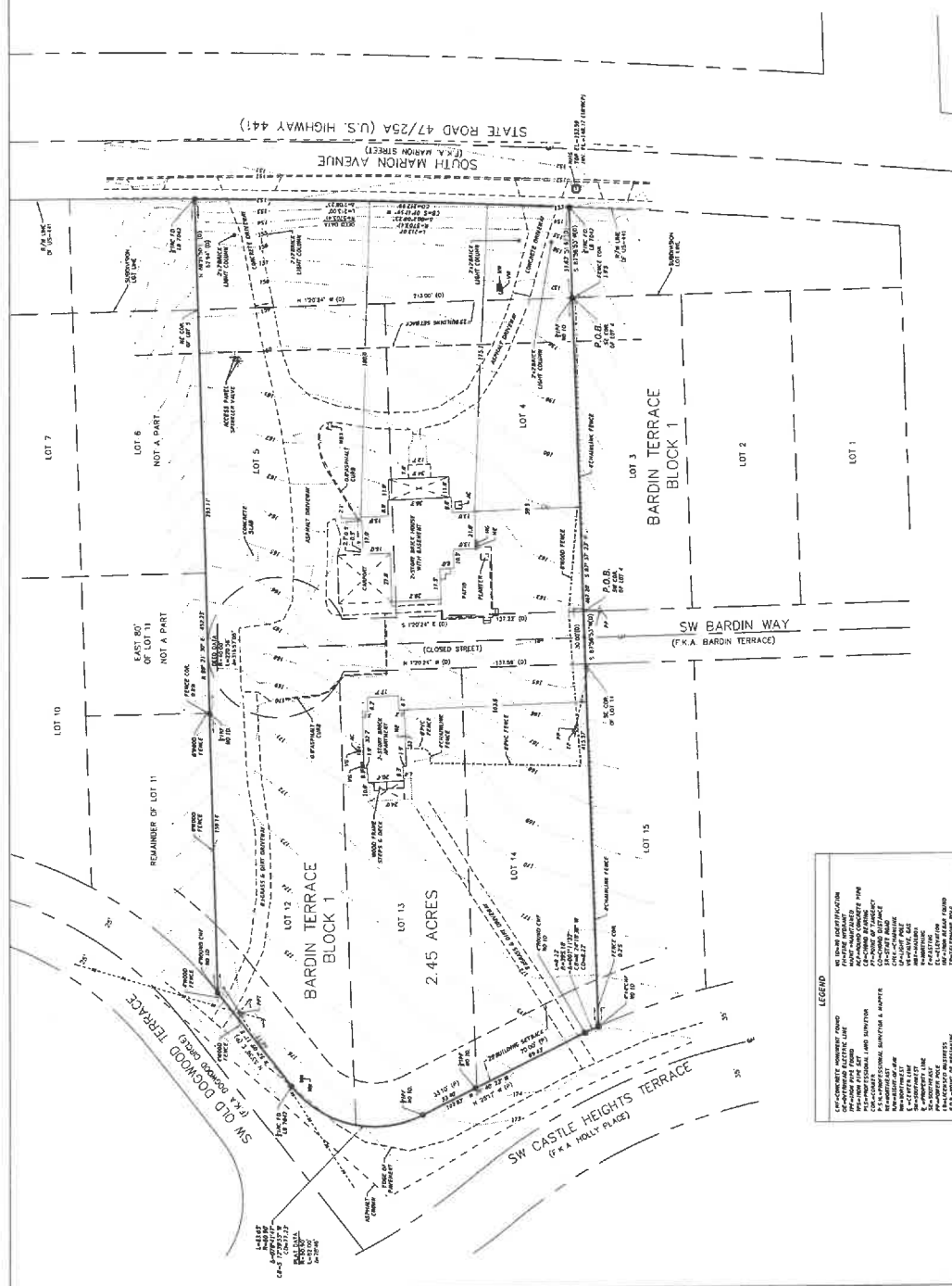
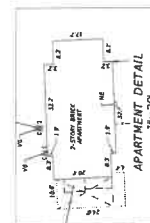
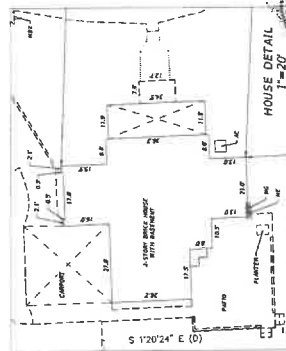


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DATE

6-29-21

ACKNOWLEDGMENT: The authors wish to thank the following persons for their assistance in the collection of the specimens used in this study: J. A. Bock, Jr., D. L. Smith, R. E. Smith, and S. M. Smith. This work was supported by the U.S. Fish and Wildlife Service, Washington, D.C.

[illegible][illegible]

REVISIONS		
DATE	DESCRIPTION	DATE DESCRIPTION

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823 2551 BL4/RSTONE PINES DR.
JOB NO. L210421LEW
CA# 29011



LEWIS WALKER

133H

7	Item i.
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Alice Zeiger

20

COLUMBIA
COUNTY



DARBY SITE COLUMBIA COUNTY, FLORIDA

PROJECT LOCATION




SHEET INDEX

- 1 COVER SHEET
- 2 SIGNATURE SHEET
- 3 NOTES
- 4 OVERALL SITE PLAN
- 5 EROSION CONTROL PLAN
- 6 MISC. DETAILS
- 7 EROSION CONTROL DETAILS

PLANS PREPARED FOR:

LEWIS WALKER
P.O. BOX 2147
LAKE CITY, FL 32056
(386)365-4071

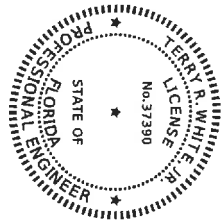
06/2021
NOT FOR CONSTRUCTION

REVISIONS		DATE	SHEET NO.
DESCRIPTION			
 NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH: 386-752-4675 LIC. NO. 128356 2851 BLANCKSTONE PINES DR. TALLAHASSEE, FL 32301 WWW/NFPS.NET CAD: 20011		JOB NUMBER: FOR: L210421LEW FOR: TERRY R. WHITE P.E. NO.: 37398	1

COVER SHEET

6/24/2021 5:55:37 PM

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THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
UNLESS THEY ARE SIGNED AND SEALED
IN THE ELECTRONIC DOCUMENTS.
NORTH FLORIDA PROFESSIONAL SERVICES INC.
P.O. BOX 3823
LAKE CITY, FL 32056
CERTIFICATE OF AUTHORIZATION: 29011
TERRY R. WHITE, P.E. NO. 37390

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN
ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

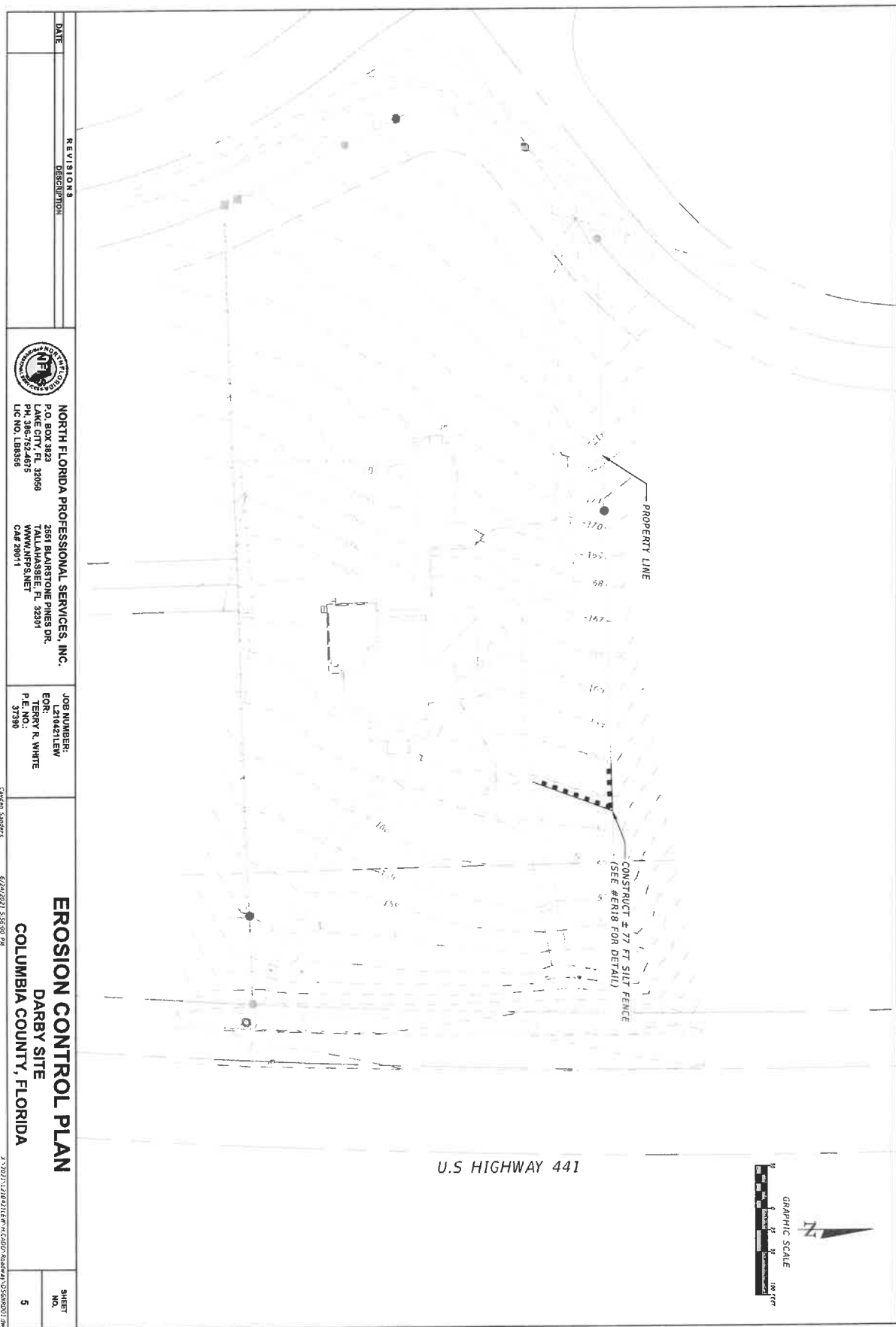
SHEET INDEX

- COVER SHEET 1
- SIGNATURE SHEET 2
- NOTES 3
- OVERALL SITE PLAN 4
- EROSION CONTROL PLAN 5
- MISC. DETAILS 6
- EROSION CONTROL DETAILS 7

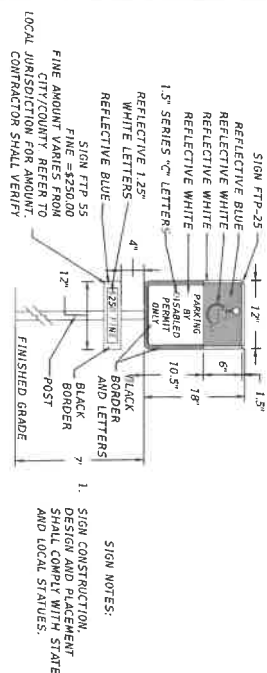
REVISIONS		DATE	SHEET NO.
DESCRIPTION			
<div><div><p>NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH: 386-752-6875 LIC NO. 1B8556</p></div><div><p>2851 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CNA 28011</p></div></div>			JOB NUMBER: EOR: TERREY R. WHITE P.E. NO.: 37390
SIGNATURE SHEET DARBY SITE COLUMBIA COUNTY, FLORIDA			2

Claden Sanders 8/24/2021 5:55:57 PM

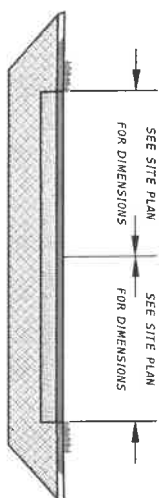
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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

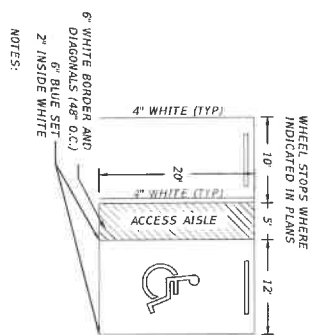


MS21 HANDICAP PARKING SIGN DETAIL
SCALE: N.T.S.



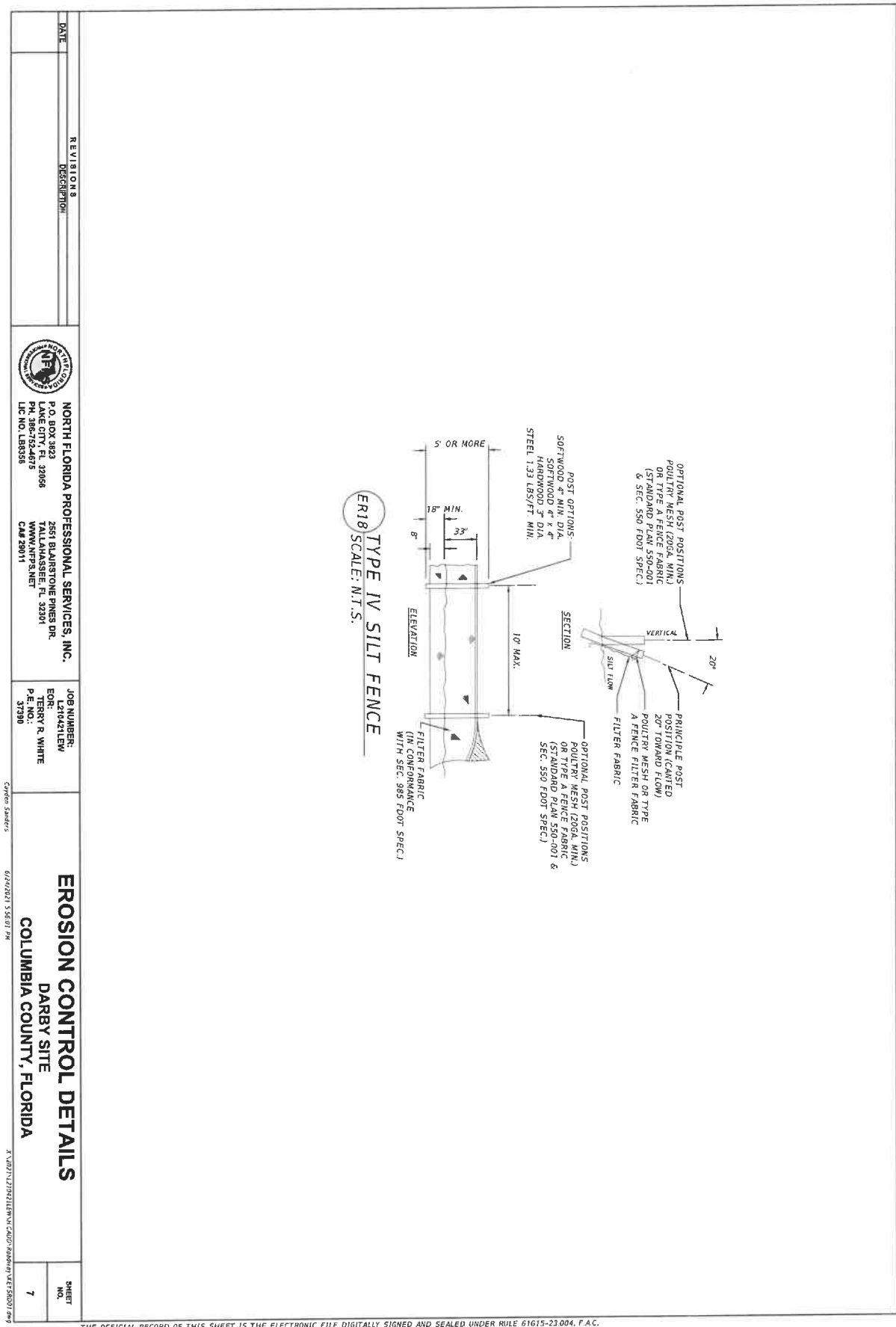
MS26 PARKING APRON TYPICAL SECTION
SCALE: N.T.S


REVISIONS		DATE
DESCRIPTION		
 <p>NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32856 TEL: 407.521.4455 WWW.NFPS.COM LIC NO. 180356</p>		
<p>JOB NUMBER: L70421LEW</p> <p>EOR: TERRY R. WHITE P.E. NO. 37585 CA# 209711</p>		
<p align="center">MISC. DETAILS</p> <p align="center">DARBY SITE</p> <p align="center">COLUMBIA COUNTY, FLORIDA</p>		
		SHEET NO.
		6



MS23
HANDICAP PARKING STALL DETAIL
SCALE: N.T.S

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



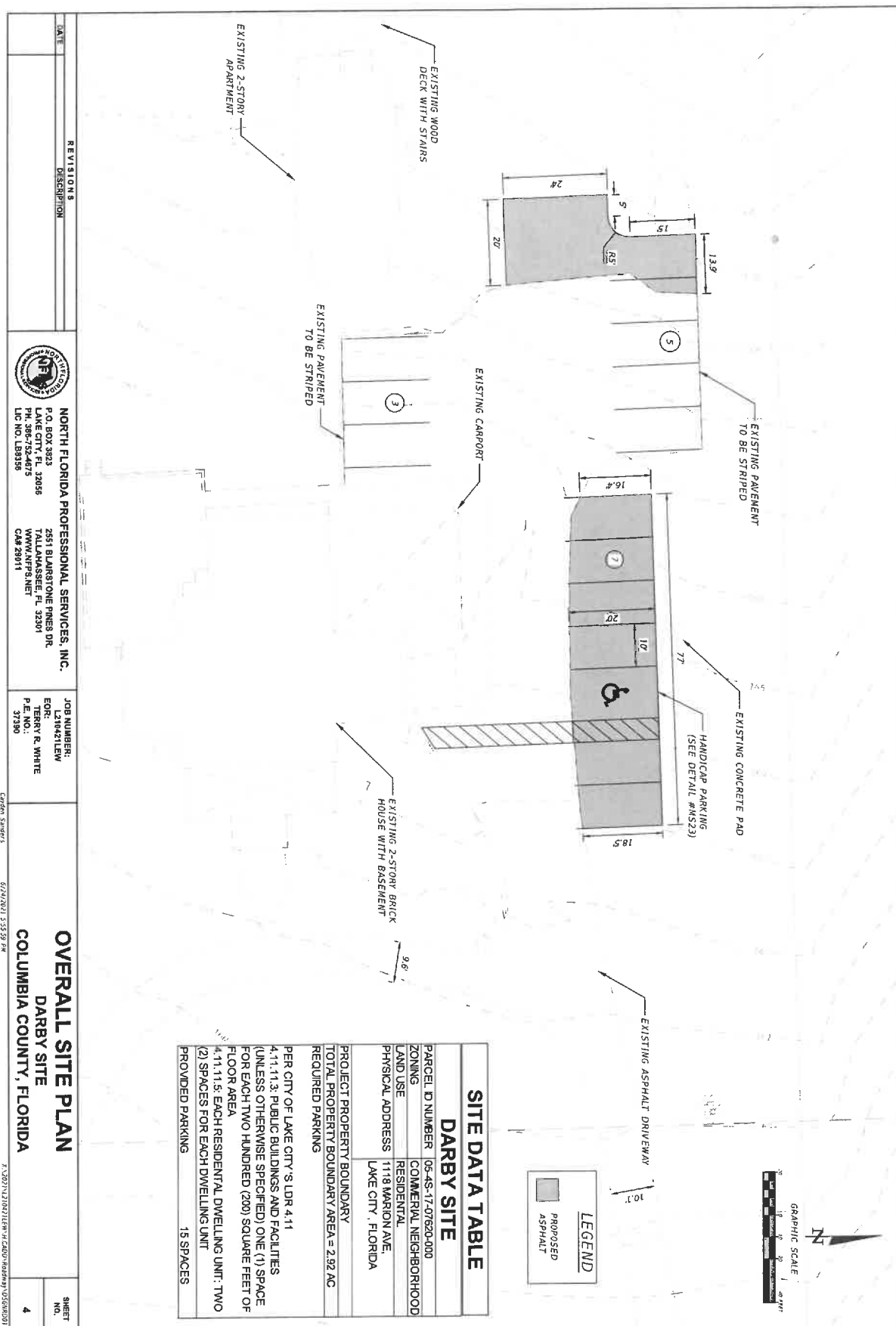
REVISIONS		DATE	DESCRIPTION	
<div></div>				
NORTH FLORIDA PROFESSIONAL SERVICES, INC.				
P.O. BOX 3823				
LAKE CITY, FL 32056				
PH. 386-52-4675				
LIC NO. LB0355				
2551 BLAIRSTONE PINES DR.				
TALLAHASSEE, FL 32301				
WWW.NFPS.NET				
CAF 20111				
JOB NUMBER:				
L2161421LEW				
EOR:				
TERRY R. WHITE				
P.E. NO.:				
31350				
<div>EROSION CONTROL DETAILS</div> <div>DARBY SITE</div> <div>COLUMBIA COUNTY, FLORIDA</div>				
				SHEET NO.
				7

Carleen Saunders

6/24/2021 5:56:01 PM

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Caplen Sanders 6/26/2021 5:56:01 PM X:\0271\27921LEW\2400\946000\4615000.dwg



APPLICATION AGENT AUTHORIZATION FORM

City of Lake City
 Growth Mgmt
 205 N Marion Ave
 Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Tori Humphries
 (Name of Person to Act as my Agent)

for North Florida Professional Services
 (Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
 for Site Specific Amendment (Rezoning)
 (Type of Application)

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

Applicant/Owner's Name: Lewis Walker

Applicant/Owner's Title: Owner

On Behalf of: Olivia Rae Investments, INC
 (Company Name, if applicable)

Telephone: (386) 365-4071

Date: 6-29-2021

Applicant/Owner's Signature: [Signature]

Print Name: LEWIS WALKER

STATE OF FLORIDA
 COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 29 day of June, 20 21, by Lewis Walker, whom is personally known by me ✓ OR produced identification ✓.
 Type of Identification Produced _____

Barbara Johnston
 (Notary Signature)

(SEAL)



BARBARA JOHNSTON
 Commission # GG 306135
 Expires May 6, 2023
 Bonded Thru Budget Notary Services

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.

Tori Humphries

Applicant/Agent Name (Type or Print)

Tori Humphries

Applicant/Agent Signature

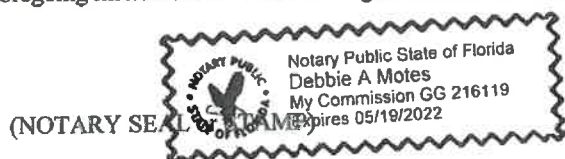
6/29/21

Date

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 29th day of June 2021, by (name of person acknowledging).



Debbie A. Motes
Signature of Notary
Debbie A. Motes
Printed Name of Notary

Personally Known OR Produced Identification _____
Type of Identification Produced

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

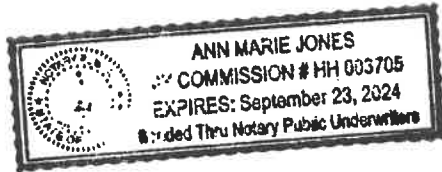
BEFORE ME, this day, 1st day of March 2021, personally appeared, Beverly Jones, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 20th day of June 2021, I personally posted a copy of the Site Posting for this petition at 1118 S Marion Ave, Lake City, FL. 32055, parcel 05-4s-17-07620-000


Beverly Jones -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
 ___21st___ day of July 2021, by Beverly Jones
 who is personally known to me.

[SEAL]




Signature of Notary

___Ann Marie Jones___
 Print or Type Name

My Commission expires: September 23, 2021



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

PLANNING ONLY
Application # Z 21-06
Application Fee \$ 750.00
Receipt No. _____
Filing Date 6/29/21
Completeness Date _____

Item ii.

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: Darby Site
2. Address of Subject Property: 1118 Marion Ave, Lake City, FL 32025
3. Parcel ID Number(s): 05-4S-17-07620-000
4. Future Land Use Map Designation: Residential- Moderate Density
5. Existing Zoning Designation: Residence
6. Proposed Zoning Designation: Commercial Neighborhood
7. Acreage: 2.918
8. Existing Use of Property: Residence
9. Proposed use of Property: Commercial

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Tori Humphries Title: Project Manager
Company name (if applicable): North Florida Professional Services
Mailing Address: P.O. Box 3823
City: Lake City State: FL Zip: 32056
Telephone: (386) 752-4675 Fax: () Email: thumphries@nfps.net

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Lewis Walker
Mailing Address: P.O. Box 2147
City: Lake City State: FL Zip: 32056
Telephone: (386) 365-4071 Fax: () Email: lewisgwalker@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: _____
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.

Tori Humphries

Applicant/Agent Name (Type or Print)

Tori Humphries

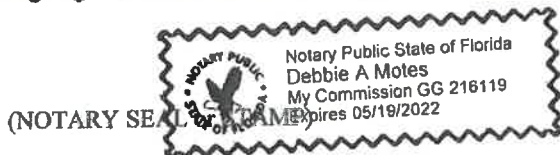
Applicant/Agent Signature

6/29/21

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 29th day of June 2021, by (name of person acknowledging).



Debbie A. Motes
Signature of Notary
Debbie A. Motes
Printed Name of Notary

Personally Known OR Produced Identification _____
Type of Identification Produced

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 4/22/2021

Parcel: << 05-4S-17-07620-000 (28575) >>

Owner & Property Info

Owner	OLIVIA RAE INVESTMENTS, INC P O BOX 2147 LAKE CITY, FL 32056		
Site	1118 MARION AVE, LAKE CITY		
Description*	LOTS 4, 5, 6, 12, 13, 14 & E 80 FT OF LOT 11 BARDIN TERRACE S/D & A PARCEL OF LAND LYING BETWEEN W R/W OF MARION ST & LOTS 4, 5 & 6. & ALL THAT PORTION OF SW BARDIN WAY (ABANDONED ST) LYING BETWEEN LOTS 4 & 5 & LOT 12, 13 & 14, BLK 1 BARDIN TER DESC IN QC ...more>>>		
Area	2.918 AC	S/T/R	05-4S-17
Use Code**	SFRES/SFRES (0101)	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	\$95,399	Mkt Land	\$95,400
Ag Land	\$0	Ag Land	\$0
Building	\$340,820	Building	\$335,556
XFOB	\$4,459	XFOB	\$4,459
Just	\$440,678	Just	\$435,415
Class	\$0	Class	\$0
Appraised	\$440,678	Appraised	\$435,415
SOH Cap [?]	\$168,358	SOH Cap [?]	\$0
Assessed	\$272,320	Assessed	\$435,415
Exempt	HX H3 \$50,000	Exempt	\$0
Total Taxable	county:\$217,539 city:\$217,539 other:\$217,539 school:\$247,320	Total Taxable	county:\$435,415 city:\$435,415 other:\$0 school:\$435,415

Aerial Viewer Pictometry Google Maps

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/24/2021	\$0	1431/1054	WD	I	U	11
8/11/2020	\$250,000	1417/1703	WD	I	U	37
1/29/2020	\$400,000	1429/0503	WD	I	P	98
1/23/2019	\$100	1377/1701	WD	I	U	11
5/30/2018	\$100	1361/1122	LE	I	U	14
1/4/2017	\$0	1328/1589	WD	I	U	11
10/31/2016	\$100	1325/1212	QC	I	U	11
10/31/2016	\$100	1325/1205	PR	I	U	11
12/22/2015	\$100	1307/0496	QC	V	U	11

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1926	4266	7002	\$253,816
Sketch	SINGLE FAM (0100)	1926	1112	2350	\$81,740

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$1,594.00	2952.00	36 x 82
0166	CONC,PAVMT	0	\$1,188.00	2200.00	20 x 110
0166	CONC,PAVMT	0	\$1,377.00	2550.00	10 x 255
0169	FENCE/WOOD	2012	\$300.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	33,356.000 SF (0.765 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$25,017
0100	SFR (MKT)	50,463.000 SF (1.158 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$37,847
0000	VAC RES (MKT)	43,380.800 SF (0.995 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$32,536

Concurrency Worksheet

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
710	General Office Building	11.03	1.49	4.3	47	6

*Per thousand square feet (i.e. 4,266 sq ft / 1,000 = 4.27)

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD) Per Employee	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15	8	120

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

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD) Per Employee	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15	8	120

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

Solid Waste Analysis

Use	Pounds Per Thousand Sq Ft	Total Floor Area*	Total (Lbs Per Day)
General Office Building	5.5	4.3	23.65

*Per thousand square feet (i.e. 4,266 sq ft / 1,000 = 4.27)



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Item ii.

ANALYSIS OF SECTION 12.2.1(3)(h) OF THE LAND DEVELOPMENT REGULATIONS

Darby Site – Lake City

- a. Whether the proposed use would be in conformance with the county's comprehensive plan and would not have an adverse effect on the comprehensive plan.

The proposed commercial development is in conformance with the City's Comprehensive Plan to include the commercial neighborhood.

- b. The existing land use pattern

The proposed use is compatible with the existing land use pattern.

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

The proposed change will not create 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, and streets.

The proposed use would not alter the population density patterns as the type of use matches the residential use in the area.

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

The existing district boundaries are not illogically drawn in relation to existing conditions on the property proposed for change.

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

The proposed use is compatible with the current use conditions, and it would be advantageous to the community providing additional services and employment opportunities.

- g. Whether the proposed use will adversely influence living conditions in the neighborhood.

The proposed use will not adversely influence living conditions in the neighborhood.

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

The proposed use traffic pattern allows for movement within the proposed site.

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

The proposed use will not create a drainage problem.

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

There will be no reduction in light or air for the adjacent areas. The proposed facility will replace an existing structure and be placed in a different location on the subject property.

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

The proposed use will not 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.

The proposed use is compatible with surrounding use, therefore will not adversely affect 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.

The proposed use will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

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

There are not substantial reasons why the property cannot be used in accord with existing zoning.

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

The proposed use is in scale with the needs of the neighborhood or the community.

- 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 and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

The owner of the building wants to use the building for commercial use and with the FDOT building being across the road, it makes for a good location. There are also other Commercial neighborhood zones around the area.

DESCRIPTION:

Lots 4, 5, 12, 13 and 14 of Block 1, Bardin Terrace, a subdivision recorded in Plat Book 2, Page 102 of the Public Records of Columbia County, Florida.

and that parcel lying between the Western right-of-way line of State Road 25-A, also known as South Marion Avenue, and the Eastern boundary line of Lots 4 and 5 of Block 1, Bardin Terrace, according to the map or plat thereof, recorded in Plat Book 2, Page 28, of the public records of Columbia County, Florida, being more particularly described as follows: BEGIN at the Southeast corner of said Lot 4 and run North $01^{\circ}20'24''$ West along the Eastern boundary line of above said Lots 4 and 5 of Block 1, Bardin Terrace, a distance of 213.00 feet to the Northeast corner of said Lot 5; thence North $88^{\circ}21'50''$ East along the East extension of the North line of said Lot 5 a distance of 62.94 feet to a point on the West Right-of-Way line of State Road 25-A, said point being a point on a curve concave to the West having a radius of 5703.41 feet and a central angle of $02^{\circ}08'23''$; thence Southerly along the arc of said curve, being said Westerly Right-of-Way line of State Road 25-A, a distance of 213.00 feet to a point on the Easterly extension of the South line of Lot 4 of Block 1, Bardin Terrace; thence South $87^{\circ}56'53''$ West along said Easterly extension of said South line of Lot 4 a distance of 51.67 feet to the POINT OF BEGINNING.

and all of that portion of SW Bardin Way (formerly known as Bardin Terrace), an abandoned street, lying between Lots 4 and 5 and Lots 12, 13, and 14, Block 1, Bardin Terrace, a subdivision according to a Plat thereof on file in Plat Book 2, Page 102, in the office of the Clerk of the Circuit Court, Columbia County, Florida, as vacated, abandoned, and closed by City Council Ordinance No. 2015-2070, being more particularly described as follows: BEGIN at the Southwest corner of said Lot 4 and run South $87^{\circ}56'53''$ West a distance of 30.00 feet to the Southeast corner of Lot 14; thence North $01^{\circ}20'24''$ West along the East line of Lot 14 and Lot 13 a distance of 137.59 feet to a point on a curve being concave to the South having a radius of 40.00 feet and a central angle of $315^{\circ}57'05''$; thence Northwesterly, Easterly, and Southwesterly along the arc of said curve a distance of 220.58 feet to the end of said curve; thence South $01^{\circ}20'24''$ East along the West line of Lots 5 and 4 a distance of 137.22 feet to the POINT OF BEGINNING.

BSG:lss
8601.01-20-078
9/22/2020

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

REC. # 35.50
DOC. 170
INT. 0
INDEX 0
CONSIDERATION 0

Item ii.

Inst: 202112003641 Date: 02/26/2021 Time: 3:22PM
Page 1 of 4 B: 1431 P: 1054, James M Swisher Jr, Clerk of Court
Columbia, County, By: KV
Deputy Clerk

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED made this 24th day of February,
2021, between EVERETT W. ROGERS and DEBORAH M. ROGERS, husband and wife,
whose mailing address is 8355 South U.S. Highway 441, Lake City, Florida 32025, (herein
"Grantor"), to OLIVIA RAE INVESTMENTS, INC., a Florida corporation, whose mailing
address is Post Office Box 2147, Lake City, Florida 32056 (herein "Grantee").

WITNESSETH:

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

Lots 4, 5, 12, 13 and 14 of Block 1, Bardin Terrace, a subdivision according to a plat
thereof on file in Plat Book 2, Page 102, in the office of the Clerk of Circuit Court,
Columbia County, Florida, and subject to restrictions recorded in Deed Book 32,
Page 419, public records of Columbia County, Florida.

AND

That parcel lying between the Western right-of-way line of State Road 25-A, also
known as South Marion Avenue, and the Eastern boundary line of Lots 4 & 5, of
Block 1, Bardin Terrace, according to the map or plat thereof, recorded in Plat Book
2, Page 28 of the public records of Columbia County, Florida.

AND

All of that portion of SW Bardin Way (formerly known as Bardin Terrace), an abandoned street, lying between Lots 4 and 5 and Lots 12, 13, and 14, Block 1, Bardin Terrace, a subdivision according to a Plat thereof on file in Plat Book 2, Page 102, in the office of the Clerk of the Circuit Court, Columbia County, Florida, as vacated, abandoned and closed by City Council Ordinance No. 2015-2070.

AND

Lot 6 and the East 80 feet of Lot 11 of Block 1, Bardin Terrace, a subdivision recorded in Plat Book 2, Page 102 of the public records of Columbia County, Florida.

AND

That parcel lying between the Western right-of-way line of State Road 25-A, also known as South Marion Avenue, and the Eastern boundary line of Lot 6, of Block 1, Bardin Terrace, according to the map or plat thereof, recorded in Plat Book 2, Page 28 of the public records of Columbia County, Florida.

Tax Parcel Identification Number: 05-4S-17-07620-000

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

The sole purpose of this corrective deed is to correct the deed between the same parties recorded in Official Record Book 1429, Page 503, public records of Columbia County, Florida, which has the year of execution inadvertently as 2020, which in truth and fact should be 2021.

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

TO HAVE AND TO HOLD the same unto Grantee and to the proper use, benefit and behoove of Grantee, his heirs, successors, and assigns, in fee simple forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in Grantor as Successor trustees by the terms of the deed or deeds

delivered to Grantor in pursuance of the Trust Agreement above mentioned

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, 2020.

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

Signed, sealed and delivered
in the presence of:



Witness
Delores B. Brannen
(Print or type name)



Witness
Loretta S. Steinmann
(Print or type name)



EVERETT W. ROGERS

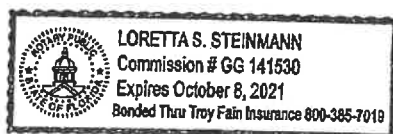


DEBORAH M. ROGERS

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of February, 2021, by EVERETT W. ROGERS and DEBORAH M. ROGERS, husband and wife, who are personally known to me or produced _____ as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires:

APPLICATION AGENT AUTHORIZATION FORM

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

Authority to Act as Agent

On my/our behalf, I appoint Tori Humphries
(Name of Person to Act as my Agent)

for North Florida Professional Services
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Site Specific Amendment (Rezoning)
(Type of Application)

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

Applicant/Owner's Name: Lewis Walker

Applicant/Owner's Title: Owner

On Behalf of: Olivia Rae Investments, INC
(Company Name, if applicable)

Telephone: (386) 365-4071 Date: 6-29-2021

Applicant/Owner's Signature: [Signature]

Print Name: LEWIS WALKER

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 29 day of
June, 20 21 by Lewis Walker
whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced _____

Barbara Johnston
(Notary Signature)

(SEAL)



BARBARA JOHNSTON
Commission # GG 306135
Expires May 6, 2023
Bonded Thru Budget Notary Services

Columbia County Tax Collector

Item ii.

generated on 6/23/2021 4:30:08 PM EDT

Tax Record

Last Update: 6/23/2021 4:28:22 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number R07620-000	Tax Type REAL ESTATE	Tax Year 2020
Mailing Address DARBY HERBERT F LIVING TRUST 1241 S MARION AVE LAKE CITY FL 32025		Property Address 1118 MARION S LAKE CITY GEO Number 054S17-07620-000
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail H3 25000 HX 25000	Millage Code 001	Escrow Code
Legal Description (click for full description) 05-4S-17 0101/01012.92 Acres LOTS 4, 5, 6, 12, 13, 14 & E 80 FT OF LOT 11 BARDIN TERRACE S/D & A PARCEL OF LAND LYING BETWEEN W R/W OF MARION ST & LOTS 4, 5 & 6. & ALL THAT PORTION OF SW BARDIN WAY (ABANDONED ST) LYING BETWEEN LOTS 4 & 5 & LOT 12, 13 & 14, See Tax Roll For Extra Legal		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
CITY OF LAKE CITY	4.9000	267,539
BOARD OF COUNTY COMMISSIONERS	8.0150	267,539
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	272,320
LOCAL	3.7810	272,320
CAPITAL OUTLAY	1.5000	272,320
SUWANNEE RIVER WATER MGT DIST	0.3696	267,539
LAKE SHORE HOSPITAL AUTHORITY	0.0001	267,539
		Exemption Amount
		50,000
		Taxable Value
		\$217,539
		Taxes Levied
		\$1,065.94
		\$1,743.58
		\$185.00
		\$935.12
		\$370.98
		\$80.40
		\$0.02
Total Millage		Total Taxes
19.3137		\$4,381.04
Non-Ad Valorem Assessments		
Code XLCF	Levying Authority CITY FIRE ASSESSMENT	Amount \$504.04
Total Assessments		\$504.04
Taxes & Assessments		\$4,885.08
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/3/2020	PAYMENT	3101473.0002	2020	\$4,689.68

Prior Years Payment History**Prior Year Taxes Due**

NO DELINQUENT TAXES

Olivia Rae Investments, Inc
P.O. Box 2147
Lake City, FL 32056

63-635/631

1046

PAY TO
THE ORDER OF

City of Lake City

\$ 750.00

DOLLARS

Community State Bank

Lake Butler, FL 32054

MEMO

Reason App 118 Madison Ave



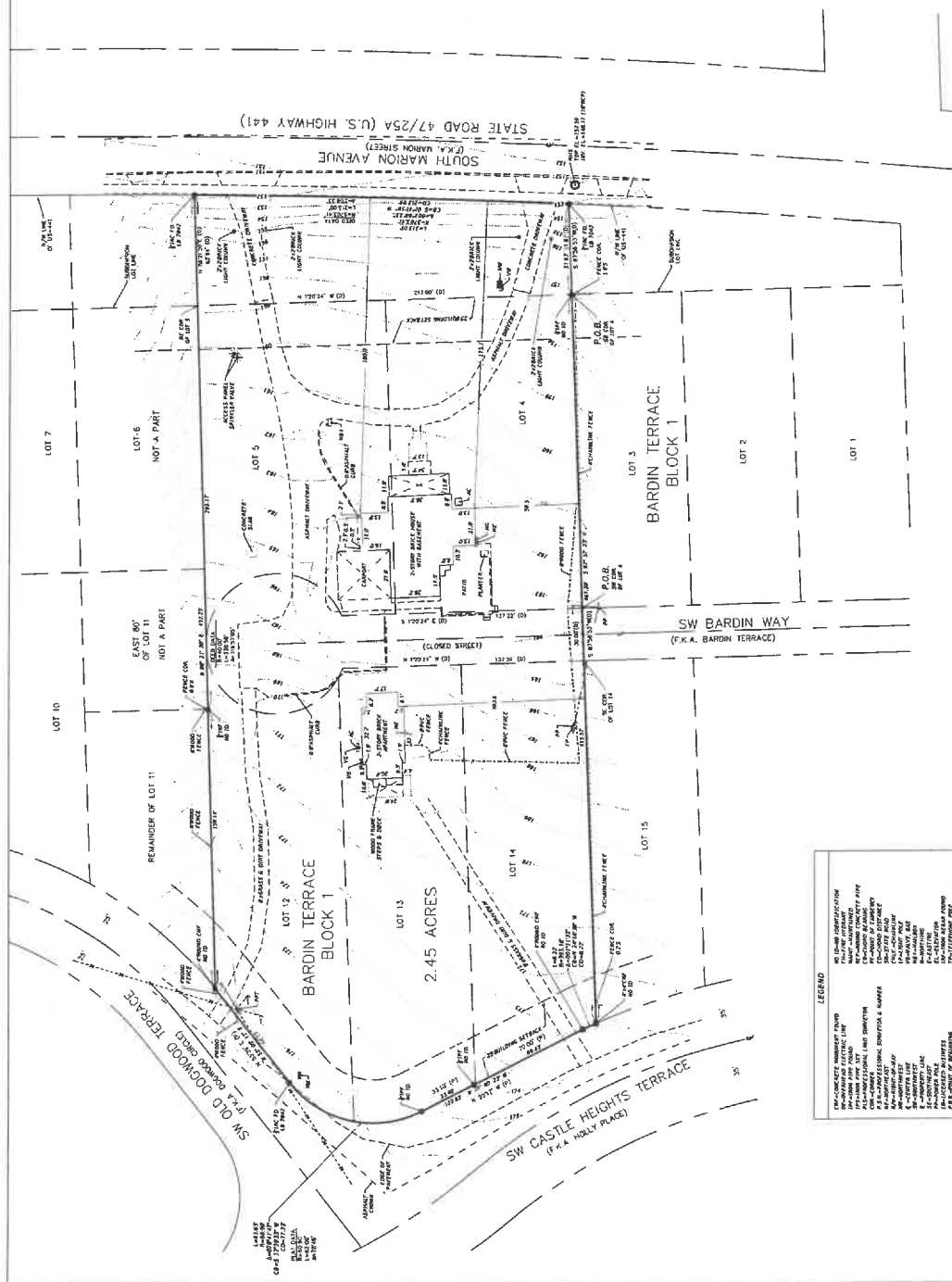
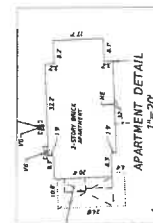
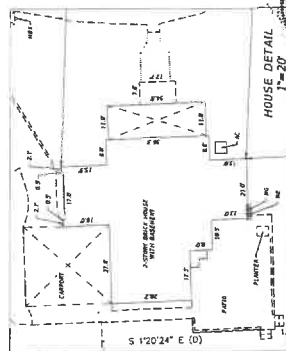
Heather L. Davis


AUTHORIZED SIGNATURE

MP

⑈001046⑈ ⑆063106352⑆ 50 00 77 3⑈

DESCRIPTION: 1970-1971, 1972-1973, 1974-1975, 1976-1977, 1978-1979, 1980-1981, 1982-1983, 1984-1985, 1986-1987, 1988-1989, 1990-1991, 1992-1993, 1994-1995, 1996-1997, 1998-1999, 2000-2001, 2002-2003, 2004-2005, 2006-2007, 2008-2009, 2010-2011, 2012-2013, 2014-2015, 2016-2017, 2018-2019, 2020-2021, 2022-2023, 2024-2025, 2026-2027, 2028-2029, 2030-2031, 2032-2033, 2034-2035, 2036-2037, 2038-2039, 2040-2041, 2042-2043, 2044-2045, 2046-2047, 2048-2049, 2050-2051, 2052-2053, 2054-2055, 2056-2057, 2058-2059, 2060-2061, 2062-2063, 2064-2065, 2066-2067, 2068-2069, 2070-2071, 2072-2073, 2074-2075, 2076-2077, 2078-2079, 2080-2081, 2082-2083, 2084-2085, 2086-2087, 2088-2089, 2090-2091, 2092-2093, 2094-2095, 2096-2097, 2098-2099, 2100-2101, 2102-2103, 2104-2105, 2106-2107, 2108-2109, 2110-2111, 2112-2113, 2114-2115, 2116-2117, 2118-2119, 2120-2121, 2122-2123, 2124-2125, 2126-2127, 2128-2129, 2130-2131, 2132-2133, 2134-2135, 2136-2137, 2138-2139, 2140-2141, 2142-2143, 2144-2145, 2146-2147, 2148-2149, 2150-2151, 2152-2153, 2154-2155, 2156-2157, 2158-2159, 2160-2161, 2162-2163, 2164-2165, 2166-2167, 2168-2169, 2170-2171, 2172-2173, 2174-2175, 2176-2177, 2178-2179, 2180-2181, 2182-2183, 2184-2185, 2186-2187, 2188-2189, 2190-2191, 2192-2193, 2194-2195, 2196-2197, 2198-2199, 2200-2201, 2202-2203, 2204-2205, 2206-2207, 2208-2209, 2210-2211, 2212-2213, 2214-2215, 2216-2217, 2218-2219, 2220-2221, 2222-2223, 2224-2225, 2226-2227, 2228-2229, 2230-2231, 2232-2233, 2234-2235, 2236-2237, 2238-2239, 2240-2241, 2242-2243, 2244-2245, 2246-2247, 2248-2249, 2250-2251, 2252-2253, 2254-2255, 2256-2257, 2258-2259, 2260-2261, 2262-2263, 2264-2265, 2266-2267, 2268-2269, 2270-2271, 2272-2273, 2274-2275, 2276-2277, 2278-2279, 2280-2281, 2282-2283, 2284-2285, 2286-2287, 2288-2289, 2290-2291, 2292-2293, 2294-2295, 2296-2297, 2298-2299, 2300-2301, 2302-2303, 2304-2305, 2306-2307, 2308-2309, 2310-2311, 2312-2313, 2314-2315, 2316-2317, 2318-2319, 2320-2321, 2322-2323, 2324-2325, 2326-2327, 2328-2329, 2330-2331, 2332-2333, 2334-2335, 2336-2337, 2338-2339, 2340-2341, 2342-2343, 2344-2345, 2346-2347, 2348-2349, 2350-2351, 2352-2353, 2354-2355, 2356-2357, 2358-2359, 2360-2361, 2362-2363, 2364-2365, 2366-2367, 2368-2369, 2370-2371, 2372-2373, 2374-2375, 2376-2377, 2378-2379, 2380-2381, 2382-2383, 2384-2385, 2386-2387, 2388-2389, 2390-2391, 2392-2393, 2394-2395, 2396-2397, 2398-2399, 2400-2401, 2402-2403, 2404-2405, 2406-2407, 2408-2409, 2410-2411, 2412-2413, 2414-2415, 2416-2417, 2418-2419, 2420-2421, 2422-2423, 2424-2425, 2426-2427, 2428-2429, 2430-2431, 2432-2433, 2434-2435, 2436-2437, 2438-2439, 2440-2441, 2442-2443, 2444-2445, 2446-2447, 2448-2449, 2450-2451, 2452-2453, 2454-2455, 2456-2457, 2458-2459, 2460-2461, 2462-2463, 2464-2465, 2466-2467, 2468-2469, 2470-2471, 2472-2473, 2474-2475, 2476-2477, 2478-2479, 2480-2481, 2482-2483, 2484-2485, 2486-2487, 2488-2489, 2490-2491, 2492-2493, 2494-2495, 2496-2497, 2498-2499, 2500-2501, 2502-2503, 2504-2505, 2506-2507, 2508-2509, 2510-2511, 2512-2513, 2514-2515, 2516-2517, 2518-2519, 2520-2521, 2522-2523, 2524-2525, 2526-2527, 2528-2529, 2530-2531, 2532-2533, 2534-2535, 2536-2537, 2538-2539, 2540-2541, 2542-2543, 2544-2545, 2546-2547, 2548-2549, 2550-2551, 2552-2553, 2554-2555, 2556-2557, 2558-2559, 2560-2561, 2562-2563, 2564-2565, 2566-2567, 2568-2569, 2570-2571, 2572-2573, 2574-2575, 2576-2577, 2578-2579, 2580-2581, 2582-2583, 2584-2585, 2586-2587, 2588-2589, 2590-2591, 2592-2593, 2594-2595, 2596-2597, 2598-2599, 2600-2601, 2602-2603, 2604-2605, 2606-2607, 2608-2609, 2610-2611, 2612-2613, 2614-2615, 2616-2617, 2618-2619, 2620-2621, 2622-2623, 2624-2625, 2626-2627, 2628-2629, 2630-2631, 2632-2633, 2634-2635, 2636-2637, 2638-2639, 2640-2641, 2642-2643, 2644-2645, 2646-2647, 2648-2649, 2650-2651, 2652-2653, 2654-2655, 2656-2657, 2658-2659, 2660-2661, 2662-2663, 2664-2665, 2666-2667, 2668-2669, 2670-2671, 2672-2673, 2674-2675, 2676-2677, 2678-2679, 2680-2681, 2682-2683, 2684-2685, 2686-2687, 2688-2689, 2690-2691, 2692-2693, 2694-2695, 2696-2697, 2698-2699, 2700-2701, 2702-2703, 2704-2705, 2706-2707, 2708-2709, 2710-2711, 2712-2

[illegible][illegible]

REVISIONS		JOB NO. L210421LEW		SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	
		<p>NORTH FLORIDA PROFESSIONAL SERVICES, INC.</p> <p>2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET</p> <p>P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. 1B6556</p>		
				
		<p>LEWIS WALKER</p>		
		<p>5/18/2021 9:40:40 AM</p>		
		<p>ALICE LEIGER</p>		
		<p>X:\2021\N210421LEW\N.H.CADD\Survey\SURVROD1.dwg</p>		
		<p>1</p>		
		<p>1</p>		

COLUMBIA
COUNTY



DARBY SITE COLUMBIA COUNTY, FLORIDA

PROJECT LOCATION



SHEET INDEX

- COVER SHEET 1
- SIGNATURE SHEET 2
- NOTES 3
- OVERALL SITE PLAN 4
- EROSION CONTROL PLAN 5
- MISC. DETAILS 6
- EROSION CONTROL DETAILS 7

PLANS PREPARED FOR:

LEWIS WALKER
P.O. BOX 2147
LAKE CITY, FL 32056
(386)365-4071

NOT FOR CONSTRUCTION

REVISIONS		DATE	DESCRIPTION
NO.	DESCRIPTION		
1	COVER SHEET	06/2021	



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH: 386-52-4675
WWW.NFPS.NET
LIC. NO. LB5535


2551 BLARSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CAD 23071

JOB NUMBER:
E-210421EW
FOR:
TERRY R. WHITE
P.E. NO.:
37290

COVER SHEET

SHEET
NO.

1

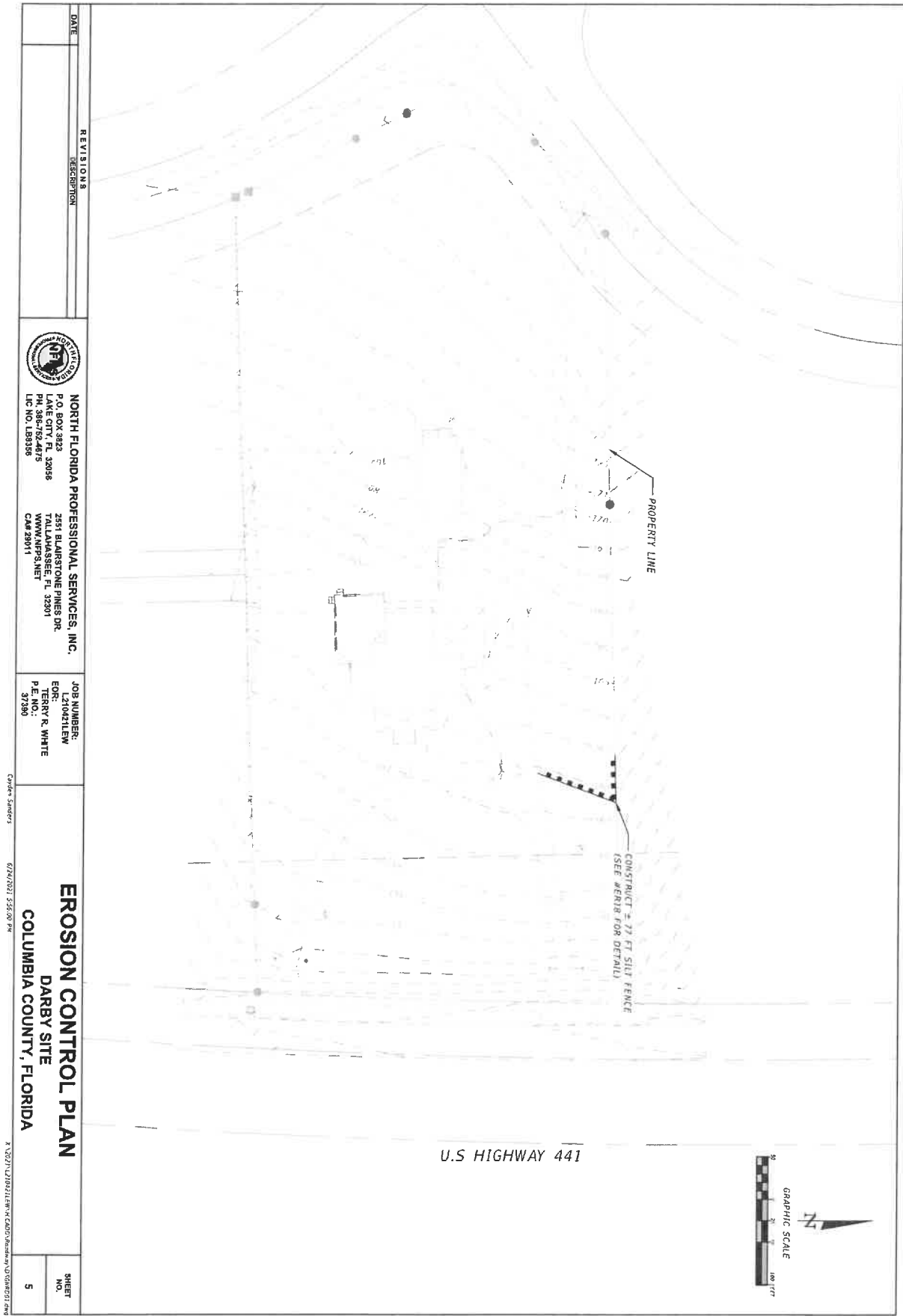
DATE		REVISION #	
DESCRIPTION		NORTH FLORIDA PROFESSIONAL SERVICES, INC.	
		P.O. BOX 3893 LAKE CITY, FL 32056 PL 386-752-6675 WWW.NFPS.NET LIC. NO. LB9336	
JOB NUMBER: L7104111.EV FOR: TERRY R. WHITE P.E. NO. 37390		2851 BLAKESTONE PINES DR. LAKE CITY, FL 32051 WWW.NFPS.NET CAM# 59011	
COLUMBIA COUNTY, FLORIDA		NOTES	
DARBY SITE		SHEET NO. 3	

GENERAL NOTES

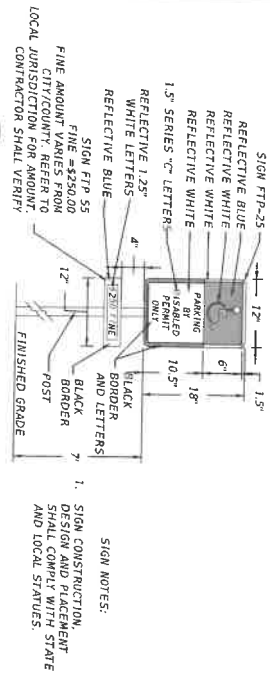
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE TO INSURE THAT ALL NEW WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SUCH DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH BY THE ISSUED SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING APPLICATION).
3. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE IN A SECURE MANNER. ALL OPEN TRENCHES AND EXCAVATED AREAS SHALL BE PROTECTED FROM ACCESS BY THE GENERAL PUBLIC.
4. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER.
5. THE SITE IS LOCATED IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.
6. THE CONTRACTOR SHALL IMPLEMENT ALL COMPONENTS OF THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO ANY EARTH DISTURBING ACTIVITIES. ALL COMPONENTS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL VEGETATION HAS ESTABLISHED. THE ENTIRE PROJECT AREA IS STABILIZED AND THE OWNER HAS ACCEPTED OPERATION AND MAINTENANCE.
7. ALL DISTURBED AREAS NOT SOODED SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND QUICK GROWING SHORT-TERM VEGETATION FOR THE FOLLOWING CONDITIONS. FOR THE MONTHS FROM SEPTEMBER THROUGH MARCH THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF WINTER RYE. FOR THE MONTHS OF APRIL THROUGH AUGUST, THE MIX SHALL CONSIST OF 70 PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF MILLET.
8. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS WITHIN PROJECT AREA.
9. IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING GRADING, CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL TO A DEPTH OF 24" BELOW FINISHED GRADE WITHIN THE CONSTRUCTION LIMITS.
10. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
11. NO WORK SHALL BE PERFORMED ON SUNDAY OR CITY RECOGNIZED HOLIDAY WITHOUT A WRITTEN APPROVAL FROM THE CITY ADMINISTRATION.

EROSION CONTROL NOTES

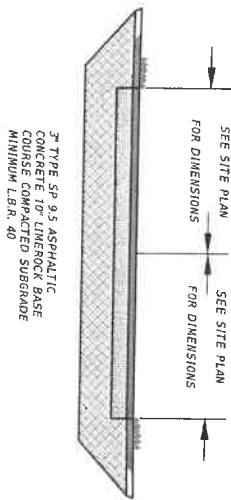
1. THIS EROSION AND SEDIMENTATION CONTROL PLAN COMPLES WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTORS' MANUAL".
2. THE CONTRACTOR SHALL ADHERE TO CITY OF LAKE CITY, FLORIDA, AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS. IF THE CONTRACTOR NEEDS TO CHANGE THIS PLAN TO MORE EFFECTIVELY CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL USE BMPs FROM THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTORS' MANUAL".
3. THE CONTRACTOR SHALL ADJUST AND REVISE THIS PLAN TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. SEDIMENT AND EROSION CONTROL FACILITIES, STORM DRAINAGE FACILITIES AND DEFLECTION BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCHES OR GREATER, AND REPAIRED OR REPLACED AS NECESSARY.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
7. ALL OPEN DRAINAGE SWALES SHALL BE GRASSSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
8. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING PROJECT LIMITS.
9. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
10. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
11. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
12. A PAD OF RUBBER RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPES TO PREVENT EROSION. ON LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
13. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF SYNTHETIC BALES OR SOODING.
14. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
15. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
16. LOADED HAUL TRUCKS SHALL BE COVERED WITH TAPPS.
17. EXCESS DIRT SHALL BE REMOVED DAILY.
18. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS PERMIT REQUIRED FROM SWMD HAS BEEN OBTAINED.
19. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES. THE LOCATION WHERE VEHICLES ENTER OR EXIT THE PROJECT SHALL BE THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST DURING THE FIRST 30 DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5 INCHES OR GREATER.
20. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.




THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

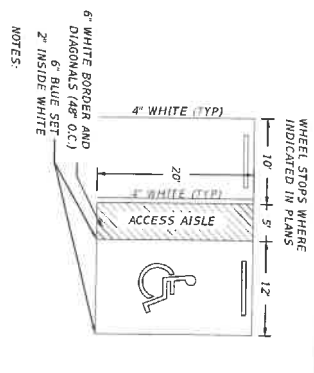


MS21
HANDICAP PARKING SIGN DETAIL
SCALE: N.T.S



MS26
PARKING APRON TYPICAL SECTION
SCALE: N.T.S

<div> <div> <div>DATE</div> <div>REVISION 8</div> </div> <div> <div>DESCRIPTION</div> <div>  <div> <div>NORTH FLORIDA PROFESSIONAL SERVICES, INC.</div> <div> P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-762-6675 LC NO. LB8358 2651 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 28011 </div> </div> </div> </div> </div>		<div> <div>JOB NUMBER:</div> <div>L210421LEW</div> </div> <div> <div>EOR:</div> <div>TERRY R. WHITE</div> </div> <div> <div>P.E. NO.:</div> <div>37380</div> </div>	<div> <div>MISC. DETAILS</div> <div>DARBY SITE</div> <div>COLUMBIA COUNTY, FLORIDA</div> </div>	<div> <div>SHEET NO.</div> <div>6</div> </div>
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MS23 HANDICAP PARKING STALL DETAIL
SCALE: N.T.S

ER18 TYPE IV SILT FENCE
SCALE: N.T.S.

OPTIONAL POST POSITIONS
POULTRY MESH (20GA. MIN.)
OR TYPE A FENCE FABRIC
(STANDARD PLAN 550-001
& SEC. 550 FDOT SPEC.)

SECTION

POST OPTIONS:
SOFTWOOD 2" MIN. DIA.
HARDWOOD 3" DIA.
STEEL 1.33 LBS/FT MIN.

OPTIONAL POST POSITIONS
POULTRY MESH (20GA. MIN.)
OR TYPE A FENCE FABRIC
(STANDARD PLAN 550-001 &
SEC. 550 FDOT SPEC.)

PRINCIPLE POST POSITION (CANTED 20° TOWARD FLOW)
POULTRY MESH OR TYPE A FENCE FILTER FABRIC

VERTICAL
SILT FLOW

10' MAX.

5' OR MORE

18' MIN.

33'

8"

ELEVATION

FILTER FABRIC
(IN CONFORMANCE WITH SEC. 985 FDOT SPEC.)

