

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

May 13, 2025 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.](#) **Meeting Minutes:** April 15, 2025

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) **CPA 25-02**, an application by Jacob T. Cremer of Stearns Weaver Miller, as agent Seacoast National Bank f/k/a Drummond National Bank, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from COUNTY - HIGHWAY INTERCHANGE to CITY – COMMERCIAL on land located on parcel 02498-003.
- [iii.](#) **Z 25-02**, an application by Jacob T. Cremer of Stearns Weaver Miller, as agent for Seacoast National Bank f/k/a Drummond National Bank, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COUNTY - COMMERCIAL, HIGHWAY INTERCHANGE (CHI) to CITY - COMMERCIAL, HIGHWAY INTERCHANGE (CHI) on property located on parcel 02498-003.
- [iv.](#) **CPA 25-03**, an application by Carol Chadwick, PE, as agent TJL Associates, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL MEDIUM, allowing up to eight dwelling units per acre to COMMERCIAL on property located on parcel 02703-014.

- v. Z 25-04**, an application by Carol Chadwick, PE, as agent for TJL Associates, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL MOBILE HOME-3 (RMH-3) to COMMERCIAL INTENSIVE (CI) on property located on parcel 02703-014.
- vi. Z 25-03**, an application by Carol Chadwick, P.E., as agent for Florida First Coast Investments Corp., INC., 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 located on parcels 12516-000 and 12514-000.

WORKSHOP- None

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:
<https://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. Meeting Minutes: April 15, 2025

PLANNING AND ZONING

MEETING MINUTES

DATE: 04/15/2025

ROLL CALL:

Mrs. Wilson- Not Present	Mrs. Douglas- Present	Mrs. Johnson- Not Present
Mr. Lydick- Not Present	Mr. Carlucci- Present	Mrs. Adams- Present
Mrs. McKellum- Present	City Attorney- Clay Martin- Present	

MINUTES: February 11, 2025 Planning and Zoning Meeting
March 11, 2025 Planning and Zoning Meeting

Comments or Revisions: None

Motion to approve 02/11/2025 Meeting Minutes by Mrs. McKellum and seconded by Mr. Carlucci

Motion to approve 03/11/2025 Meeting Minutes by Mrs. McKellum and seconded by Mr. Carlucci

Ex Parte Communications- None

OLD BUSINESS: None

NEW BUSINESS:

Petition # CPA 25-01 Presented By: Lance Jones

As owner or agent and gives address of: 855 SW Baya Dr., Lake City

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution 2025-PZ/LPA CPA 25-01 by title into the record.

Discussion:

Bryan introduced CPA 25-01. Lance presented petition CPA 25-01. Lance moved the application into the record. Bryan presented the staff review. Bryan moved the staff review and reports into the record.

Exhibits introduced: None

Public Comment: None

Mrs. Douglass closed public comment

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses in addition the application may be approved if it meets the criteria Article 15.2.2 of the Land Development Regulations.

Motion to approve of CPA 25-01 by resolution as stated by Mr. Martin, by: Mr. Carlucci Motion

Seconded By: Mrs. McKellum.

Mrs. McKellum: Yes

Mr. Carlucci: Yes

Mrs. Douglass: Yes

Mrs. Wilson: Absent

PLANNING AND ZONING

MEETING MINUTES

Mrs. Johnson: Absent **Mrs. Adams:** Yes **Mr. Lydick:** Absent

Petition # Z 25-01 Presented By: Lance Jones

As owner or agent and gives address of: 855 SW Baya Dr., Lake City

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution 2025-PZ/LPA Z 25-01 by title into the record.

Discussion:

Bryan introduced Z 25-01. Lance presented petition Z 25-01. Lance moved the application into the record. Bryan presented the staff review. Bryan moved the staff review and reports into the record.

Exhibits introduced: None

Public Comment: None

Mrs. Douglass closed public comment

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses in addition the application may be approved if it meets the criteria Article 15.2.2 of the Land Development Regulations.

Motion to approve of Z 25-01 by resolution as stated by Mr. Martin, by: Mr. Carlucci **Motion Seconded By:** Mrs. Adams.

Mrs. McKellum: Yes **Mr. Carlucci:** Yes **Mrs. Douglass:** Yes **Mrs. Wilson:** Absent
Mrs. Johnson: Absent **Mrs. Adams:** Yes **Mr. Lydick:** Absent

Petition # LDR 25-01 Presented By: Bryan Thomas

As owner or agent and gives address of:

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution 2025-PZ/LPA LDR 25-01 by title into the record.

Discussion:

Bryan presented LDR 25-01. Board discussed text amendment with Bryan.

Exhibits introduced: None

Public Comment: None

PLANNING AND ZONING

MEETING MINUTES

Mrs. Douglass closed public comment

Board Discussion:

No board discussion of the petition.

Motion to approve of LDR 25-01 by resolution as stated by Mr. Martin, by: Mr. Carlucci Motion

Seconded By: Mrs. McKellum.

Mrs. McKellum: Yes

Mr. Carlucci: Yes

Mrs. Douglass: Yes

Mrs. Wilson: Absent

Mrs. Johnson: Absent

Mrs. Adams: Yes

Mr. Lydick: Absent

WORKSHOP:

PRESENTATION

Text Amendment Workshop, presented by Bryan Thomas, to introduce and discuss a text amendment to amend the text in Article 13 of the Land Development Regulations to add provisions for an administrative approval process and for minor site plans.

ADJOURNMENT

Mrs. Douglass closed the meeting.

Motion to Adjourn by: Mrs. McKellum

Time: 6:10 pm

Motion Seconded By: Mr. Carlucci

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

File Attachments for Item:

ii. CPA 25-02, an application by Jacob T. Cremer of Stearns Weaver Miller, as agent Seacoast National Bank f/k/a Drummond National Bank, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from COUNTY - HIGHWAY INTERCHANGE to CITY – COMMERCIAL on land located on parcel 02498-003.



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

FOR PLANNING USE ONLY

Application # CPA25-02
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: RaceTrac @ 3882 W. US Hwy 90, Lake City
2. Address of Subject Property: 3882 W. US Hwy 90, Lake City
3. Parcel ID Number(s): 34-3S-16-02498-003
4. Existing Future Land Use Map Designation: County Highway Interchange (CHI)
5. Proposed Future Land Use Map Designation: City Commercial (COM)
6. Zoning Designation: County Commercial Highway Interchange
7. Acreage: 2.01
8. Existing Use of Property: Closed Bank Building
9. Proposed use of Property: Convenience Store with Fuel Pumps

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title) ☒ Agent
2. Name of Applicant(s): holder) Jacob T. Cremer Title: Attorney
Company name (if applicable): Stearns Weaver Miller
Mailing Address: PO Box 3299
City: Tampa State: FL Zip: 33601-3299
Telephone: (813) 223-4800 Fax: (813) 222-5089 Email: jcremer@stearnsweaver.com & cwalden@stearnsweaver.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): Seacoast National Bank f/k/a Drummond Community Bank
Mailing Address: 350 SW Main Boulevard
City: Lake City State: FL Zip: 32025
Telephone: () Fax: () Email:

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

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

C. ADDITIONAL INFORMATION

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

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

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

NOTICE TO APPLICANT

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

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

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

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

Jacob T. Cremer, Authorized Agent

STEARNS WEAVER MILLER

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

3/18/25

Date

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
945	C-Store with Gas	1283.30	91.30	6.00	7700.00	548.00

*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Gas/Convenience Store per WC	325.00	14.00	4550.00

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

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Gas/Convenience Store per WC	325.00	14.00	4550.00

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

Solid Waste Analysis

Use	Pounds Per Thousand Sq Ft	Total Floor Area *	Total (Lbs Per Day)
Gas/Convenience Store per WC	5.50	6.00	33.00

*Per thousand square feet (i.e. 6,008 sq ft / 1,000 = 6.00)

COMPREHENSIVE PLAN AMENDMENT NARRATIVE CITY OF LAKE CITY

**3882 W. US Highway 90
RaceTrac, Inc.**

**Submitted by:
Jacob T. Cremer, Esquire
Simone L. Savino, Esquire
Cynthia D. Spidell, MBA, AICP
Stearns Weaver Miller
401 East Jackson Street, Suite 2100
Tampa, Florida 33602
(813) 223-4800**

Submitted March 10, 2025

I. Introduction & Request

RaceTrac, Inc., (the “**Applicant**”) submits this small scale comprehensive plan amendment (“**CPAS**”) to amend the City of Lake City (the “**City**”) Comprehensive Plan (the “**Comp Plan**”) in conjunction with a corresponding annexation request of 2.01 acres of real property (the “**Property**”). As further described below in Section II, this CPAS requests a City Future Land Use (“**FLU**”) category as required by Comp Plan Policy VII.8.10 (the “**Request**”). The Property is located at 3882 West U.S. Highway 90 (the south east intersection with SW County Road 252B) (**Attachment 1**) on Parcel ID No. 34-3S-16-02498-003. The subject parcel is located as follows:

Location Map



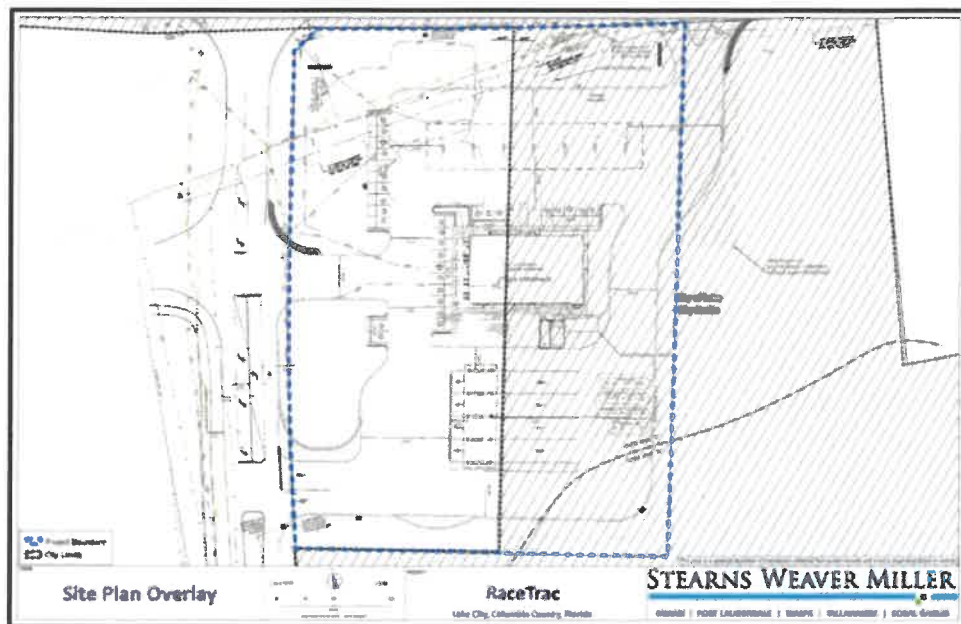
Source: Columbia County FL Interactive GIS
<https://gis.columbiacountyfla.com>

The Property is currently owned by Seacoast National Bank f/k/a Drummon Community Bank. A former bank building currently exists on the Property but is closed.



Source: Google Maps

This CPAS is accompanied by two (2) corresponding applications, an annexation and rezoning. Upon successful annexation, comprehensive plan amendment, and rezoning, the Applicant desires to develop the Property as a convenience store with fuel pumps. Notably, the area subject to the future potential site plan will expand beyond the area subject to this CPAS; however, the remainder of the site is already within City boundaries as depicted in the Site Plan Overlay, below.



Annexation into the City is logical due to the proposed site's proximity within and adjacent to the City's existing boundaries. Annexation will also facilitate logical water and wastewater connections.

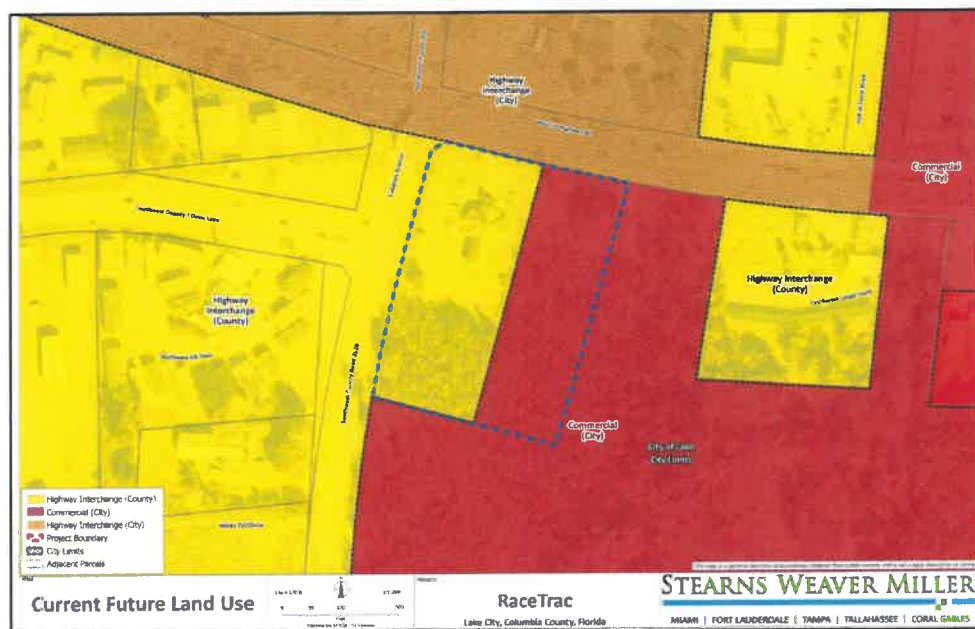
When annexing into the City of Lake City, the assignment of a City Comp Plan FLU category and zoning district is required. Therefore, as further described in Section II below, this CPAS is necessitated by the annexation.

II. Request: Future Land Use Map Amendment

This CPAS requests an amendment from Columbia County Highway Interchange FLU of ("County CHI") to City FLU category of Commercial ("COM"). Pursuant to Section 163.3187(1)(a), Florida Statutes, amendments involving a use of 50 acres or fewer, qualify as a small scale amendment. As the Property is only 2.01 acres, this CPAS satisfies the small scale amendment criteria and can be processed in accordance with Section 163.3187(2), F.S. which only requires one (1) public adoption hearing before the governing board.

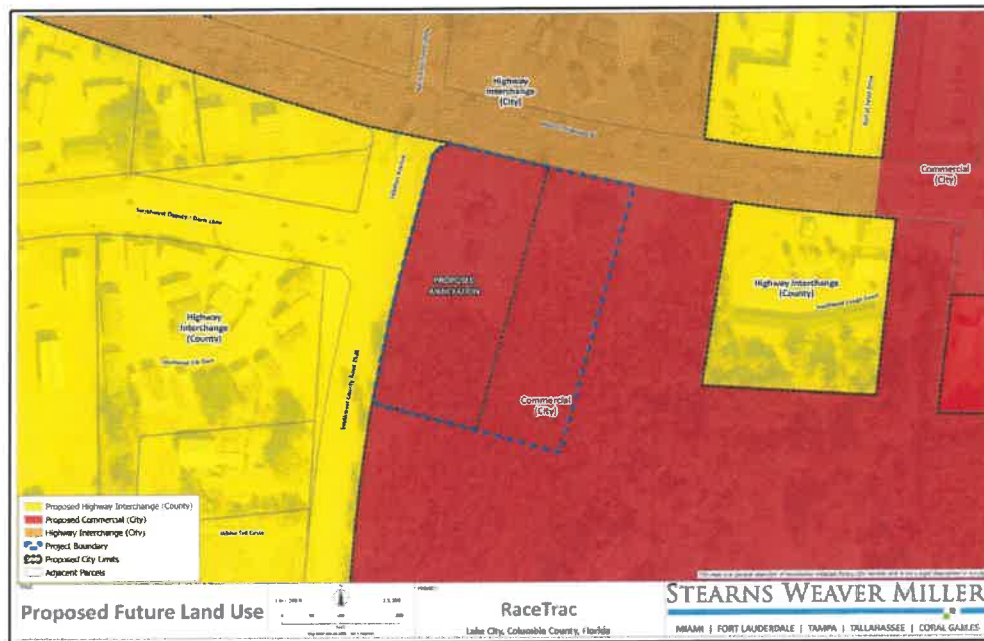
As stated above, the current FLU is Columbia County Highway Interchange ("County CHI").

Current Future Land Use – Columbia County



In conjunction with the corresponding annexation into the City and as stated above, this CPAS request is to amend the Comp Plan to the City COM FLU category:

Proposed Future Land Use – Lake City



III. Consistency with the Lake City Comprehensive Plan

There are several Goals, Objectives, and Policies in the Comp Plan supporting this amendment. First, the Commercial FLU classification provides:

COMMERCIAL

Lands classified as commercial use consist of areas used for the sale, rental, and distribution of products or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this objective, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio except within the (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts being subject to an intensity of less than or equal to 1.0 floor area ratio.

(CN) Commercial, Neighborhood uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio. (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

The Property has been historically designated and used for commercial purposes. Its most recent use was a bank. It is located along a major commercial corridor, U.S. Hwy 90, and is located approximately ½ mile of the I-75 interchange:



Source: Google Maps

Pursuant to Comprehensive Plan Policies VII.8.10 and 11, following annexation, assignment of a City FLU category and zoning district shall be required. Pursuant to VII.8.11, for any transitional period, the current County designations shall apply. As stated above, consistent with Policy VII.8.10, this application is accompanied by annexation and rezoning applications.

Policy VII.8.10	Following the annexation of any land into the City, the City shall begin the process of amending the Comprehensive Plan Future Land Use Map to designate a City future land use category and amending the Official Zoning Atlas to designate a City zoning district for the annexed land.
Policy VII.8.11	In the interim period between annexation and amendment of the Comprehensive Plan Future Land Use Map and Official Zoning Atlas, the City shall implement the County's adopted Comprehensive Plan and Land Development Regulations for the annexed land.

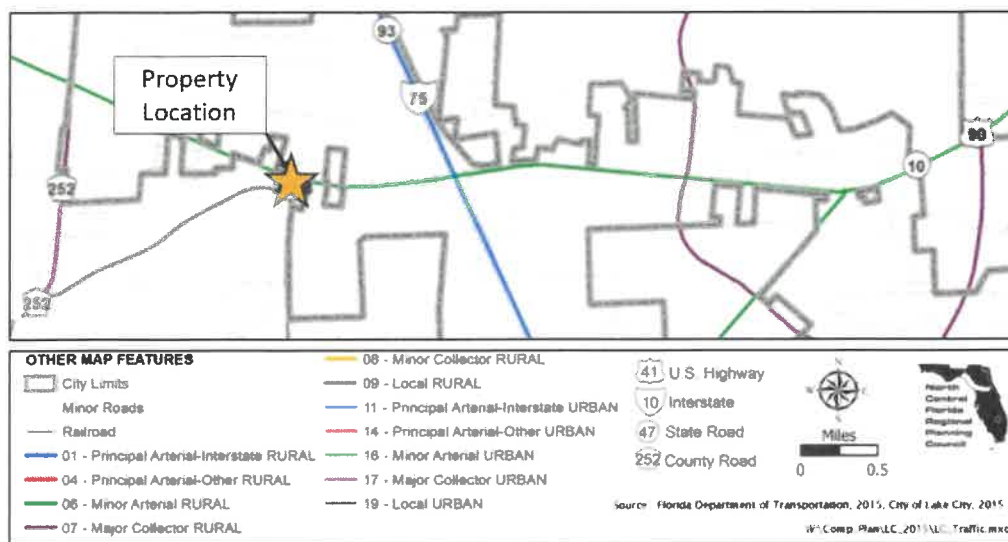
Source: City of Lake City Comprehensive Plan

The Property is located at 3882 W. US Highway 90, a designated arterial and therefore satisfies the locational criteria set forth in the comprehensive plan pursuant to Policy I.1.1, below.

GOAL, OBJECTIVES AND POLICIES	
GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.	
OBJECTIVE I.1	The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.
Policy I.1.1	The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.
Policy I.1.2	The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:

As supported by the Future Transportation Map 2025 of the Comp Plan, the Property is located along U.S. Highway 90, an arterial highway, depicted in green below:

ILLUSTRATION A-IX
FUTURE TRANSPORTATION MAP 2025



Policy I.1.3	The City shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).
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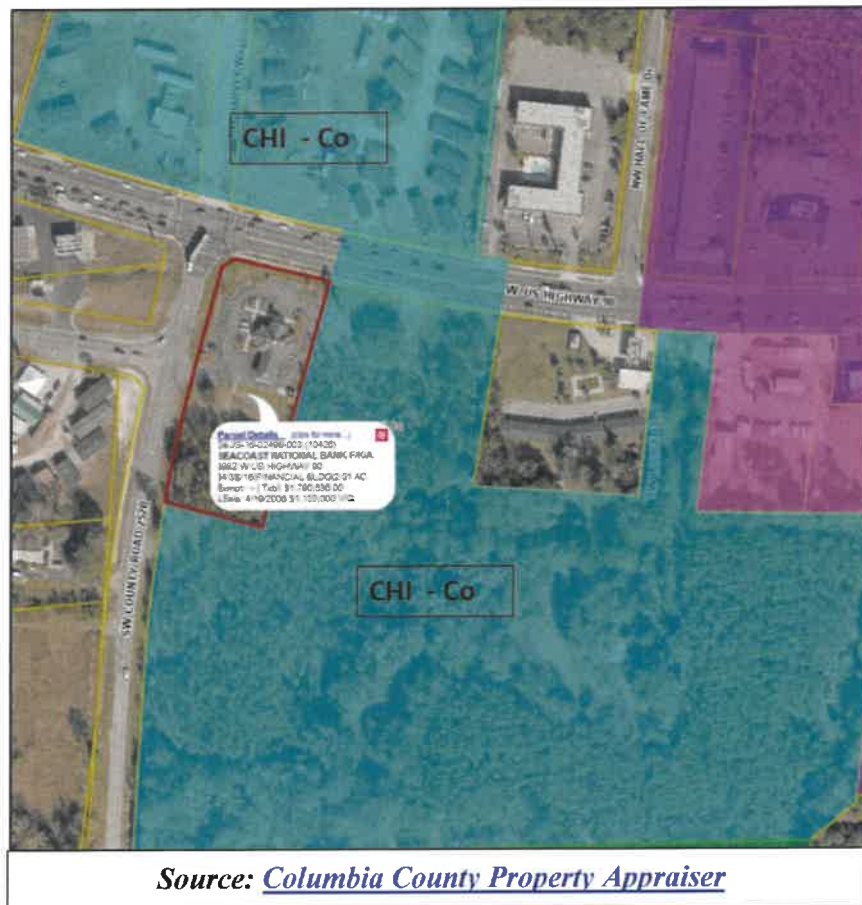
The Property is currently zoned County Commercial Highway Interchange (“**County CHI**”) and is surrounded by the equivalent City District of “CHI-Co”. A concurrent application has been filed to rezone the Property to the City Commercial Highway Interchange, “**City CHI**”

Commercial Highway Interchange

Parcel Details - click for more
 14-000-00-000-003 1.0420 AC
 SEACOAST NATIONAL BANK F190A
 1802 W. 35th Ave - 9C
 14-000-00-000-003 0.1 AC
 Estimated - 1.161 AC \$1,790,536.00
 Close - 4/19/2008 11:32,000 Y/C

Source: Columbia County Property Appraiser

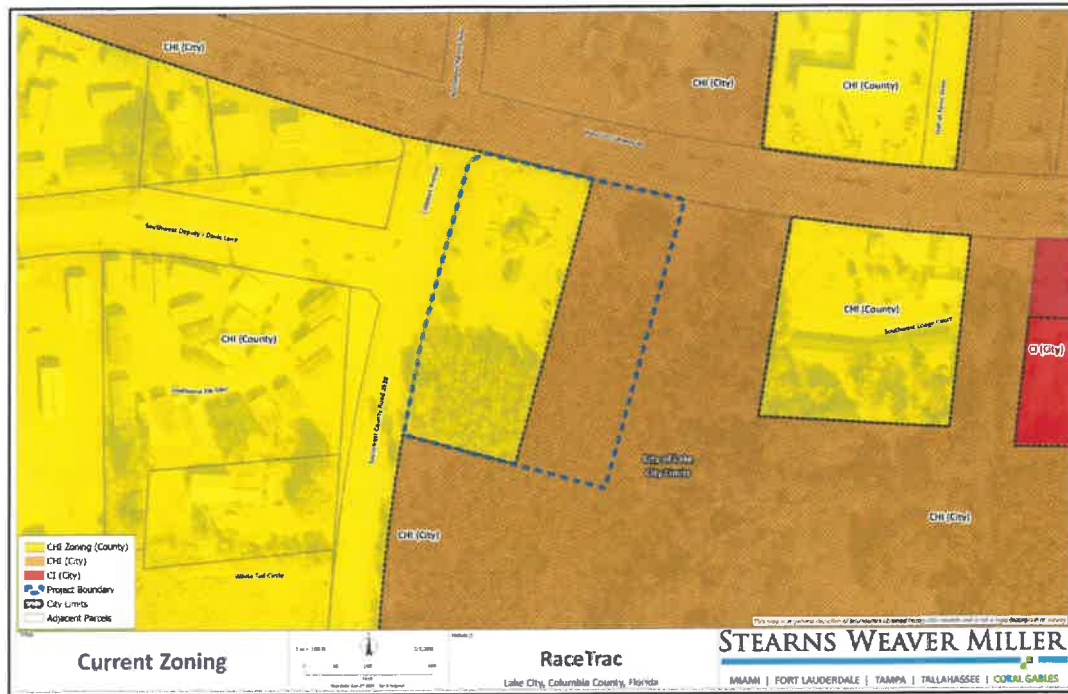
Current Zoning Map – City



As stated above, a corresponding rezoning to CHI – Co has been submitted concurrently with this annexation application.

As shown in the following Current and Proposed Zoning Maps, the dashed blue “Project Boundary Line” includes the entire area that will be subject to the proposed site plan area. Thus, a rezoning to City CHI will bring the Property into conformance with the surrounding City zoning district. See **Attachment 2** for the entire GIS map series depicting these changes.

Current Zoning Map – City and County



Proposed Zoning – City and County



V. Concurrency Impact Analysis

With every CPAS application, a concurrency impact analysis is required. The following worksheet calculates the anticipated demand for the entire proposed site plan area, which encompasses an area already located within the City, but is currently vacant. Though technically, the analysis is only required for the area subject to the annexation and this CPAS, a concurrency analysis has been provided for the *entire* proposed site plan area. See **Attachment 3**.

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
945	C-Store with Gas	1283.30	91.30	6.00	7700.00	548.00

*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Gas/Convenience Store per WC	325.00	14.00	4550.00

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

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Gas/Convenience Store per WC	325.00	14.00	4550.00

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

Solid Waste Analysis

Use	Pounds Per Thousand Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Gas/Convenience Store per WC	5.50	6.00	33.00

*Per thousand square feet (i.e. 6,008 sq ft / 1,000 = 6.00)

VI. Conclusion

This CPAS is consistent with the applicable provisions of the Comprehensive Plan. Because the Property is already a commercial property along a commercial corridor, it is compatible with the surrounding area.

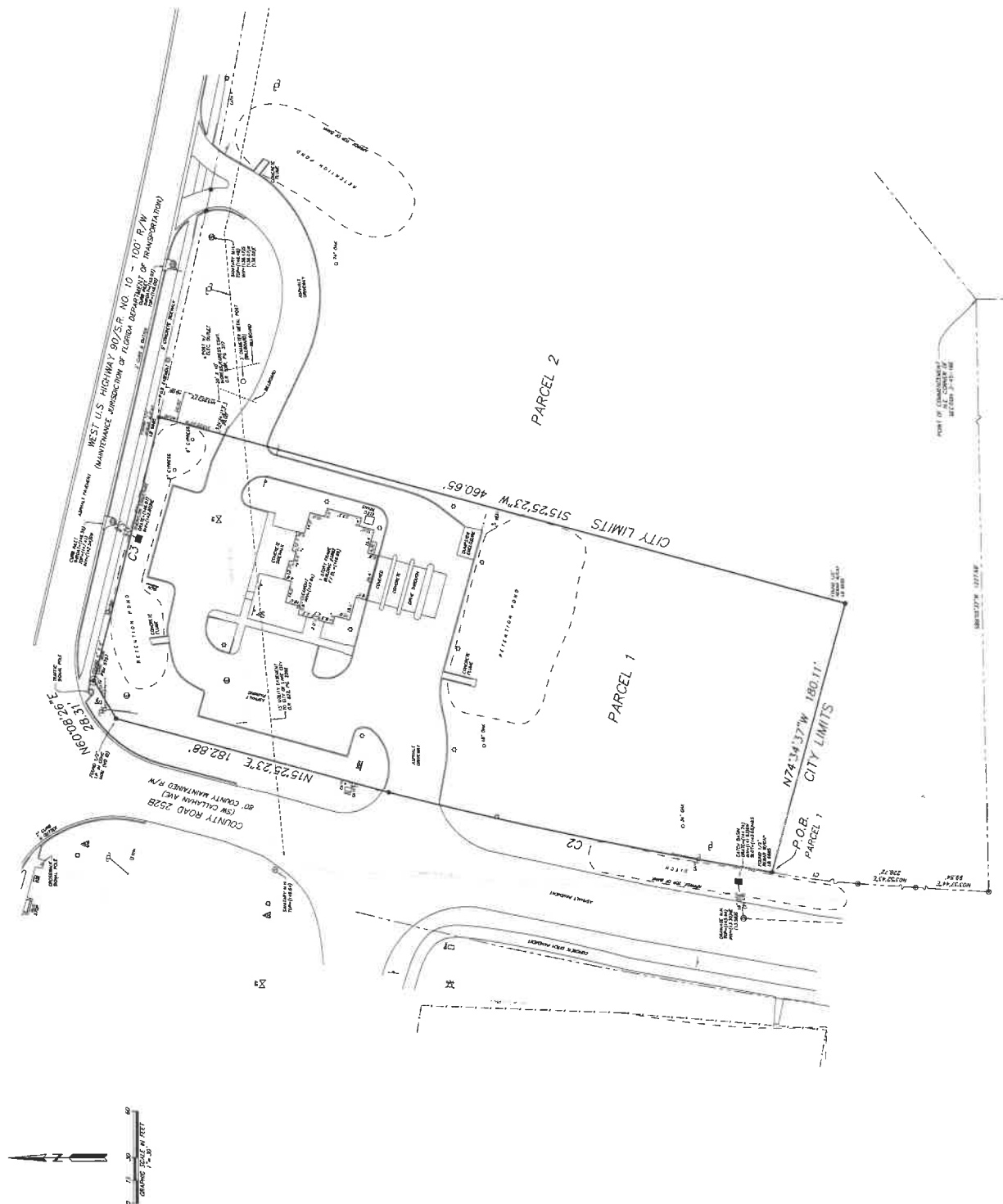
Attachments:

1. Location – Legal Description
2. GIS Map Series
3. Concurrency Impact Analysis

ATTACHMENT 1

MAP SHOWING ALTA/NPS LAND TITLE SURVEY OF
THE SOUTHEAST 1/4 OF SECTION 34, T11N, R13E, S1E, COLUMBIA COUNTY, FLORIDA

MAP SHOWING ALTA/NPS LAND TITLE SURVEY OF
THE SOUTHEAST 1/4 OF SECTION 34, T11N, R13E, S1E, COLUMBIA COUNTY, FLORIDA

[illegible]

AND
LOS ANGELES WITH A MID-CENTURY MODERN APPEAL. ELEGANT FOR WOMEN AND GENTS OVER 40. LESS

SYMBOLS LEGEND

	CONCRETE UTILITY POLE		METAL SIGN
	WOOD UTILITY POLE		CABLE TV METER
	GAS METER		FIRE HYDRANT
	WATER METER		AIR VENT VALVE
	METAL ARCH		METAL ARCH
	CONCRETE UTILITY POLE		ELECTRIC MANHOLE
	ELECTRIC MANHOLE		ELECTRIC MANHOLE
	BURIED GAS LINE MARKER		BURIED GAS LINE MARKER

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	2024.79'	315.53'	608°39'54"	315.38'	87°40'
C2	2024.79'	253.59'	602°35'10"	253.43'	59°12'
C3	2024.79'	253.59'	602°35'10"	253.43'	59°12'

[illegible]

PARCEL 1

THAT PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°55'37" W, ALONG THE NORTH LINE OF SAID SECTION 3, 1227.60 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 252B (SW CALLAHAN AVENUE); THENCE N 03°37'44" E, ALONG SAID EASTERLY RIGHT OF WAY, 99.54 FEET; THENCE N 03°52'43" E, ALONG SAID EASTERLY RIGHT OF WAY 228.72 FEET TO A POINT OF CURVE; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 06°24'00", A CHORD BEARING AND DISTANCE OF N 06°18'54" E, 315.36 FEET, AN ARC DISTANCE OF 315.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 05°08'32", A CHORD BEARING AND DISTANCE OF N 12°05'10" E, 253.43 FEET, AN ARC DISTANCE OF 253.51 FEET; THENCE N 15°25'23" E, ALONG SAID EASTERLY RIGHT OF WAY, 182.88 FEET; THENCE N 60°08'26" E, ALONG SAID EASTERLY RIGHT OF WAY, 28.31 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 90 AND A POINT ON A CURVE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 7689.44 FEET, A CENTRAL ANGLE OF 01°18'14", A CHORD BEARING AND DISTANCE OF S 76°05'55" E, 175.00 FEET, AN ARC DISTANCE OF 175.00 FEET; THENCE S 15°25'23" W, 460.65 FEET; THENCE N 74°34'37" W, 180.11 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

SAID LANDS CONTAIN 2.01 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PARCEL DESCRIBED BELOW:

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ATTACHMENT 2



This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

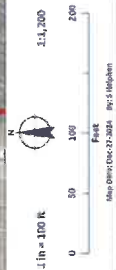
STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

PROJECT:

RaceTrac

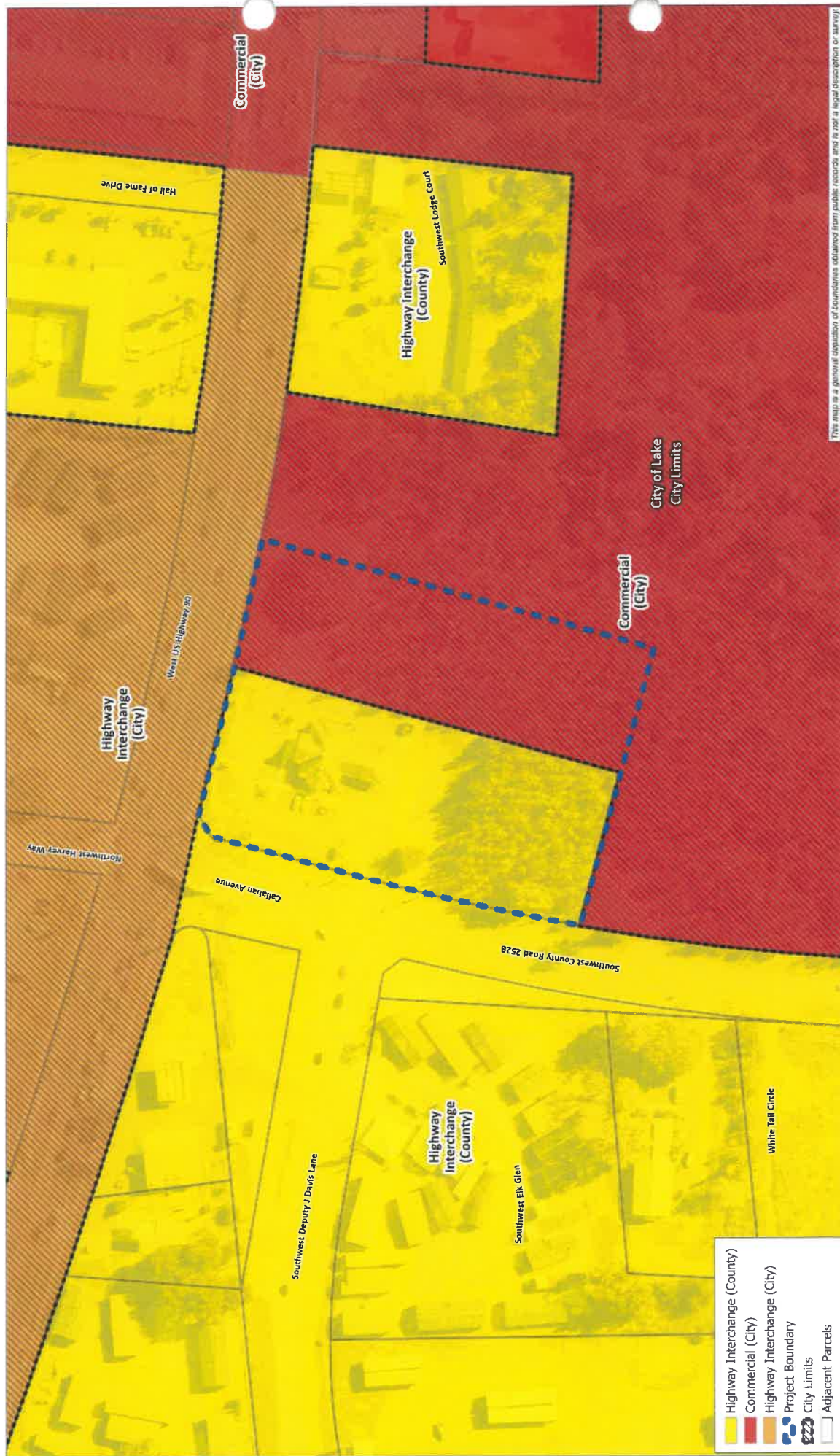
Lake City, Columbia County, Florida



TITLE:

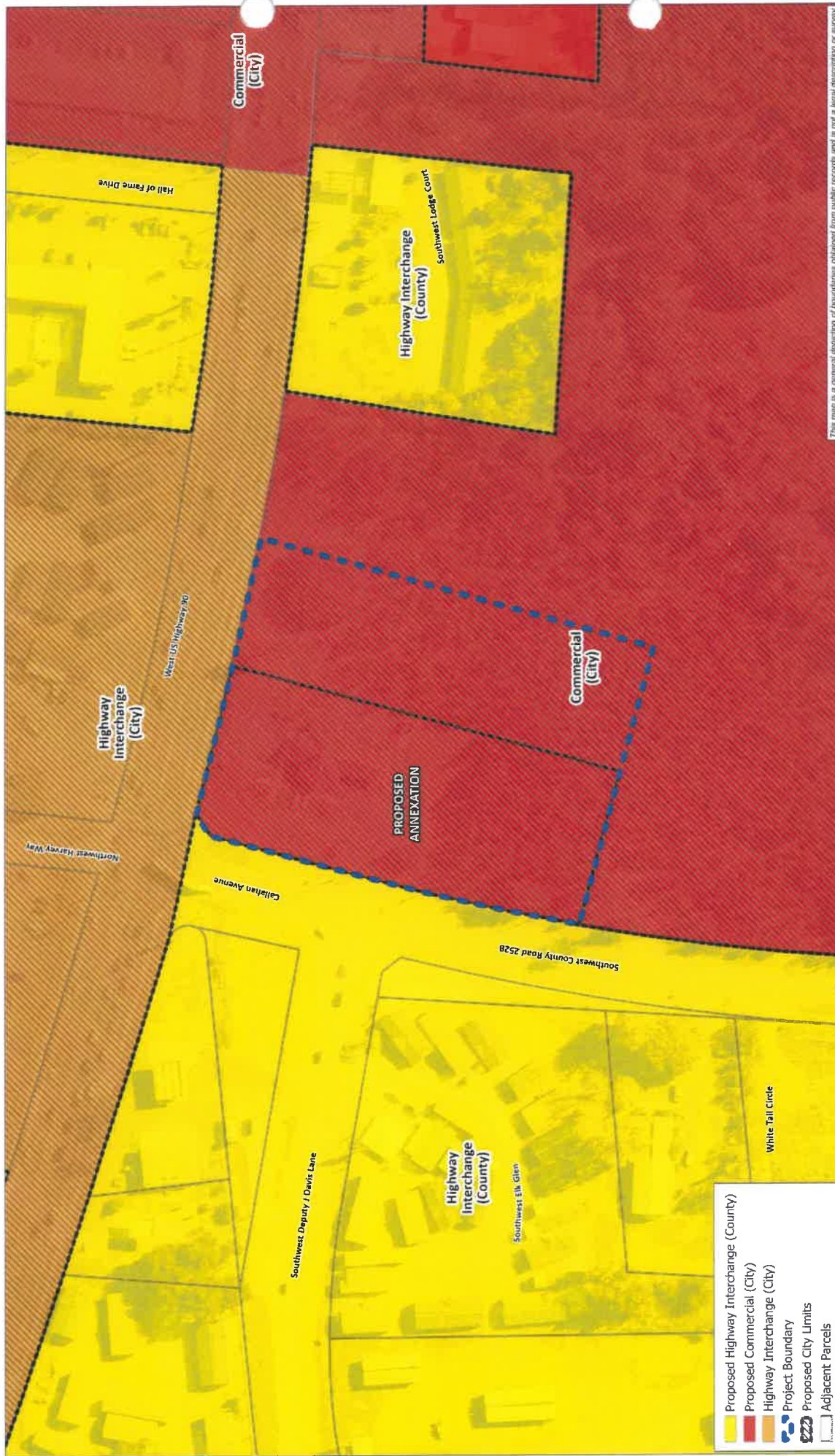
Property Location

- Subject Parcels
- Project Boundary
- City Limits
- Adjacent Parcels

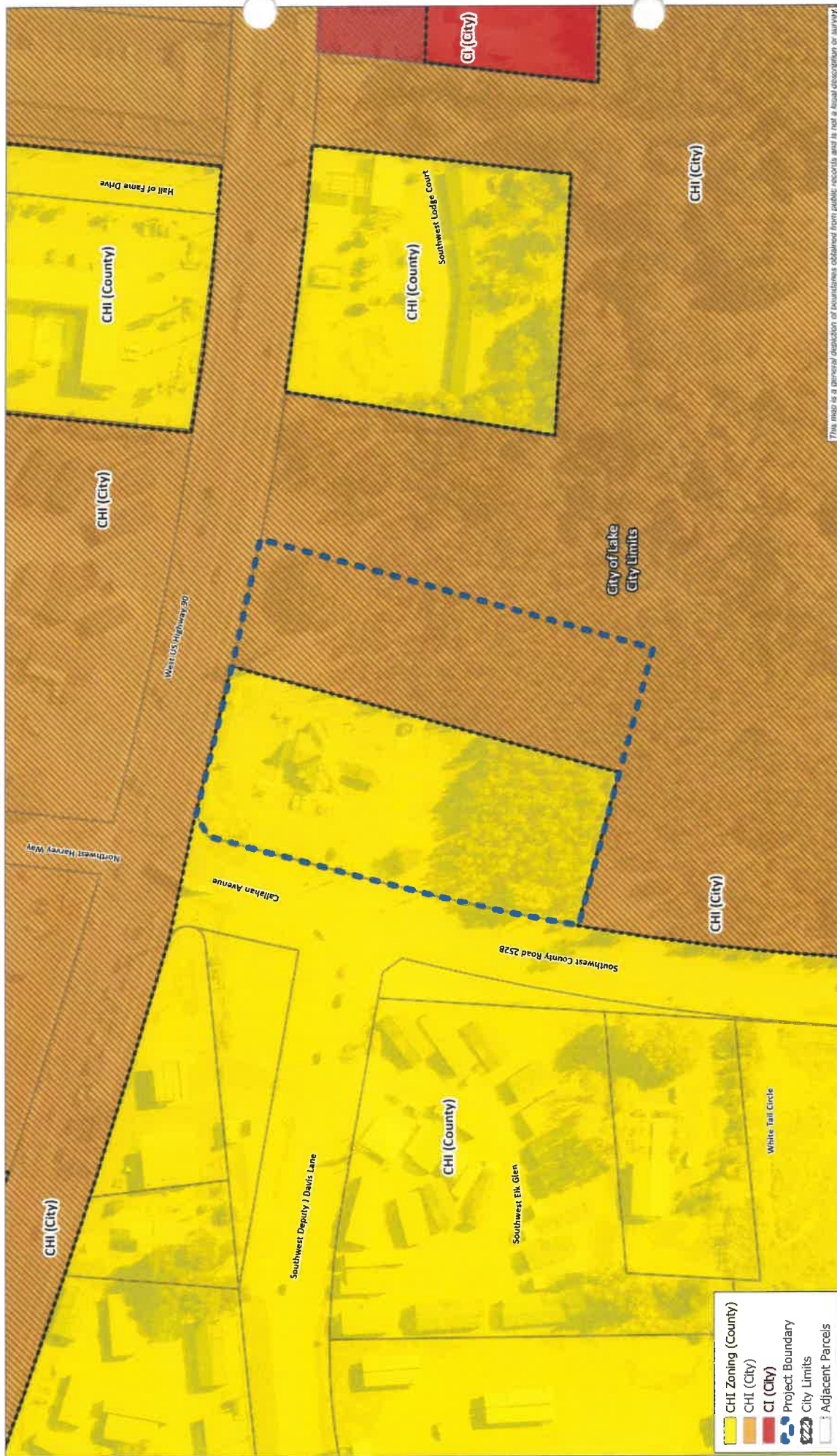


This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

- Highway Interchange (County)
- Commercial (City)
- Highway Interchange (City)
- Project Boundary
- City Limits
- Adjacent Parcels

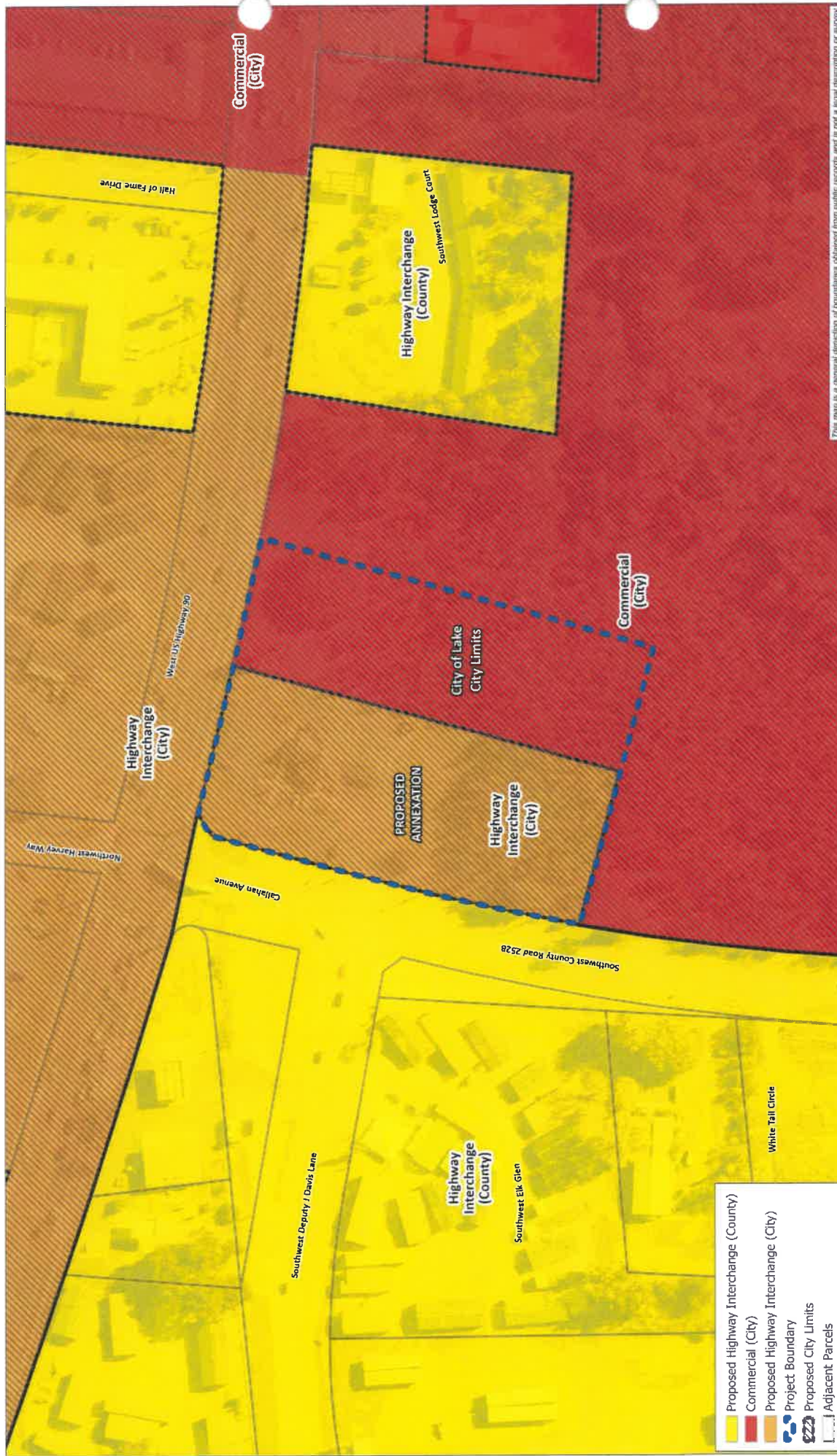


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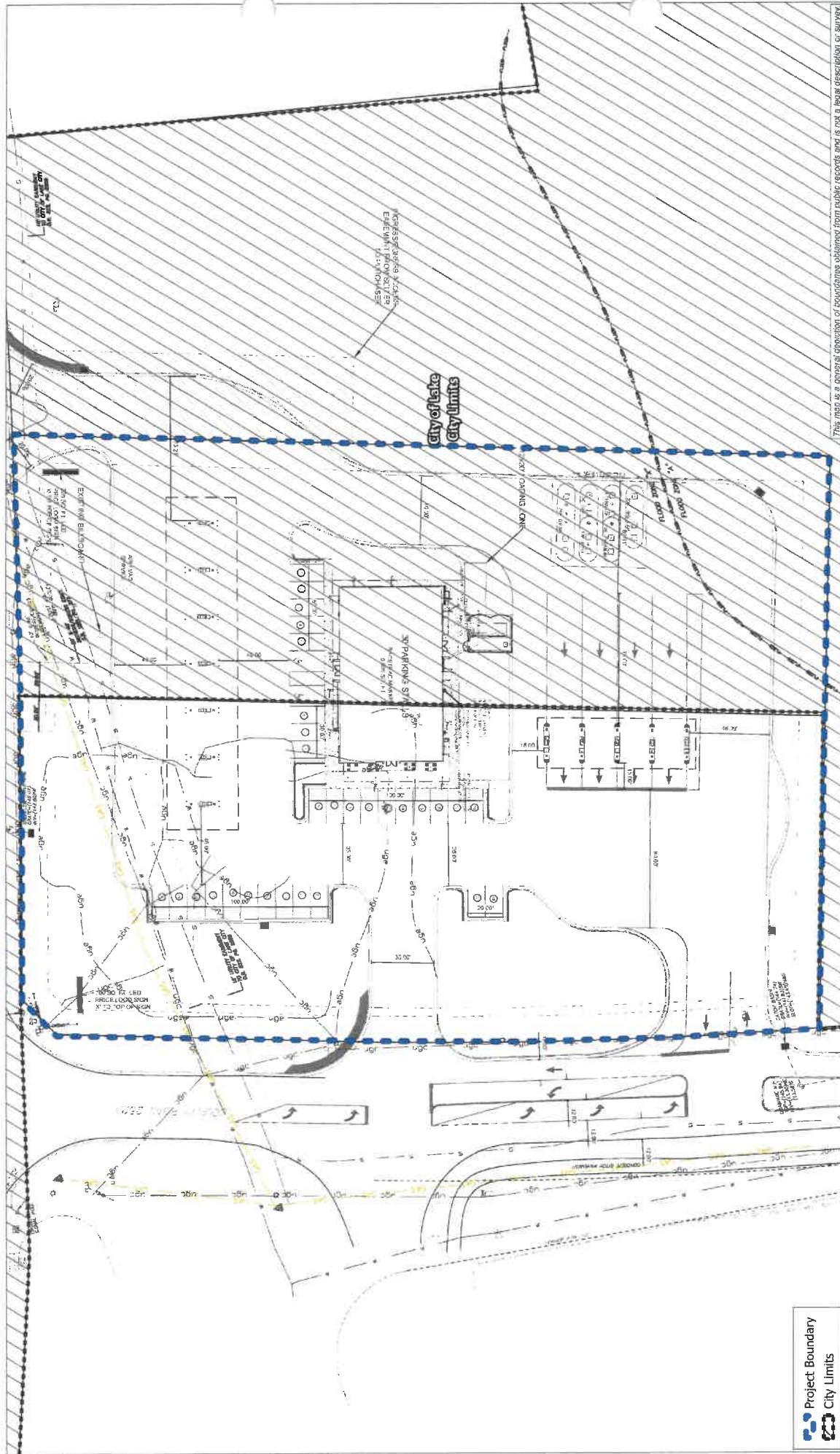


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<p>Current Zoning</p>		<p>RaceTrac</p> <p>Lake City, Columbia County, Florida</p>		<p>STEARNS WEAVER MILLER</p> <p>MIAMI FORT LAUDERDALE TAMPA TALLAHASSEE CORAL GABLES</p>	
<p>1 in = 100 ft</p> <p>0 50 100 150 200</p> <p>Scale</p> <p>Map Date: Oct 27, 2015 By: J. Hoggins</p>		<p>PROJECT:</p>		<p>DATE:</p>	



This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.



ATTACHMENT 3

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
945	C-Store with Gas	1283.30	91.30	6.00	7700.00	548.00

*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Gas/Convenience Store per WC	325.00	14.00	4550.00

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

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Gas/Convenience Store per WC	325.00	14.00	4550.00

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

Solid Waste Analysis

Use	Pounds Per Thousand Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Gas/Convenience Store per WC	5.50	6.00	33.00

*Per thousand square feet (i.e. 6,008 sq ft / 1,000 = 6.00)

PARCEL 1

THAT PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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Re. 35.50
DE. 7910.00

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

File No. 05-1012

Part of Property Appraiser's
Parcel Identification No.
34-3S-16-02498-000

Inst:2006009643 Date:04/20/2006 Time:12:39
Doc Stamp-Deed : 7910.00
7 DC, P. DeWitt Cason, Columbia County B:1081 P:377

WARRANTY DEED

THIS INDENTURE, made this 19th day of April 2006, BETWEEN DDC-1031, LLC, a Florida Limited Liability Company; LJC-1031, LLC, a Florida Limited Liability Company; and JAW-1031, LLC, a Florida Limited Liability Company, whose post office address is 2806 West US Highway 90, Suite 101, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantor*, and PEOPLES STATE BANK, a Florida Banking Corporation, whose post office address is 350 SW Main Boulevard, Lake City, Florida 32025, of the County of Columbia, State of Florida, grantee*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 34: That part of the SE 1/4 of Section 34, Township 3 South, Range 16 East, Columbia County, Florida, described as follows: Commence at the Northeast Corner of Section 3, Township 4 South, Range 16 East, Columbia County, Florida and run thence S 88°55'37"W, along the North Line of said Section 3, 1227.60 feet to the Easterly Right of Way of County Road 252B (SW Callahan Avenue); thence N 03°37'44"E, along said Easterly Right of Way, 99.54 feet; thence N 03°52'43"E, along said Easterly Right of Way 228.72 feet to a point of curve; thence run Northerly along said Easterly Right of Way along the arc of said curve concave to the East having a radius of 2824.79 feet, a central angle of 06°24'00", a chord bearing and distance of N 06°18'54"E, 315.36 feet, an arc distance of 315.53 feet to the POINT OF BEGINNING; thence continue along said Easterly Right of Way along the arc of said curve concave to the East having a radius of 2824.79 feet, a central angle of 05°08'32", a chord bearing and distance of N 12°05'10"E, 253.43 feet, an arc distance of 253.51 feet; thence N 15°25'23"E, along said Easterly Right of Way, 182.88 feet; thence N 60°08'26"E, along said Easterly Right of Way, 28.31 feet to the intersection of the

Southerly Right of Way of U.S. Highway No. 90 and a point on a curve; thence run Easterly along said Southerly Right of Way along the arc of said curve concave to the Northeast having a radius of 7689.44 feet, a central angle of 01°18'14", a chord bearing and distance of S 76°05'55"E, 175.00 feet, an arc distance of 175.00 feet; thence S 15°25'23"W, 460.65 feet; thence N 74°34'37"W, 180.11 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH a non-exclusive perpetual easement for ingress and egress over and across a parcel described in Exhibit "A" attached hereto.

N.B.: Grantor reserves a non-exclusive perpetual easement for ingress and egress over and across the North 40.00 feet of the East 20.00 feet of the parcel conveyed by this Warranty Deed.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.


and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

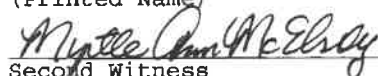
IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

DDC-1031, LLC, a Florida
Limited Liability Company



First Witness
Terry McDavid
(Printed Name)

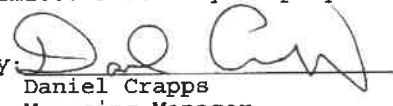
By: 
Daniel Crapps
Managing Manager

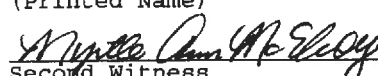

Second Witness
Myrtle Ann McElroy
(Printed Name)

Signed, sealed and delivered
in the presence of:

LJC-1031, LLC, a Florida
Limited Liability Company



First Witness
Terry McDavid
(Printed Name)

By: 
Daniel Crapps
Managing Manager

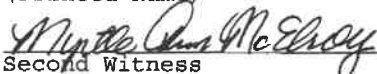

Second Witness
Myrtle Ann McElroy
(Printed Name)

Inst:2006009643 Date:04/20/2006 Time:12:39
Doc Stamp-Deed : 7910.00
DC, P. Dewitt Cason, Columbia County B:1081 P:378

Signed, sealed and delivered
in the presence of:


First Witness

Terry McDavid
(Printed Name)


Second Witness

Myrtle Ann McElroy
(Printed Name)


JAW-1031, LLC, a Florida
Limited Liability Company

By: 

Daniel Crapps
Managing Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA


The foregoing instrument was acknowledged before me this 19th
day of April 2006, by DANIEL CRAPPS, Managing Manager of DDC-1031,
LLC, a Florida Limited Liability Company, on behalf of the company.
He is personally known to me and did not take an oath.

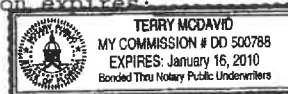

Notary Public
My commission expires:



STATE OF FLORIDA
COUNTY OF COLUMBIA


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day of April 2006, by DANIEL CRAPPS, Managing Manager of LJC-1031,
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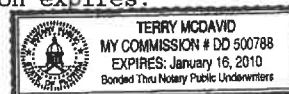

Notary Public
My commission expires:



STATE OF FLORIDA
COUNTY OF COLUMBIA

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day of April 2006, by DANIEL CRAPPS, Managing Manager of JAW-1031,
LLC, a Florida Limited Liability Company, on behalf of the company.
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Notary Public
My commission expires:



Inst:2006009643 Date:04/20/2006 Time:12:39
Doc Stamp-Deed : 7910.00
DC,P.DeWitt Cason,Columbia County B:1081 P:379

EXHIBIT "A"

TOWNSHIP 3 SOUTH - RANGE 16 EAST

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Inst:2006009643 Date:04/20/2006 Time:12:39

Doc Stamp-Deed : 7910.00

DC,P.DeWitt Cason,Columbia County B:1081 P:380

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 34-3S-16-02498-003 (10426) >>

2025 Working Values
updated: 1/30/2025

Owner & Property Info

Result: 1 of 1

Owner	SEACOAST NATIONAL BANK F/K/A DRUMMOND COMMUNITY BANK 350 SW MAIN BLVD LAKE CITY, FL 32025		
Site	3882 W US HIGHWAY 90, LAKE CITY		
Description*	COMM AT NE COR OF SEC 3-4S-16E RUN W ALONG SEC LINE, 1227.60 FT TO E RW CR-252B, N ALONG R/W, 99.54 FT, CONT N'RLY ALONG R/W, 228.72 FT TO PT OF CRV, N'RLY ALONG CRV 315.53 FT FOR POB, CONT ALONG CRV 253.51 FT, N 15 DG E 182.88 FT, N 60 DG E 28.31 FT TO I...more>>>		
Area	2.01 AC	S/T/R	34-3S-16
Use Code**	FINANCIAL BLDG (2300)	Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$1,313,334	Mkt Land	\$1,313,334
Ag Land	\$0	Ag Land	\$0
Building	\$358,647	Building	\$358,647
XFOB	\$118,655	XFOB	\$118,655
Just	\$1,790,636	Just	\$1,790,636
Class	\$0	Class	\$0
Appraised	\$1,790,636	Appraised	\$1,790,636
SOH/10% Cap.	\$37,236	SOH/10% Cap.	\$0
Assessed	\$1,790,636	Assessed	\$1,790,636
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,753,400 city:\$0 other:\$0 school:\$1,790,636	Total Taxable	county:\$1,790,636 city:\$0 other:\$0 school:\$1,790,636

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/19/2006	\$1,130,000	1081 / 377	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	BANK (6200)	2007	3098	4728	\$358,647

*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

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	2007	\$32,879.00	19747.00	0 x 0
0166	CONC,PAVMT	2007	\$4,296.00	1432.00	0 x 0
0253	LIGHTING	2007	\$16,200.00	9.00	0 x 0
0168	PNEUMATIC TUBES	2007	\$48,600.00	3.00	0 x 0
0164	CONC BIN	2007	\$1,680.00	120.00	0 x 0
0332	VAULT DOOR	2007	\$15,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2300	FINANCIAL (MKT)	87,555.600 SF (2.010 AC)	1.0000/1.0000 1.0000/1.5000000 /	\$15 /SF	\$1,313,334

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 1/30/2025 and may not reflect the data currently on file at our office.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales





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

AGENT AUTHORIZATION FORM

I, SEACOAST NATIONAL BANK F/K/A DRUMMOND COMMUNITY BA (owner name), owner of property parcel

number 34-3S-16-02498-003 (parcel number), do certify that

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

Printed Name of Person Authorized	Signature of Authorized Person
1. Stearns Weaver Miller - all employees	1.
2.	2.
3.	3.
4.	4.
5.	5.

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

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

Owner Signature (Notarized)

Date 2.28.2025

NOTARY INFORMATION:

STATE OF: Florida

COUNTY OF: Palm Beach

The above person, whose name is Michael Sontag personally appeared before me and is known by me or has produced identification (type of I.D.) DIA on this 28 day of February, 20 25.

NOTARY'S SIGNATURE

(Seal/Stamp)



DONNA L. DOTY
Commission # HH 338436
Expires April 5, 2027



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

Detail by Entity Name

Designation of Agent

SEACOAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

Filing Information

Document Number Q20000000013
FEI/EIN Number 59-0193820
Date Filed 02/14/2020
State US
Status ACTIVE

Principal Address

815 COLORADO AVENUE
STUART, FL 34995

Mailing Address

815 COLORADO AVENUE
STUART, FL 34995

Registered Agent Name & Address

SONTAG, MICHAEL C
815 COLORADO AVENUE
STUART, FL 34994

Name Changed: 08/07/2023

Address Changed: 08/07/2023

Officer/Director Detail

NONE

Annual Reports

No Annual Reports Filed

Document Images

[08/07/2023 -- Reg. Agent Change](#) [View image in PDF format](#)

[02/14/2020 -- Designation of Agent](#) [View image in PDF format](#)

L03642

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

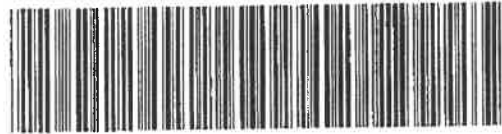
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



300395149863

merger

10/07/22--01021--005 **76.75

FILED
2022 OCT -7 PM 5:52

RECEIVED
2022 OCT -7 PM 2:56
TALLAHASSEE, FL

A. RAMSEY

OCT 10 2022



**CAPITOL
SERVICES**

Filing Cover Sheet

To: Florida Division of Corporations

From: Ronnie Long C/O Capitol Services, Inc.

Date: 10/7/2022

Trans#: 1332344

Entity Name: DRUMMOND COMMUNITY BANK (FL) MERGING INTO SEACOAST ,
NATIONAL BANK (FL)

Articles Incorporation ()

Articles of Dissolution ()

Conversion ()

Foreign Qualification ()

Limited Partnership ()

Reinstatement ()

Other ()

Articles of Amendment ()

Annual Report ()

Fictitious Name ()

Limited Liability ()

Merger (XXX) /

Withdrawal / Cancellation ()

STATE FEES PREPAID WITH CHECK #2998 FOR \$78.75

PLEASE RETURN:

Certified Copy (XXX)

Plain Photocopy ()

Good Standing ()

Certificate of Fact ()



Filing Cover Sheet

To: Florida Division of Corporations

From: Ronnie Long C/O Capitol Services, Inc.

Date: 10/7/2022

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Entity Name: DRUMMOND COMMUNITY BANK (FL) MERGING INTO SEACOAST NATIONAL BANK (FL)

Articles Incorporation ()

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Fictitious Name ()

Limited Liability ()

Merger (XXX)

Withdrawal / Cancellation ()

STATE FEES PREPAID WITH CHECK #2998 FOR \$78.75

PLEASE RETURN:

Certified Copy (XXX)

Plain Photocopy ()

Good Standing ()

Certificate of Fact ()

FILED

2022 OCT -7 PM 5:02

**ARTICLES OF MERGER
OF
DRUMMOND COMMUNITY BANK
WITH AND INTO
SEACOAST NATIONAL BANK**

October 7, 2022

Pursuant to the provisions of the Florida Business Corporation Act (the "Act"), Seacoast National Bank, a national banking association, and Drummond Community Bank, a Florida chartered bank, do hereby adopt the following Articles of Merger for the purpose of merging Drummond Community Bank with and into Seacoast National Bank:

FIRST: The names of the corporations which are parties to the merger (the "Merger") contemplated by these Articles of Merger are Seacoast National Bank and Drummond Community Bank. The surviving corporation in the Merger is Seacoast National Bank

SECOND: The Plan of Merger is set forth in the Plan of Merger and Merger Agreement by and between Seacoast National Bank and Drummond Community Bank dated as of May 4, 2022 (the "Merger Agreement"). A copy of the Merger Agreement is attached hereto as Exhibit A and made a part hereof by reference as if fully set forth herein.

THIRD: The Merger shall become effective at 5:02 P.M., Eastern Time, on October 7, 2022 in accordance with the provisions of the Act.

FOURTH: The Merger Agreement was duly adopted and approved by the sole shareholder of Drummond Community Bank on May 3, 2022 pursuant to the applicable provisions of the Act and the Florida Financial Institutions Codes and the articles of incorporation of Drummond Community Bank. There were no dissenting shareholders of Drummond Community Bank. The Merger Agreement was duly adopted and approved by the sole shareholder of Seacoast National Bank on May 4, 2022. The participation of Seacoast National Bank was duly authorized in accordance with the laws of the United States.

FIFTH: The address of Seacoast National Bank is 815 Colorado Avenue, Stuart, Florida 34994.

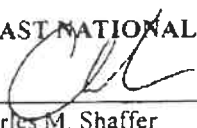
SIXTH: Seacoast National Bank is deemed to have appointed the Secretary of State as its agent for service of process in a proceeding to enforce any obligation or the rights of dissenting shareholders of Drummond Community Bank.

SEVENTH: Seacoast National Bank has agreed to promptly pay to the dissenting shareholders of Drummond Community Bank the amount, if any to which they are entitled under Section 607.1302 of the Act.

[Signature page follows]

IN WITNESS WHEREOF, the parties have caused these Articles of Bank Merger to be executed effective as of the date first written above.

SEACOAST NATIONAL BANK

By: 
Charles M. Shaffer
Chairman and Chief Executive Officer

DRUMMOND COMMUNITY BANK

By: _____
Luther Drummond
Chief Executive Officer

IN WITNESS WHEREOF, the parties have caused these Articles of Bank Merger to be executed effective as of the date first written above.

SEACOAST NATIONAL BANK

By: _____
Charles M. Shaffer
Chairman and Chief Executive Officer

DRUMMOND COMMUNITY BANK

By: *Luther Drummond*
Luther Drummond
Chief Executive Officer

EXHIBIT A
MERGER AGREEMENT

A-1

LEGAL.024218306/v2

PLAN OF MERGER AND MERGER AGREEMENT

THIS PLAN OF MERGER AND MERGER AGREEMENT (this "Agreement") is made this 4th day of May, 2022, between **Seacoast National Bank** (hereinafter referred to as "SNB" and the "Resulting Bank"), a national banking association, with its main office located at 815 Colorado Avenue, Stuart, FL 34994 and **Drummond Community Bank**, a Florida state-chartered bank, with its main office located at 1627 North Young Boulevard, Chiefland, FL 32626 (hereinafter referred to as "Drummond Bank" and, together with SNB, the "Banks").

WHEREAS, at least a majority of the entire Board of Directors of SNB has approved this Agreement and authorized its execution pursuant to the authority given by and in accordance with the provisions of The National Bank Act (the "Act");

WHEREAS, at least a majority of the entire Board of Directors of Drummond Bank has approved this Agreement and authorized its execution in accordance with the Act;

WHEREAS, Seacoast Banking Corporation of Florida ("SBC"), which owns all of the outstanding shares of SNB, and Drummond Banking Company, a Florida corporation ("Drummond"), which owns all of the outstanding shares of Drummond Bank, have entered into an Agreement and Plan of Merger (the "Plan of Merger") which, among other things, contemplates the merger of Drummond with and into SBC, all subject to the terms and conditions of such Plan of Merger (the "BHC Merger");

WHEREAS, SBC, as the sole shareholder of SNB, and Drummond, as the sole shareholder of Drummond Bank, have approved this Agreement; and

WHEREAS, each of the Banks is entering into this Agreement to provide for the merger of Drummond Bank with and into SNB, with SNB being the surviving bank of such merger transaction subject to, and as soon as practicable following, the closing of the BHC Merger.

NOW, THEREFORE, for and in consideration of the premises and the mutual promises and agreements herein contained, the parties hereto agree as follows:

SECTION 1

Subject to the terms and conditions of this Agreement and the closing of the BHC Merger, at the Effective Time (as defined below) and pursuant to the Act, Drummond Bank shall be merged with and into SNB (the "Merger"). Upon consummation of the Merger, SNB shall continue its existence as the surviving bank and Resulting Bank under the charter of the Resulting Bank and the separate corporate existence of Drummond Bank shall cease. The closing of the Merger shall become effective at the time specified in the certificate of merger issued by the Office of the Comptroller of the Currency (the "OCC") in connection with the Merger (such time when the Merger becomes effective, the "Effective Time").

SECTION 2

The name of the Resulting Bank shall be "Seacoast National Bank" or such other name as such bank may adopt prior to the Effective Time. The Resulting Bank will exercise trust powers.

SECTION 3

The business of the Resulting Bank shall be that of a national banking association. This business initially shall be conducted by the Resulting Bank at its main office which shall be located at 815 Colorado Avenue, Stuart, FL 34994, as well as all of the banking offices of SNB and the banking offices of Drummond Bank that are acquired in the Merger (which such banking offices are set forth on Exhibit A to this Agreement and shall continue to conduct operations after the closing of the Merger as branch offices of SNB). The savings accounts of the Resulting Bank will be issued by the Resulting Bank in accordance with the Act.

SECTION 4

At the Effective Time, the amount of issued and outstanding capital stock of the Resulting Bank shall be the amount of capital stock of SNB issued and outstanding immediately prior to the Effective Time. Preferred stock shall not be issued by the Resulting Bank. The authorized capital stock of SNB consists of 10,000,000 shares of common stock, par value \$10.00 per share, [5,679,285] of which are issued and outstanding.

SECTION 5

All assets of Drummond Bank and the Resulting Bank, as they exist at the Effective Time, shall pass to and vest in the Resulting Bank without any conveyance or other transfer; and the Resulting Bank shall be considered the same business and corporate entity as each constituent bank with all the rights, powers and duties of each constituent bank and the Resulting Bank shall be responsible for all the liabilities of every kind and description, of each of Drummond Bank and the Resulting Bank existing as of the Effective Time, all in accordance with the provisions of the Act.

SECTION 6

SNB and Drummond Bank shall contribute to the Resulting Bank acceptable assets having a book value, over and above liability to its creditors, in such amounts as set forth on the books of SNB and Drummond Bank at the Effective Time.

SECTION 7

At the Effective Time, each outstanding share of common stock of Drummond Bank shall be cancelled with no consideration being paid therefor.

Outstanding certificates representing shares of the common stock of Drummond Bank shall, at the Effective Time, be cancelled.

SECTION 8

Upon the Effective Time, the then outstanding shares of common stock of SNB (the "SNB Common Stock") shall continue to remain outstanding shares of SNB Common Stock, all of which shall continue to be owned by SBC.

SECTION 9

The directors of the Resulting Bank following the Effective Time shall consist of those directors of SNB as of the Effective Time, who shall serve until their respective successors are duly elected or appointed

and qualified or until their earlier death, resignation or removal. The executive officers of the Resulting Bank following the Effective Time shall consist of those executive officers of SNB as of the Effective Time, who shall serve until their respective successors are duly elected or appointed and qualified or until their earlier death, resignation or removal.

SECTION 10

This Agreement has been approved by SBC, which owns all of the outstanding shares of SNB Common Stock and by Drummond, which owns all of the outstanding shares of common stock of Drummond Bank.

SECTION 11

The effectiveness of this Agreement is subject to satisfaction of the following terms and conditions:

- (a) The BHC Merger shall have closed and become effective.
- (b) The OCC shall have approved this Agreement and the Merger and shall have issued all other necessary authorizations and approvals for the Merger, and any statutory waiting period shall have expired.
- (c) The Merger may be abandoned at the election of SNB at any time, whether before or after filings are made for regulatory approval of the Merger.

SECTION 12

Each of the Banks hereby invites and authorizes the OCC to examine each of such Bank's records in connection with the Merger.

SECTION 13

Effective as of the Effective Time, the Amended and Restated Articles of Association and Bylaws of the Resulting Bank shall consist of the Amended and Restated Articles of Association and Bylaws of SNB as in effect immediately prior to Effective Time.

SECTION 14

This Agreement shall terminate if and at the time of any termination of the Plan of Merger.

SECTION 15

This Agreement embodies the entire agreement and understanding of the Banks with respect to the transactions contemplated hereby, and supersedes all other prior commitments, arrangements or understandings, both oral and written, among the Banks with respect to the subject matter hereof.

The provisions of this Agreement are intended to be interpreted and construed in a manner so as to make such provisions valid, binding and enforceable. In the event that any provision of this Agreement is determined to be partially or wholly invalid, illegal or unenforceable, then such provision shall be deemed to be modified or restricted to the extent necessary to make such provision valid, binding and enforceable, or, if such provision cannot be modified or restricted in a manner so as to make such provision valid, binding and enforceable, then such provision shall be deemed to be excised from this Agreement and the validity.

binding effect and enforceability of the remaining provisions of this Agreement shall not be affected or impaired in any manner.

No waiver, amendment, modification or change of any provision of this Agreement shall be effective unless and until made in writing and signed by the Banks. No waiver, forbearance or failure by any Bank of its rights to enforce any provision of this Agreement shall constitute a waiver or estoppel of such Bank's right to enforce any other provision of this Agreement or a continuing waiver by such Bank of compliance with any provision hereof.

Except to the extent federal law is applicable hereto, this Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Florida without regard to principles of conflicts of laws.


This Agreement will be binding upon, inure to the benefit of, and be enforceable by, the Banks' respective successors and permitted assigns.

Unless otherwise expressly stated herein, this Agreement shall not benefit or create any right of action in or on behalf of any person or entity other than the Banks.

This Agreement may be executed in counterparts (including by facsimile or optically-scanned electronic mail attachment), each of which shall be deemed to be original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned have signed this Plan of Merger and Merger Agreement effective as of the date and year first set forth above.

SEACOAST NATIONAL BANK

By: 
Charles M. Shaffer
President and Chief Executive Officer

DRUMMOND COMMUNITY BANK

By: _____
Gray Drummond
Chief Executive Officer

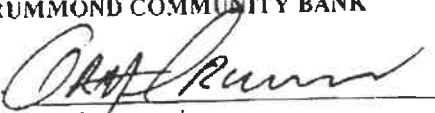
[Signature Page to Bank Merger Agreement]

IN WITNESS WHEREOF, the undersigned have signed this Plan of Merger and Merger Agreement effective as of the date and year first set forth above.

SEACOAST NATIONAL BANK

By: _____
Charles M. Shaffer
President and Chief Executive Officer

DRUMMOND COMMUNITY BANK

By:  _____
Gray Drummond
Chief Executive Officer

[Signature Page to Bank Merger Agreement]

EXHIBIT A**BANKING OFFICES OF THE RESULTING BANK****Main Office:**

815 Colorado Avenue
Stuart, FL 34994

Drummond Bank Branch Offices Acquired:

Address	Popular Name	City	County	State	Zip Code	LMI Area	Service Type
1627 North Young Boulevard	Drummond Community Bank	Chiefland	Levy	FL	32626	Yes/Moderate	Full Service - Brick And Mortar
7060 C Street	Cedar Key Branch	Cedar Key	Levy	FL	32625	Yes/Moderate	Full Service - Brick And Mortar
104 Ne 351 Hwy	Cross City Branch	Cross City	Dixie	FL	32628	No/Middle	Full Service - Brick And Mortar
1502 East Wade Street	Trenton Branch	Trenton	Gilchrist	FL	32693	No/Middle	Full Service - Brick And Mortar
342 East Noble Avenue	Williston Perkins State Branch	Williston	Levy	FL	32696	Yes/Moderate	Full Service - Brick And Mortar
120 Southwest 7th Street	Southwest Branch	Williston	Levy	FL	32696	Yes/Moderate	Limited Service - Drive Thru/Detached Facility
331 E Hathaway Ave	Bronson Branch	Bronson	Levy	FL	32621	Yes/Moderate	Full Service - Brick And Mortar
2811 SW 27th Ave	Ocala Paddock Center Branch	Ocala	Marion	FL	34471	No/Middle	Full Service - Brick And Mortar
1160 N. Suncoast Blvd	Crystal River Branch	Crystal River	Citrus	FL	34429	No/Upper	Full Service - Brick And Mortar

Address	Popular Name	City	County	State	Zip Code	LMI Area	Service Type
350 SW Main Boulevard	Lake City-East Branch	Lake City	Columbia	FL	32025	No/Middle	Full Service - Brick And Mortar
3833 SW 37th Boulevard	Archer Road Branch	Gainesville	Alachua	FL	32608	Yes/Low	Full Service - Brick And Mortar

Drummond Bank Branch Offices Acquired, but Closing after the Effective Time:

Address	Popular Name	City	County	State	Zip Code	LMI Area	Service Type
25875 SE US 19	Old Town Office Drive-Thru Branch	Old Town	Dixie	FL	32680	No/Middle	Limited Service - Drive Thru/ Detached Facility
150 Northeast Clyde Avenue	Mayo Branch	Mayo	Lafayette	FL	32066	No/Middle	Full Service - Brick And Mortar
16449 SW Archer Road	Archer Branch	Archer	Alachua	FL	32618	No/Upper	Full Service - Brick And Mortar
3436 W University Ave	Gainesville University Avenue Branch	Gainesville	Alachua	FL	32607	No/Middle	Full Service - Brick And Mortar
2455 North Citrus Hills Boulevard	Hernando	Hernando	Citrus	FL	34442	No/Middle	Full Service - Brick And Mortar
3882 West US Highway 90	West Office Branch	Lake City	Columbia	FL	32055	No/Middle	Full Service - Brick And Mortar
7075 US Highway 27	Ft. White Office	Fort White	Columbia	FL	32038	No/Upper	Full Service - Brick And Mortar



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Return to Detail Screen](#) /

[Return to Detail Screen](#)

Events

PEOPLES STATE BANK

Document Number J83031
Date Filed 09/30/1987
Effective Date None
Status Inactive

Event Type	Filed Date	Effective Date Description
MERGER	05/12/1995	MERGING: J83031 MERGED INTO: F60059
CORPORATE MERGER	05/11/1995	MERGING: P95000037437 MERGED INTO: J83031
AMENDMENT	12/12/1988	
AMENDMENT	04/01/1988	
AMENDMENT	04/01/1988	

[Return to Detail Screen](#)

Kyle Keen, CFC
Columbia County Tax Collector

2024 Personal Property
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

38277.0000

PARCEL NUMBER	ESCROW CD	Millage Code
P04276-003		2

THIS BILL IS FULLY PAID
Ex:TPP EXEMPT FS196.183
3882 W US HWY 90 LAKE CITY

SEACOAST NATIONAL BANK
815 COLORADO AVE
STUART FL 34995

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5,153	7.8150	5,153	0	0.00
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	5,153	0.7480	5,153	0	0.00
LOCAL	5,153	3.1430	5,153	0	0.00
CAPITAL OUTLAY	5,153	1.5000	5,153	0	0.00
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	5,153	0.2936	5,153	0	0.00
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	5,153	0.0001	5,153	0	0.00

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE 13.4997 AD VALOREM TAXES 0.00

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY RATE AMOUNT

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS 0.00

COMBINED TAXES AND ASSESSMENTS 0.00 See reverse side for important information

No Tax Charged					
----------------	--	--	--	--	--

Kyle Keen, CFC
Columbia County Tax Collector

2024 Personal Property
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

38277.0000

PARCEL NUMBER	ESCROW CD	Millage Code
P04276-003		2

THIS BILL IS FULLY PAID
Ex:TPP EXEMPT FS196.183

3882 W US HWY 90 LAKE CITY

SEACOAST NATIONAL BANK
815 COLORADO AVE
STUART FL 34995

DO NOT WRITE BELOW THIS PORTION

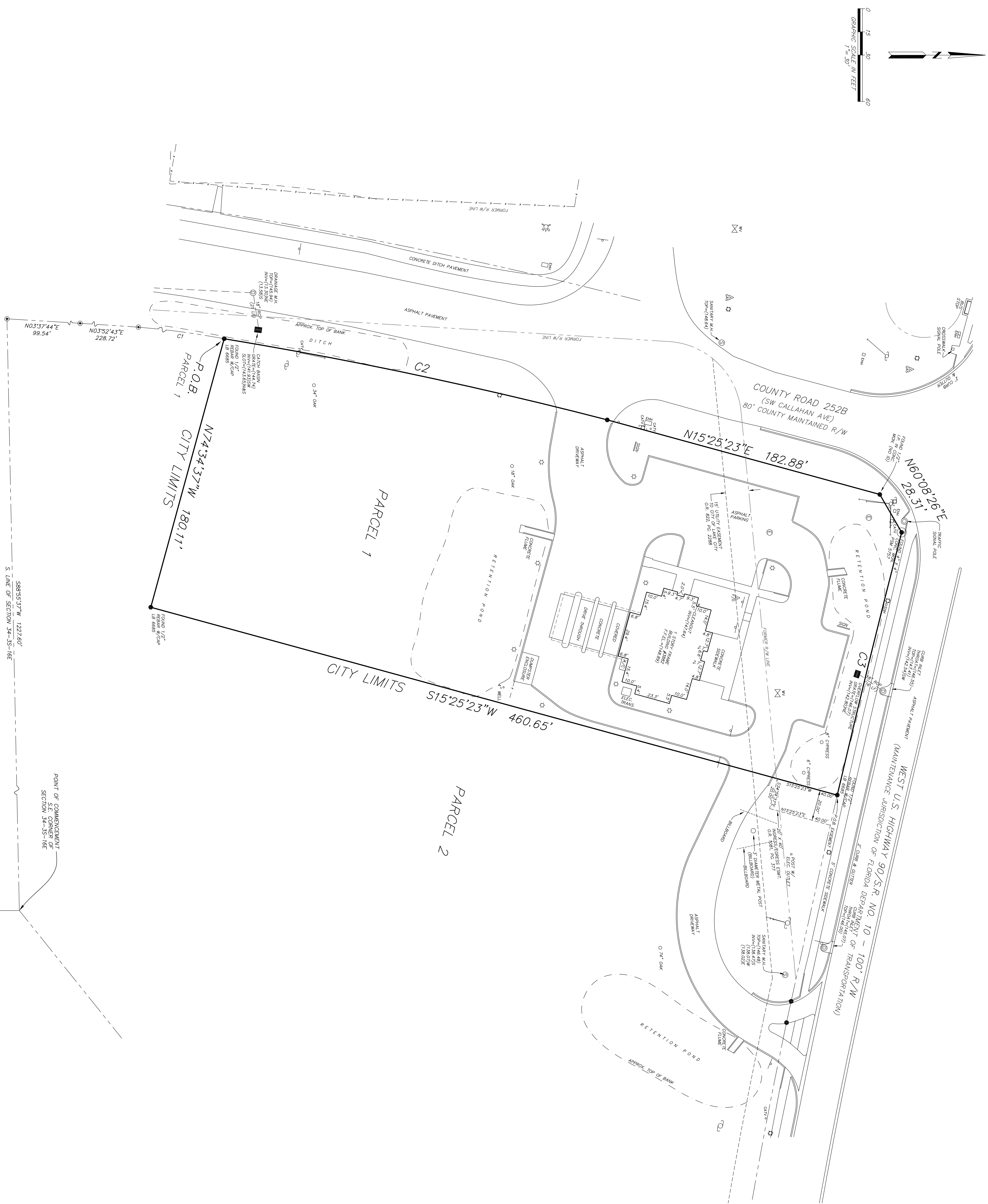
PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

No Tax Charged					
----------------	--	--	--	--	--

Receipt(s)

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

MAP SHOWING ALTA/NSPS LAND TITLE SURVEY OF
PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



PARCEL 1
THAT PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA
COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:











[illegible]

TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PARCEL DESCRIBED BELOW:

THAT PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

[illegible]

SYMBOLS LEGEND

- | | |
|---|---------------------------------|
|  | CONCRETE UTILITY POLE |
|  | WOOD UTILITY POLE |
|  | CABLE TV RISER |
|  | FIRE HYDRANT |
|  | WATER VALVE |
|  | METAL LIGHT POLE |
|  | CONCRETE LIGHT POLE |
|  | ELECTRIC HANDHOLE |
|  | BURIED FIBER OPTIC CABLE MARKER |
|  | BURIED GAS LINE MARKER |

TABULATED CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	2824.79'	315.53'	N0618.54"E	315.36'	6.24.00"
C2	2824.79'	255.51'	N1205.10"E	253.43'	5.08.32"
C3	7669.44'	175.00'	S7603.55"E	175.00'	1718.14"

SHEET 1 OF 2

LEGEND

SCALE	AS NOTED
JOB NO.	24-14587
DATE	2-14-587
BY	2-14-587
FILE	24-14587 DW
COMP.	24-14587 DW

11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224

L.B. No. 8295
Tel. (904) 721-1226

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, 13 and 14 of Table A thereof. The fieldwork was completed on October 21, 2024.

BY WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED
LAND SURVEYOR CERTIFICATE NO. 5843

PARCEL 1

THAT PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S 88°55'37" W, ALONG THE SOUTH LINE OF SAID SECTION 34, 1227.60 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 252B (SW CALLAHAN AVENUE); THENCE N 03°37'44" E, ALONG SAID EASTERLY RIGHT OF WAY, 99.54 FEET; THENCE N 03°52'43" E, ALONG SAID EASTERLY RIGHT OF WAY 228.72 FEET TO A POINT OF CURVE; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 06°24'00", A CHORD BEARING AND DISTANCE OF N 06°18'54" E, 315.36 FEET, AN ARC DISTANCE OF 315.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 05°08'32", A CHORD BEARING AND DISTANCE OF N 12°05'10" E, 253.43 FEET, AN ARC DISTANCE OF 253.51 FEET; THENCE N 15°25'23" E, ALONG SAID EASTERLY RIGHT OF WAY, 182.88 FEET; THENCE N 60°08'26" E, ALONG SAID EASTERLY RIGHT OF WAY, 28.31 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 90 AND A POINT ON A CURVE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 7689.44 FEET, A CENTRAL ANGLE OF 01°18'14", A CHORD BEARING AND DISTANCE OF S 76°05'55" E, 175.00 FEET, AN ARC DISTANCE OF 175.00 FEET; THENCE S 15°25'23" W, 460.65 FEET; THENCE N 74°34'37" W, 180.11 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

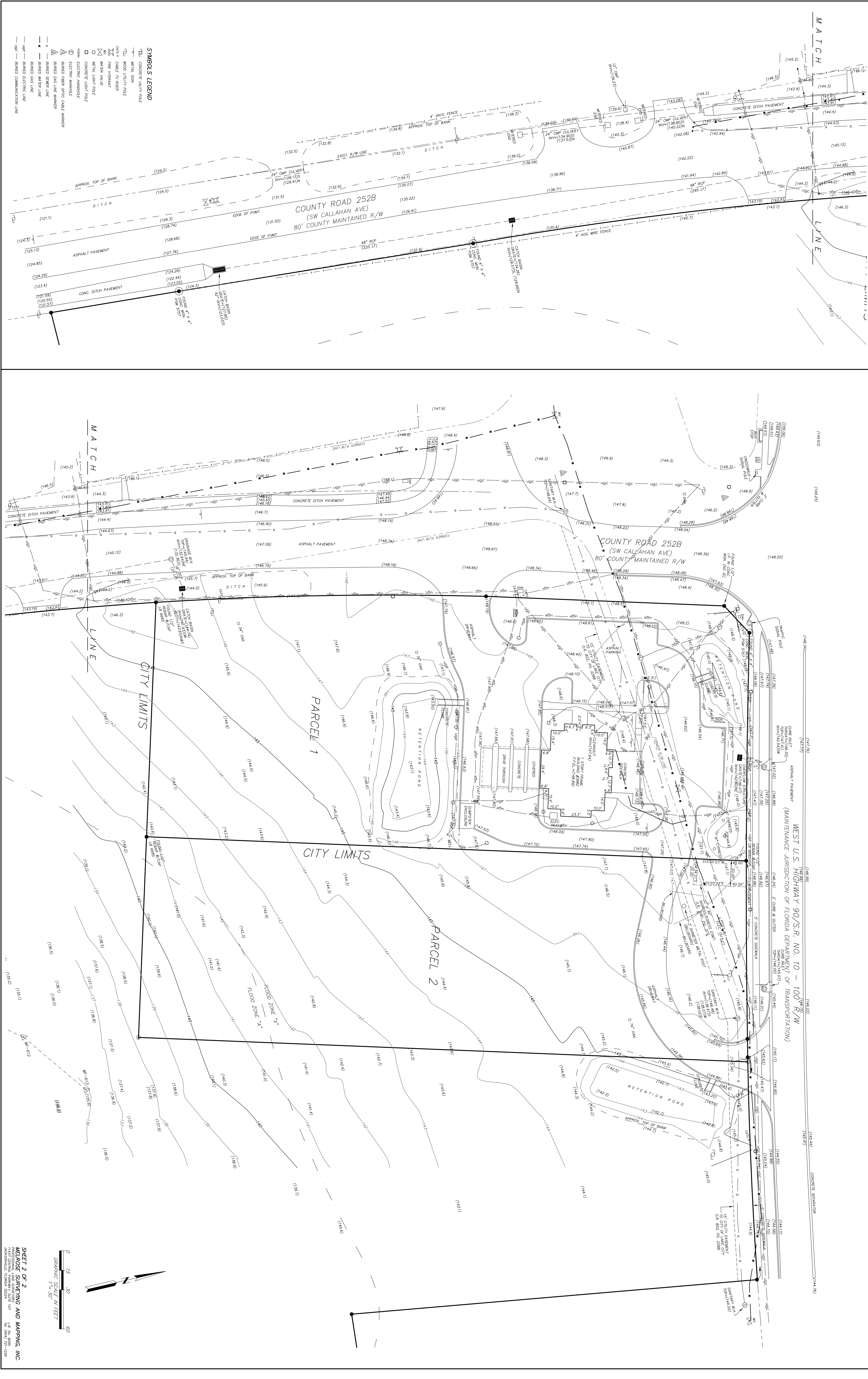
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MAP SHOWING ALTA/NSPS LAND TITLE SURVEY OF
PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



LAKE CITY GROWTH MANAGEMENT

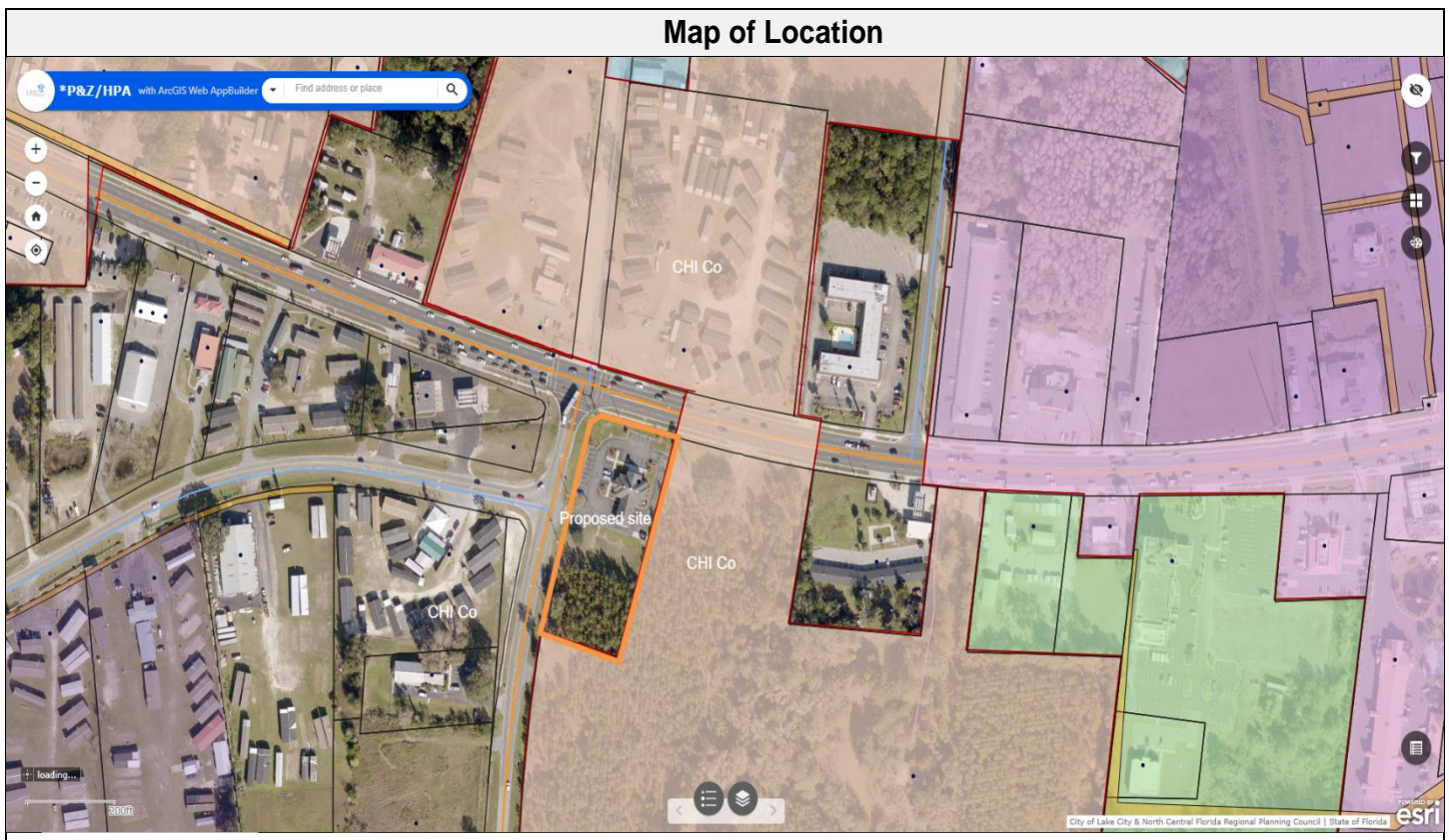
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Seacoast National Bank CPA 25-02 and Z 25-02
Applicant	Jacob Cremer, agent
Owner	Seacoast National Bank f/k/a Drummond Community Bank
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment- to change the FLUM from Highway Interchange County to Commercial City. • Rezoning- to change the Official Zoning Atlas from Commercial Highway Interchange County to Commercial Highway Interchange City.
Hearing Date	05-13-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 2.01 Acres
Location	8332 W US Highway 90, Lake City, FL
Parcel Number	36-3S-16-02498-003
Future Land Use	High Interchange Co
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Highway Interchange County
Proposed Zoning	Commercial Highway Interchange City
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Highway Interchange Co	CHI Co	Manufactured Home Sales	
E	Commercial	CHI Co	Vacant	
S	Commercial	CHI Co	Vacant	
W	High Interchange Co	CHI Co	Manufactured Home Sales	County jurisdiction.

Zoning Review		
Zoning Requirements	Current Zoning (County)	Proposed Zoning
Minimum lot requirements.	One Acre	One Acre
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-None, R-15	F-30, S-30, R-30
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	35 feet	35 feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	35%	35%
Minimum landscape requirements.	20 feet if abutting a residential district or none if not.	20 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	One for every 150 Square feet	One for every 300 Square feet
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	9x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle.	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

Applicant has petitioned to change the FLUM from Highway Interchange County to Commercial City and change the Official Zoning Atlas from Commercial Highway Interchange County to Commercial Highway Interchange City.



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

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 04/16/25

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

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

Project Number: CPA 25-01 and Z 25-01

Project Name: Seacoast National Bank

Project Address: 3882 W US Hwy 90

Project Parcel Number: 02498-003

Owner Name: Seacoast National Bank

Owner Address: 350 SW Main Blvd, Lake City, FL

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: Jacob Cremer, Stearns Weaver Miller

Owner Agent Address: PO Box 3299, Tampa, FL 33601

Owner Agent Contact Information: Telephone: 813-223-4800 Email: jcremer@stearnsweaver.com

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

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

Building Department: Reviewed by: Signed by: Scott Thomas 7C2DC476A33B441... **Date:** 4/28/2025

No Comments at this time.

Planning and Zoning: Reviewed by: Signed by: Bryan S. Thomas B0C7E588C88E4F2... **Date:** 4/28/2025

Land Use and Zoning petitions appear to be in compliance with Lake City Comp Plan and Land Development Regulations. Transportation related issues will need to be addressed at time of Site Plan application.

Business License: Reviewed by: Signed by: Ilina Gill FB87FE76C7AF457... **Date:** 5/1/2025

will need to submit and application for a business tax and COU

Code Enforcement: Reviewed by: Signed by: Marshall Sova E8B18C0144D974CD... **Date:** 4/28/2025

No liens, codes or violations

Permitting: Reviewed by: Signed by: Ilina Gill FB87FE76C7AF457... **Date:** 5/1/2025

will need to pull permits if any additions or remodeling will be done

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

Water Department: Reviewed by: Signed by: Mike L. Osborn Jr. 299ED39544B74E3... Date: 4/25/2025

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Bridgman DBA01EF55A0249B... Date: 4/25/2025

No comment at this time

Gas Department: Reviewed by: Signed by: Steve Brown BB57D0CEBF2F4B5... Date: 4/28/2025

No comment

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F569EB0125784F8... Date: 4/25/2025

no comments at this time

Customer Service: Reviewed by: _____ Date: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Date: 4/28/2025

No comment

Fire Department: Reviewed by:  Date: 4/25/2025

Nothing to comment at this time.

Police Department: Reviewed by: _____ Date: _____

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

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

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

Suwannee River Water Management: Reviewed by: DocuSigned by: Garrett Spencer 650C305882B42D... **Date:** 4/28/2025

The site will require an ERP Individual Permit for the stormwater system.

School Board: Reviewed by: DocuSigned by: Keith Hatcher 99098F19160C423... **Date:** 4/25/2025

The School District is concerned with increases in traffic congestion and potential safety hazards at this intersection relative to buses and parents, especially considering that there are two schools within 3 miles...westside 2 miles to the south and Pinemount 3 miles to the southwest. Of particular concern is the anticipated semi truck traffic in this area with what appears to be the planned inclusion of 5 diesel pumps.

County Engineer: Reviewed by: DocuSigned by: Chad Williams 35A47263EAB7416... **Date:** 5/5/2025

This site is currently under review for a driveway connection permit. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer's professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations.

County Planner: Reviewed by: Signed by: William Goodin 009DC6991E7948F... **Date:** 4/25/2025

county has concerns and reservations about traffic management with any project at this intersection.

File Attachments for Item:

iii. Z 25-02, an application by Jacob T. Cremer of Stearns Weaver Miller, as agent for Seacoast National Bank f/k/a Drummond National Bank, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COUNTY - COMMERCIAL, HIGHWAY INTERCHANGE (CHI) to CITY - COMMERCIAL, HIGHWAY INTERCHANGE (CHI) on property located on parcel 02498-003.



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

FOR PLANNING USE ONLY

Application # Z 25-02
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: RaceTrac @ 3882 W US Hwy 90, Lake City, FL
2. Address of Subject Property: 8332 W. US Hwy 90, Lake City, FL
3. Parcel ID Number(s): 34-3S-16-02498-003
4. Future Land Use Map Designation: County Highway Interchange (CHI)
5. Existing Zoning Designation: County Commercial Highway Interchange
6. Proposed Zoning Designation: City Commerical Highway Interchange
7. Acreage: 2.01
8. Existing Use of Property: Location of Former Bank Building (Permanently Closed for Business)
9. Proposed use of Property: Convenience Store with Fuel Pumps (Code Section 4.15.2.1)

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Jacob T. Cremer Title: Attorney
Company name (if applicable): Stearns Weaver Miller
Mailing Address: PO Box 3299
City: Tampa State: FL Zip: 33601-3299
Telephone: (813) 223-4800 Fax: (813) 222-5089 Email: jcremer@stearnsweaver.com and
cwalden@stearnsweaver.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): Seacoast National Bank f/k/a Drummond Community Bank
Mailing Address: 350 SW Main Boulevard
City: Lake City State: FL Zip: 32025
Telephone: () Fax: () Email:

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: RaceTrac, Inc.
If yes, is the contract/option contingent or absolute: ☒ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property: ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes ☒ No
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes ☒ No
Variance Application No. _____
Special Exception: ☐ Yes ☒ No
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

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

A total of eighteen (2) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

Jacob T. Cremer

Applicant/Agent Name (Type or Print)

Jacob T. Cremer
Applicant/Agent Signature

03/18/2025

Date

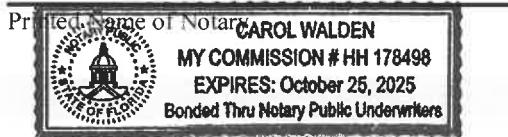
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 18th day of March, 2025, by Jacob T. Cremer (name of person acknowledging).

(NOTARY SEAL or STAMP)

Carol Walden
Signature of Notary

Personally Known X OR Produced Identification _____
Type of Identification Produced



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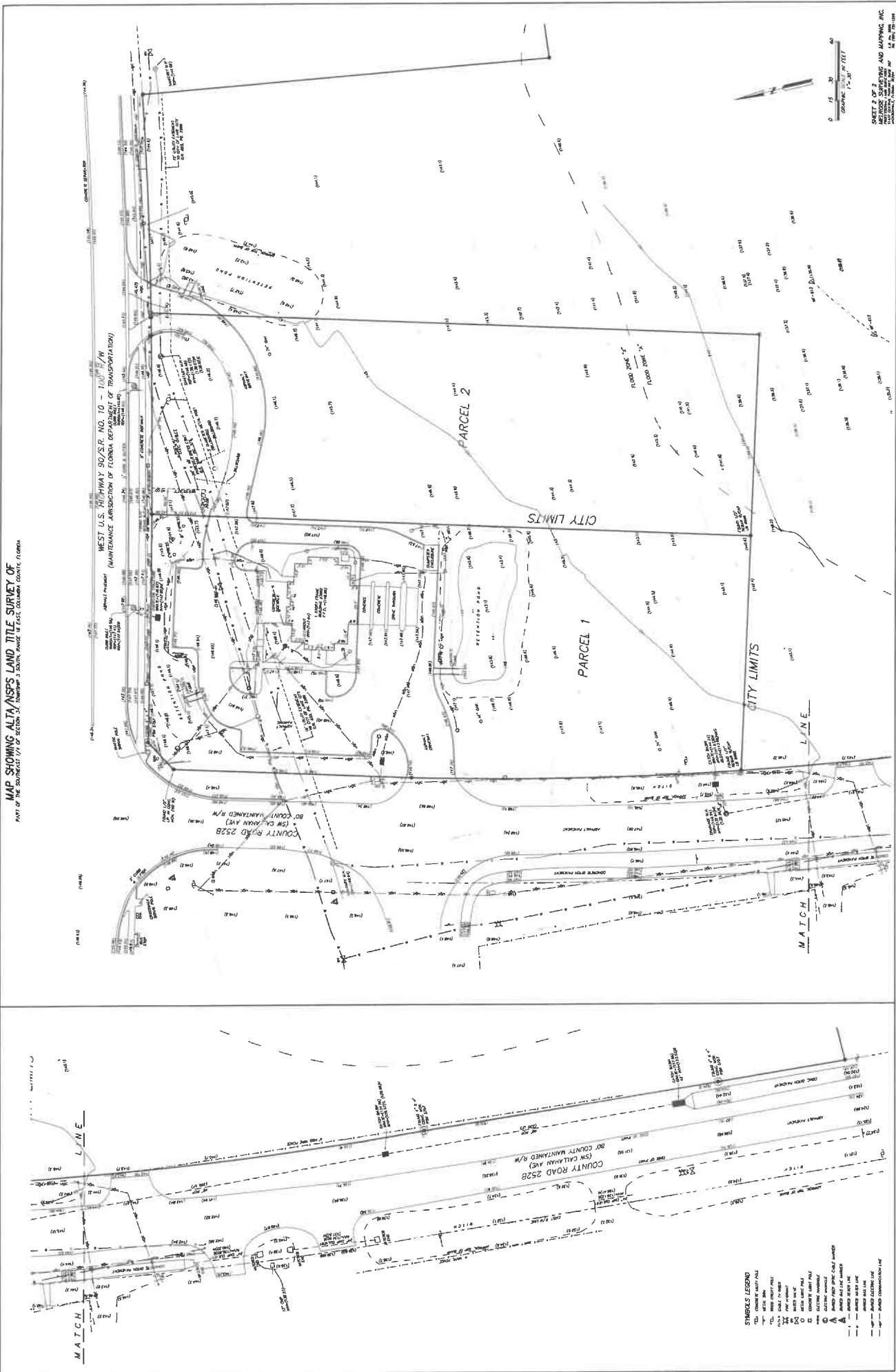
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TABULATED CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
G	2024.79'	315.54'	MSB125.47°	315.34'	4°24'00"
C7	2824.79'	354.51'	MSB170.10°	353.43'	5°18'37"
C1	2868.44'	375.00'	MSB180.50°	375.00'	1°18'14"

[illegible][illegible][illegible]

MAP SHOWING ALTA NSPS LAND TITLE SURVEY OF
PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 18 EAST, COLLEGE COUNTY, FLORIDA



SHEET 2 OF 2
MEASURE SURVEYING AND MAPPING, INC.
10000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33309
Tel: 954.575.1111

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CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
945	C-Store with Gas	1283.30	91.30	6.00	7700.00	548.00

*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Gas/Convenience Store per WC	325.00	14.00	4550.00

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

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Gas/Convenience Store per WC	325.00	14.00	4550.00

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

Solid Waste Analysis

Use	Pounds Per Thousand Sq Ft	Total Floor Area *	Total (Lbs Per Day)
Gas/Convenience Store per WC	5.50	6.00	33.00

*Per thousand square feet (i.e. 6,008 sq ft / 1,000 = 6.00)

**REZONING
NARRATIVE
CITY OF LAKE CITY**

**3882 W. US Highway 90
RaceTrac, Inc.**

**Submitted by:
Jacob T. Cremer, Esquire
Simone L. Savino, Esquire
Cynthia D. Spidell, MBA, AICP
Stearns Weaver Miller
401 East Jackson Street, Suite 2100
Tampa, Florida 33602
(813) 223-4800**

Submitted March 10, 2025

I. Introduction & Request

RaceTrac, Inc., (the “**Applicant**”) submits this request to the City of Lake City (the “**City**”) to rezone 2.01 acres of real property (the “**Property**”) in conjunction with an annexation into the City from unincorporated Columbia County (the “**Request**”). The Property is located at 3882 West U.S. Highway 90 (the south east intersection with SW County Road 252B) (**Attachment 1**) on Parcel ID No. 34-3S-16-02498-003. The subject parcel is located as follows:

Location Map



Source: Columbia County FL Interactive GIS
<https://gis.columbiacountyfla.com>

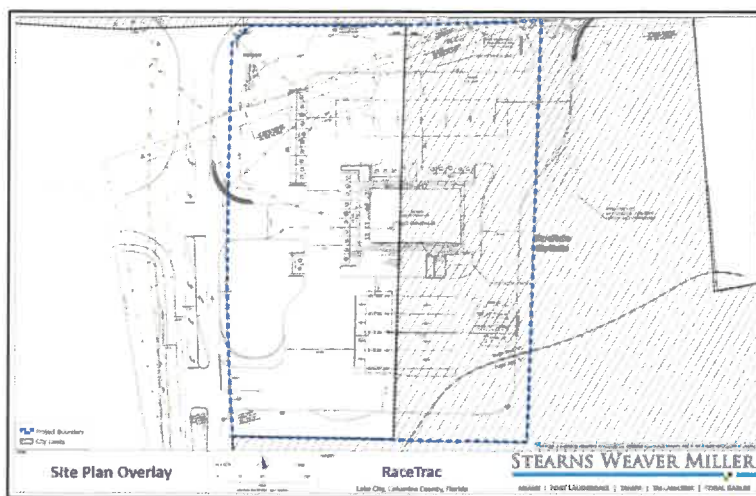
The Property is currently owned by Seacoast National Bank f/k/a Drummon Community Bank. A former bank building currently exists on the Property but is closed.



Source: Google Maps

When annexing into the City of Lake City, the assignment of a City Comprehensive Plan (“**Comp Plan**”) FLU classification and zoning district is required. Corresponding applications to annex and amend the comprehensive plan have been submitted concurrently with this rezoning application. Upon potential adoption of these three (3) applications, it is the Applicant’s intent to develop the site as a convenience store with fuel pumps/dispensers.

The proposed site plan is still subject to change as the site is further evaluated by the Applicant and the Applicant’s engineer; however, the latest site plan expands beyond the Property to be annexed into areas already within the City’s boundary. See the “Project Boundary,” depicted in a dashed blue line, below.



II. Request: Rezoning

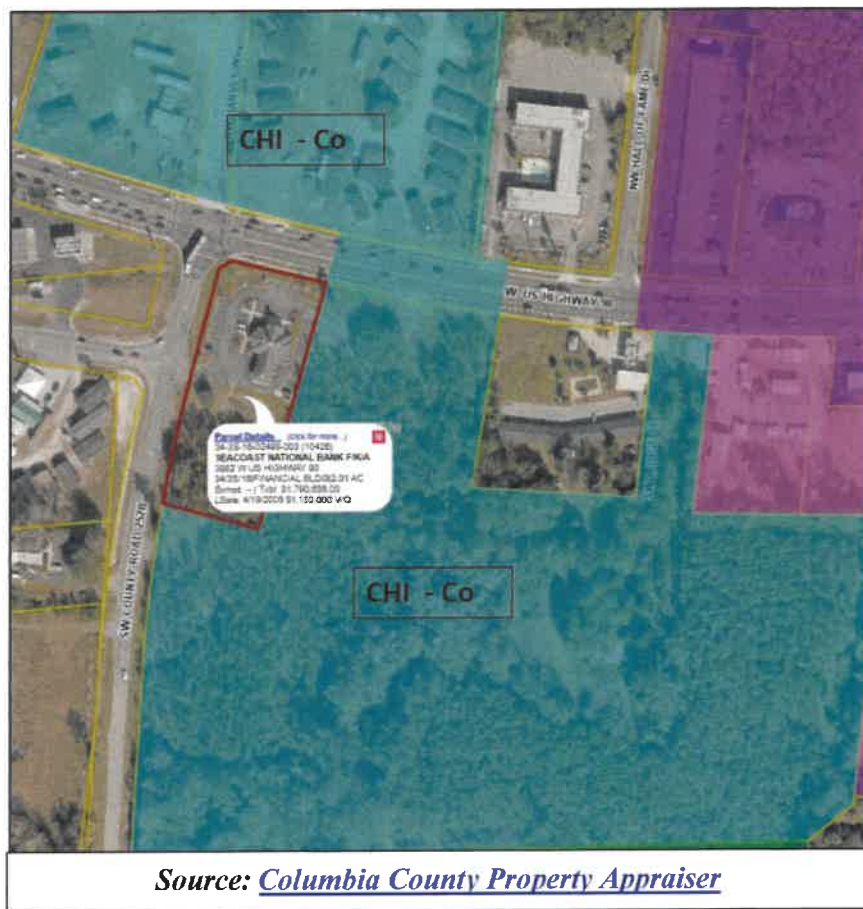
The Property is currently zoned County Commercial Highway Interchange (“**County CHI**”) and is surrounded by the equivalent City District of “**CHI-Co**”. In conjunction with the corresponding annexation, this request is to rezone the Property to the City Commercial Highway Interchange (“**City CHI**”).

Current Zoning Map – County



Source: Columbia County Property Appraiser

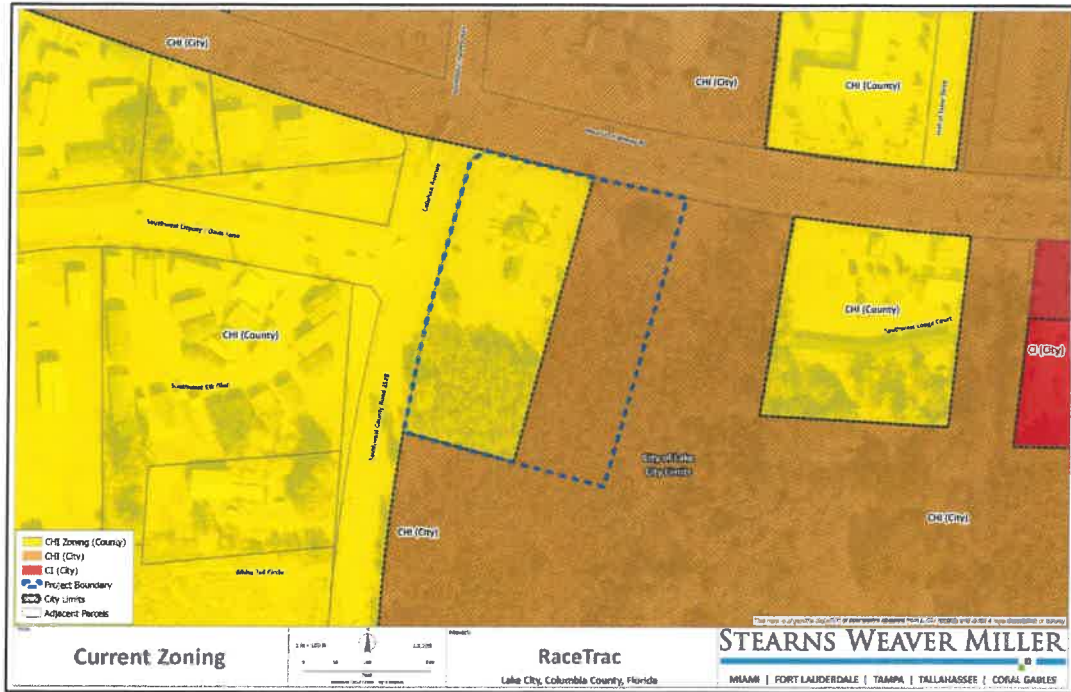
Current Zoning Map – City



As stated above, corresponding applications to annex and amend the comprehensive plan have been submitted concurrently with this rezoning application.

As shown in the following Current and Proposed Zoning Maps, the dashed blue “Project Boundary Line” includes the entire area that will be subject to the proposed site plan area. Thus, a rezoning to City CHI will bring the Property into conformance with the surrounding City zoning district. See **Attachment 2** for the entire GIS map series depicting these changes.

Current Zoning – City and County



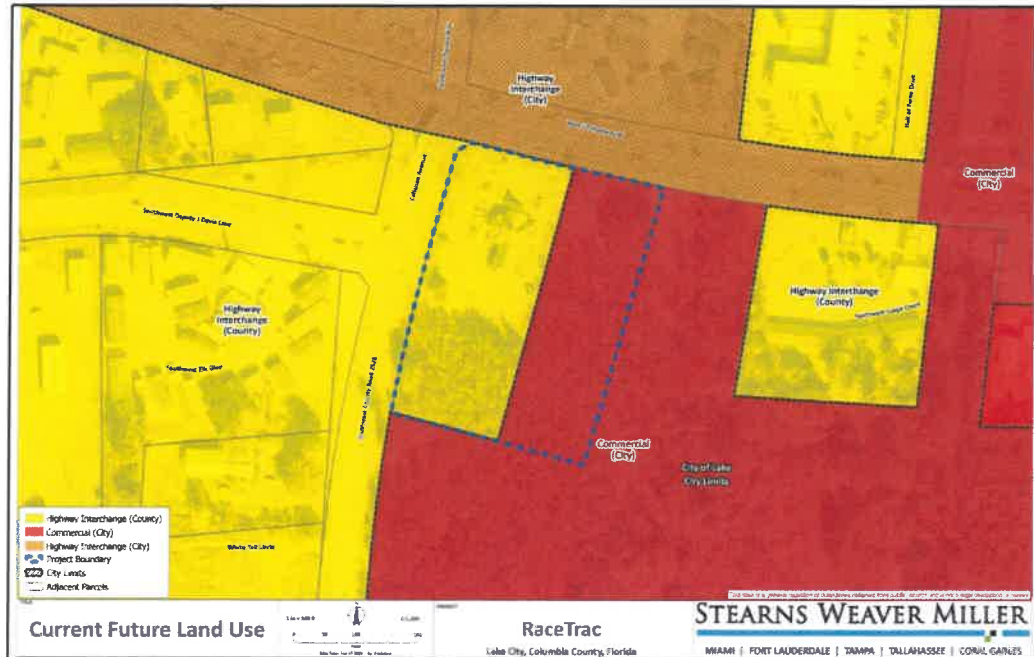
Proposed Zoning – City and County



III. Consistency with Comprehensive Plan.

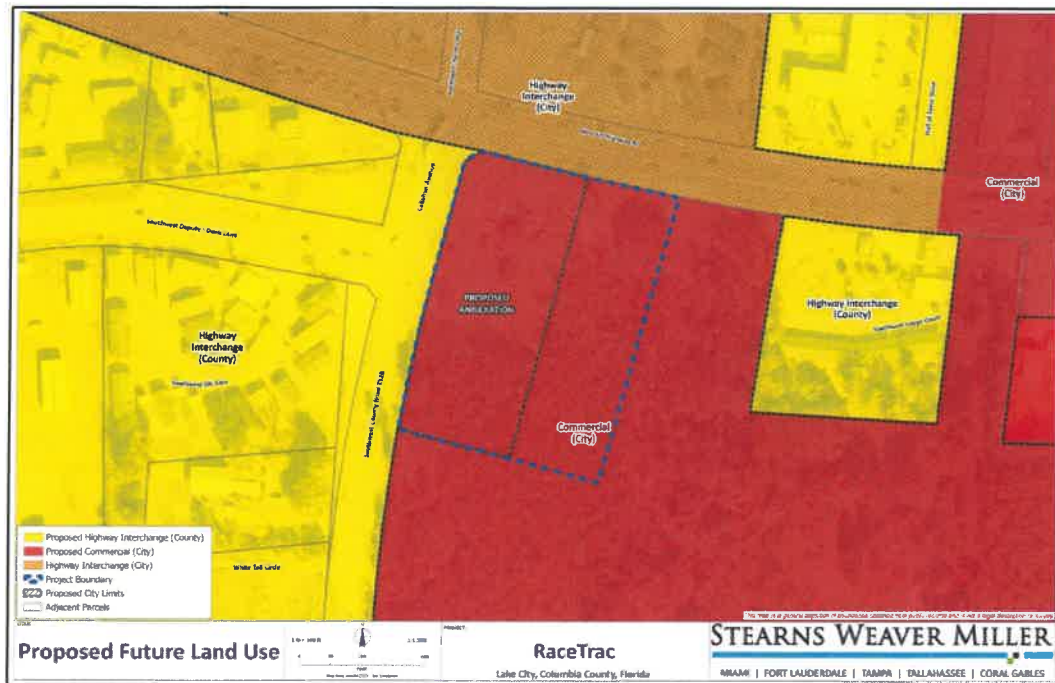
As mentioned, concurrent with this rezoning request, an application has been filed to amend the City's Future Land Use ("FLU") Map to add the Property and amend the FLU category from the Columbia County Highway Interchange FLU of **County CHI** to the City FLU category of Commercial ("**City COM**").

Current Future Land Use



The proposed amendment to City COM will bring the site in conformance with the surrounding area already within City limits:

Proposed Future Land Use



The Property has been historically designated and used for commercial purposes. Its most recent use was a bank. It is located along a major commercial corridor, U.S. Hwy 90, and is located approximately ½ mile of the I-75 interchange:



Pursuant to Comprehensive Plan Policies VII.8.10 and 11, following annexation, assignment of a City FLU category and zoning district shall be required. Pursuant to VII.8.11, for any transitional period, the current County designations shall apply. Consistent with Policy VII.8.10, this application for rezoning is accompanied by annexation and comprehensive plan amendment applications.

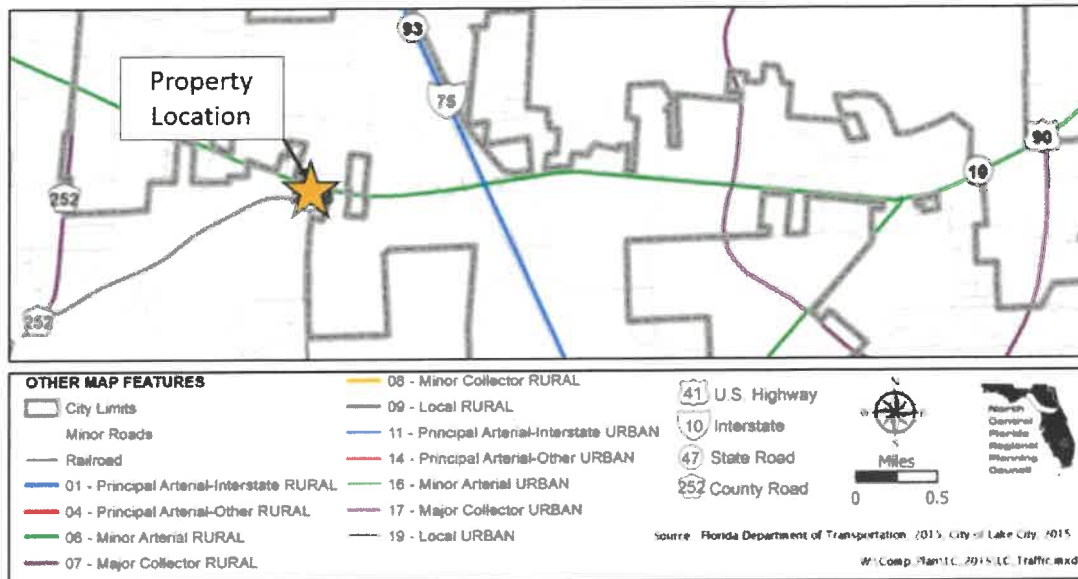
Policy VII.8.10	Following the annexation of any land into the City, the City shall begin the process of amending the Comprehensive Plan Future Land Use Map to designate a City future land use category and amending the Official Zoning Atlas to designate a City zoning district for the annexed land.
Policy VII.8.11	In the interim period between annexation and amendment of the Comprehensive Plan Future Land Use Map and Official Zoning Atlas, the City shall implement the County's adopted Comprehensive Plan and Land Development Regulations for the annexed land.
<i>Source: City of Lake City Comprehensive Plan</i>	

The Property is located at 3882 W. US Highway 90, a designated arterial and therefore satisfies the locational criteria set forth in the comprehensive plan pursuant to Policy I.1.1:

GOAL, OBJECTIVES AND POLICIES	
GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.	
OBJECTIVE I.1	The City Concurrence Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.
Policy I.1.1	The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.
Policy I.1.2	The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:

As supported by the Future Transportation Map 2025 of the Comp Plan, the Property is located along U.S. Highway 90, an arterial highway, depicted in green below:

ILLUSTRATION A-IX FUTURE TRANSPORTATION MAP 2025



Furthermore and consistent with Comprehensive Plan Policy I.1.3, the Property is located along an arterial highway and is thus located where public facilities are available to serve the commercial use. Notably, the Property has been historically utilized for commercial uses and currently has the County equivalent commercial FLU category and zoning district. By annexing into the City, and seeking a City Comp Plan FLU category and City zoning district, the applicant seeks to connect into city facilities.

Policy I.1.3

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

IV. Concurrency Impact Analysis:

With every rezoning application, a concurrency impact analysis is required. The following worksheet calculates the anticipated demand for the entire proposed site plan area, which encompasses an area already located within the City, but is currently vacant. Though technically, the analysis is only required for the area subject to the annexation and this rezoning request, a concurrency analysis has been provided for the *entire* proposed site plan. See **Attachment 3**.

CONCURRENCY WORKSHEET						
Trip Generation Analysis						
ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
945	C-Store with Gas	1283.30	91.30	6.00	7700.00	548.00

*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

Potable Water Analysis			
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Gas/Convenience Store per WC	325.00	14.00	4550.00

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

Sanitary Sewer Analysis			
Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
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Solid Waste Analysis			
Use	Pounds Per Thousand Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Gas/Convenience Store per WC	5.50	6.00	33.00

*Per thousand square feet (i.e. 6,008 sq ft / 1,000 = 6.00)

V. Consistency with Land Development Regulations (LDR's)

Once annexed into the City, the Applicant wishes to develop the site as convenience store with fuel dispensers targeted for automobiles and passenger trucks. Notably, though the site will have to be designed to accommodate fuel and convenience store deliveries, it will NOT be designed as truck stop or travel center. The best zoning district for this proposed use is Commercial Highway Interchange ("CHI"). The CHI district is intended for vehicular related uses primarily serving the traveling public. As the site is located within ½ mile of the I-75 interchange, the Property qualifies for this zoning district.

SECTION 4.15 "CHI" COMMERCIAL, HIGHWAY INTERCHANGE

4.15.1 DISTRICTS AND INTENT

The "CHI" Commercial, Highway Interchange category includes one zone district: CHI. This specialized district is intended for areas where adequate lot depth is available to provide development for vehicular related uses primarily serving the traveling public. Uses in such district are subject to criteria and standards intended to preserve the character of the district and to minimize adverse impacts with abutting and nearby uses. This district shall only be applied to interstate highway interchange areas.

4.15.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Automotive service and self-service stations (see Section 4.2 for special design standards for automotive service and self-service stations).
2. Rental of automotive vehicles, trailers and trucks.
3. Restaurants.
4. Hotels and Motels.
5. Retail commercial outlets for sale of fruit, gifts, novelties and similar uses catering to tourists.
6. Light manufacturing, assembling, processing, packaging or fabricating in a completely enclosed building.
7. Facilities for storage and distribution of products including wholesale activity.
8. Retail factory outlets for sale of goods.

Unless otherwise specified, the above uses are subject to the following limitations: (1) products to be sold only at retail; and (2) for all developments, site and development plan approval is required (see Article 13).

As stated in Code Section 4.15.2, the site is required to be designed in accordance with the LDRs set forth in Section 4.2.6, Automotive Service and Self-Service Stations.

VI. Conclusion

This rezoning is consistent with the applicable provisions of the Comprehensive Plan and LDR's. Because the Property is already a commercial property along a commercial corridor, the proposed zoning district and use of the site as a convenience store with fuel pumps is appropriate and compatible with the surrounding area.

Attachments:

1. Location – Legal Description
2. GIS Map Series
3. Concurrency Impact Analysis

ATTACHMENT 1

PARCEL 1

THAT PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°55'37" W, ALONG THE NORTH LINE OF SAID SECTION 3, 1227.60 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 252B (SW CALLAHAN AVENUE); THENCE N 03°37'44" E, ALONG SAID EASTERLY RIGHT OF WAY, 99.54 FEET; THENCE N 03°52'43" E, ALONG SAID EASTERLY RIGHT OF WAY 228.72 FEET TO A POINT OF CURVE; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 06°24'00", A CHORD BEARING AND DISTANCE OF N 06°18'54" E, 315.36 FEET, AN ARC DISTANCE OF 315.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 05°08'32", A CHORD BEARING AND DISTANCE OF N 12°05'10" E, 253.43 FEET, AN ARC DISTANCE OF 253.51 FEET; THENCE N 15°25'23" E, ALONG SAID EASTERLY RIGHT OF WAY, 182.88 FEET; THENCE N 60°08'26" E, ALONG SAID EASTERLY RIGHT OF WAY, 28.31 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 90 AND A POINT ON A CURVE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 7689.44 FEET, A CENTRAL ANGLE OF 01°18'14", A CHORD BEARING AND DISTANCE OF S 76°05'55" E, 175.00 FEET, AN ARC DISTANCE OF 175.00 FEET; THENCE S 15°25'23" W, 460.65 FEET; THENCE N 74°34'37" W, 180.11 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

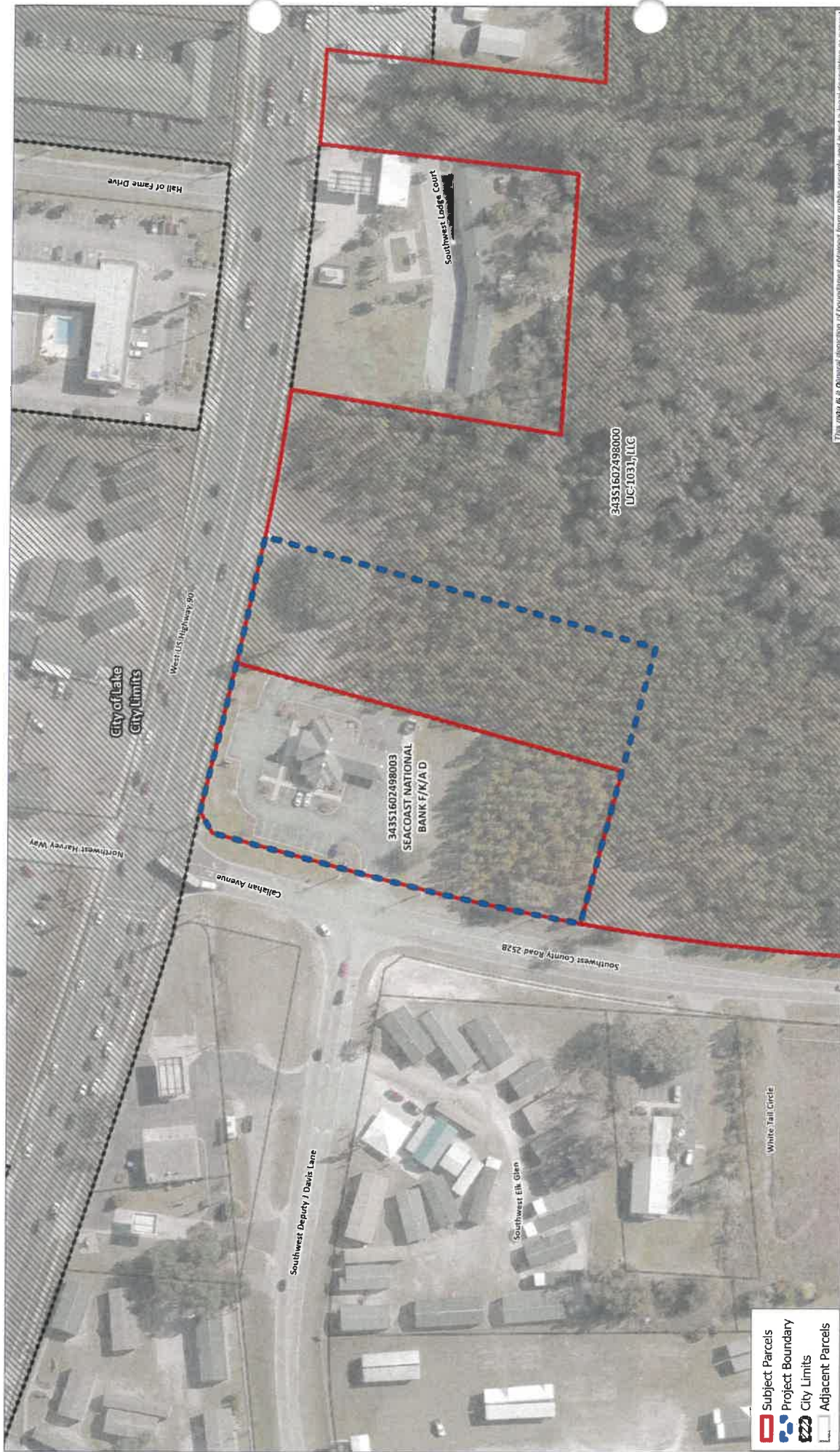
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ATTACHMENT 2



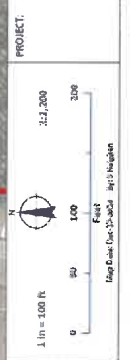
- Subject Parcels
- Project Boundary
- City Limits
- Adjacent Parcels

This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

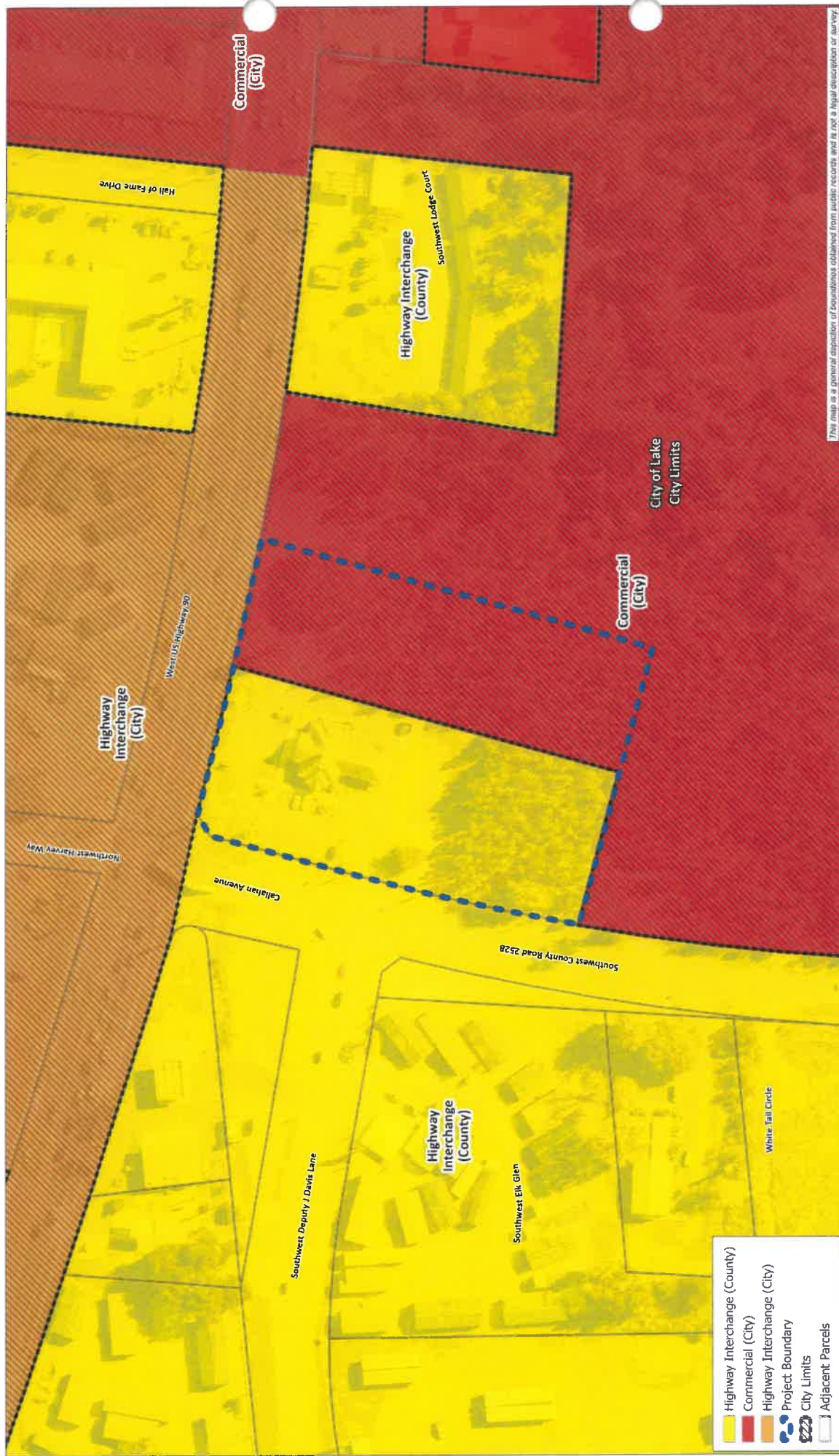
STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

RaceTrac
Lake City, Columbia County, Florida

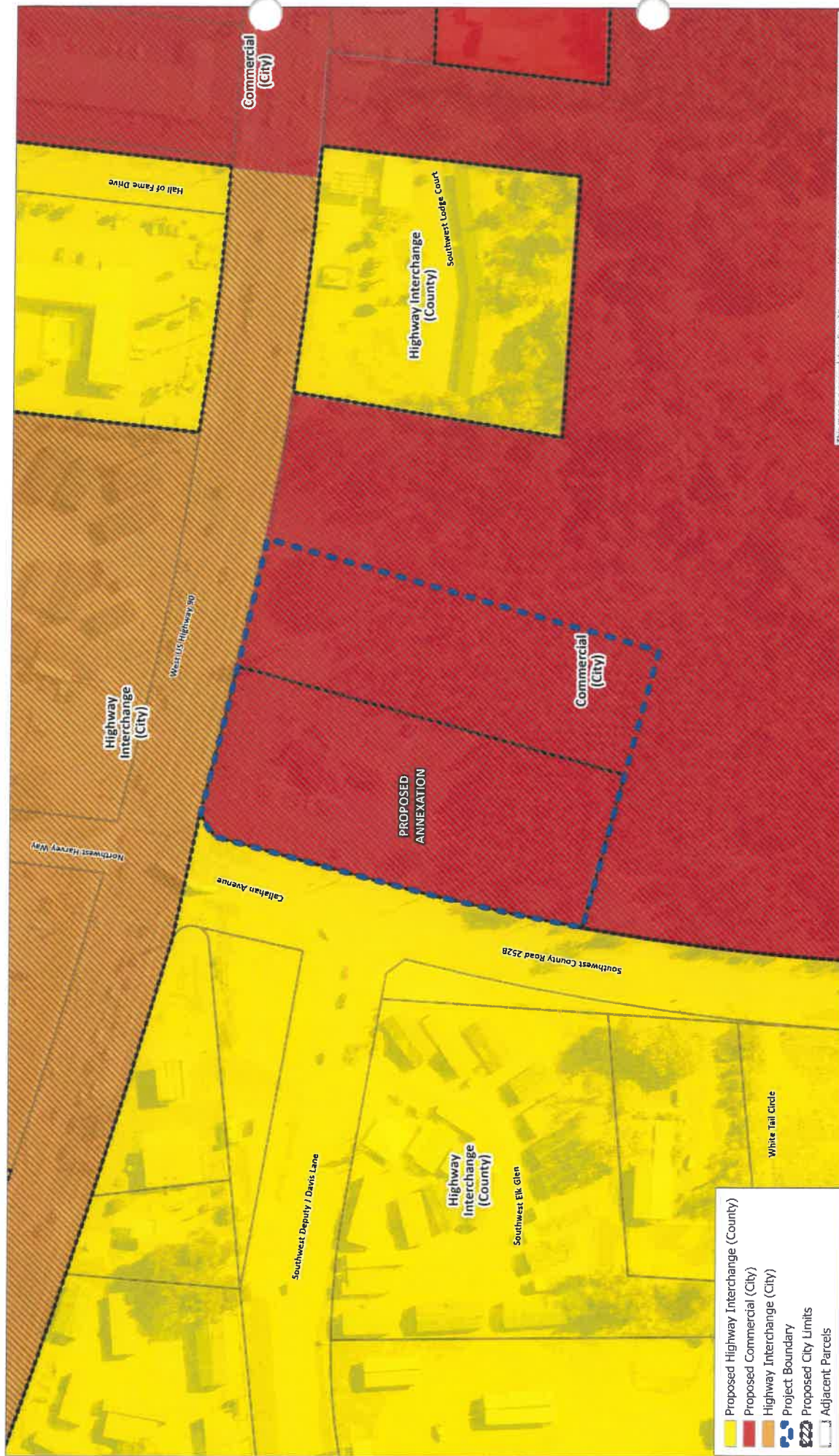


Property Location



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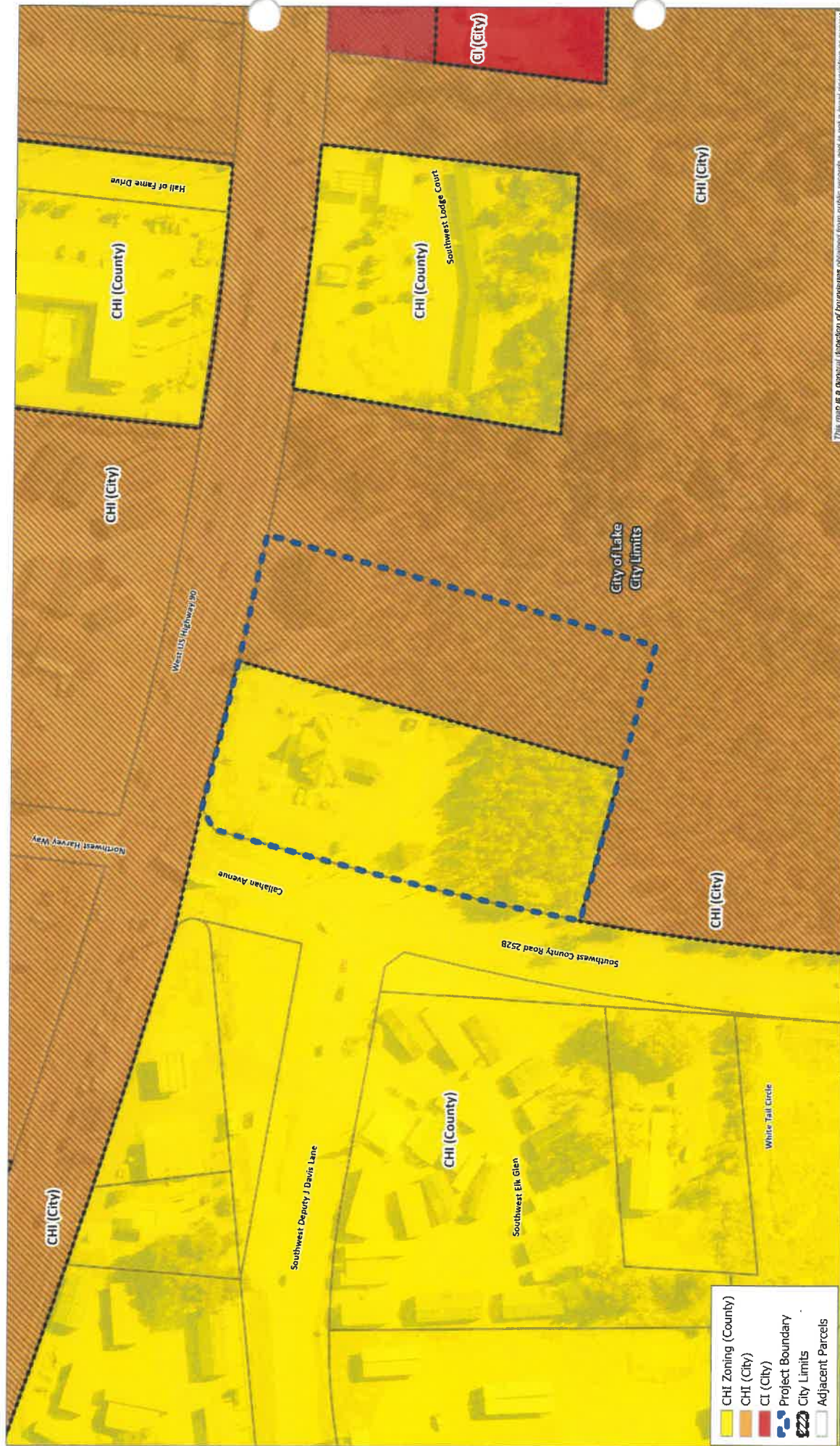
STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

RaceTrac
Lake City, Columbia County, Florida

PROJECT:
1 in = 100 ft. 0 50 100 200 Feet. Map Date: 10-24-2025. By: S. Hughes.

Proposed Future Land Use



This map is a personal depiction of boundaries obtained from public records and is not a legal description of survey.

RaceTrac

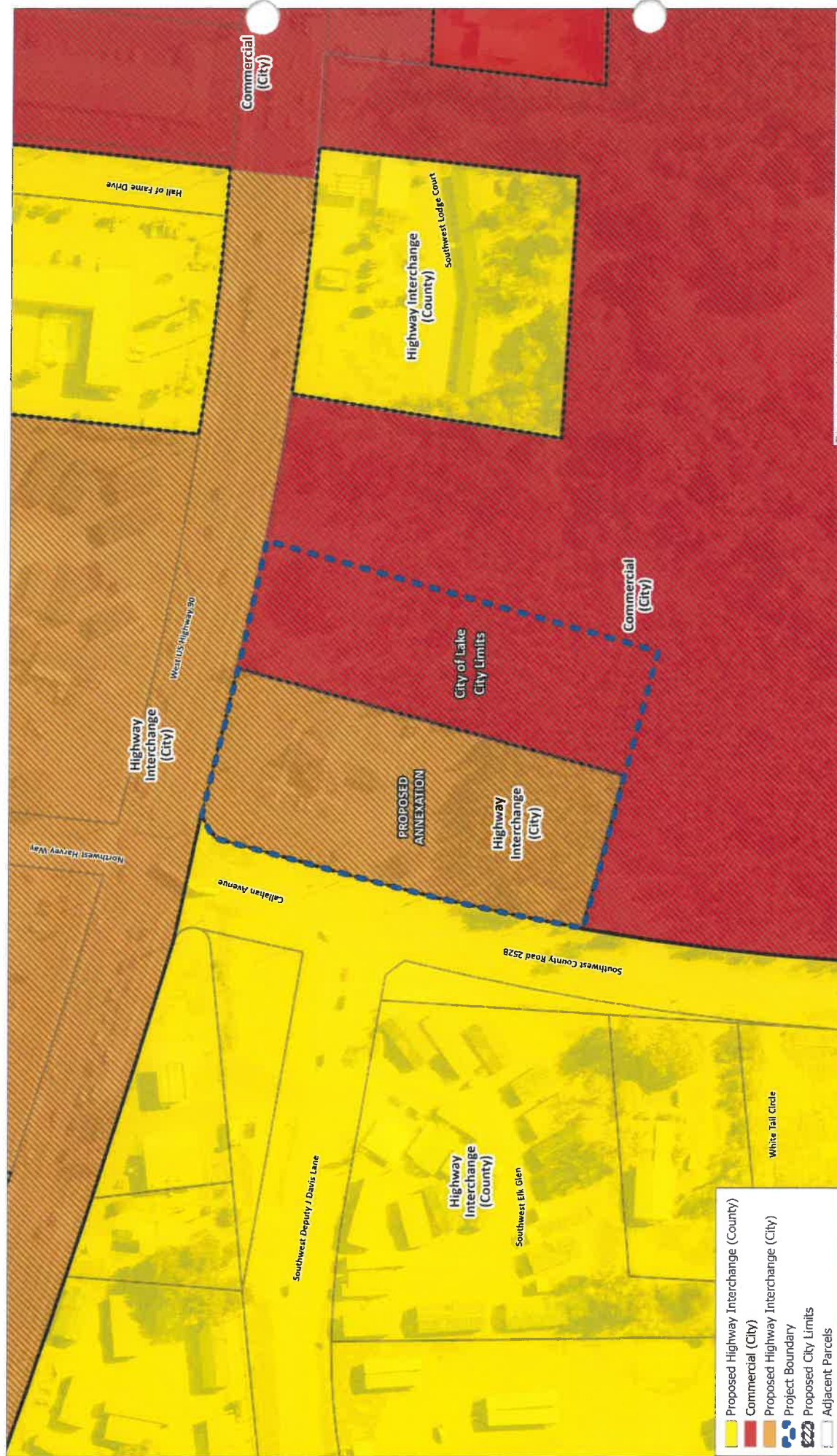
Lake City, Columbia County, Florida

PROJECT:



Current Zoning

- CHI Zoning (County)
- CHI (City)
- CI (City)
- Project Boundary
- City Limits
- Adjacent Parcels



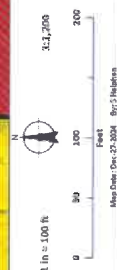
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MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES







RaceTrac

Lake City, Columbia County, Florida

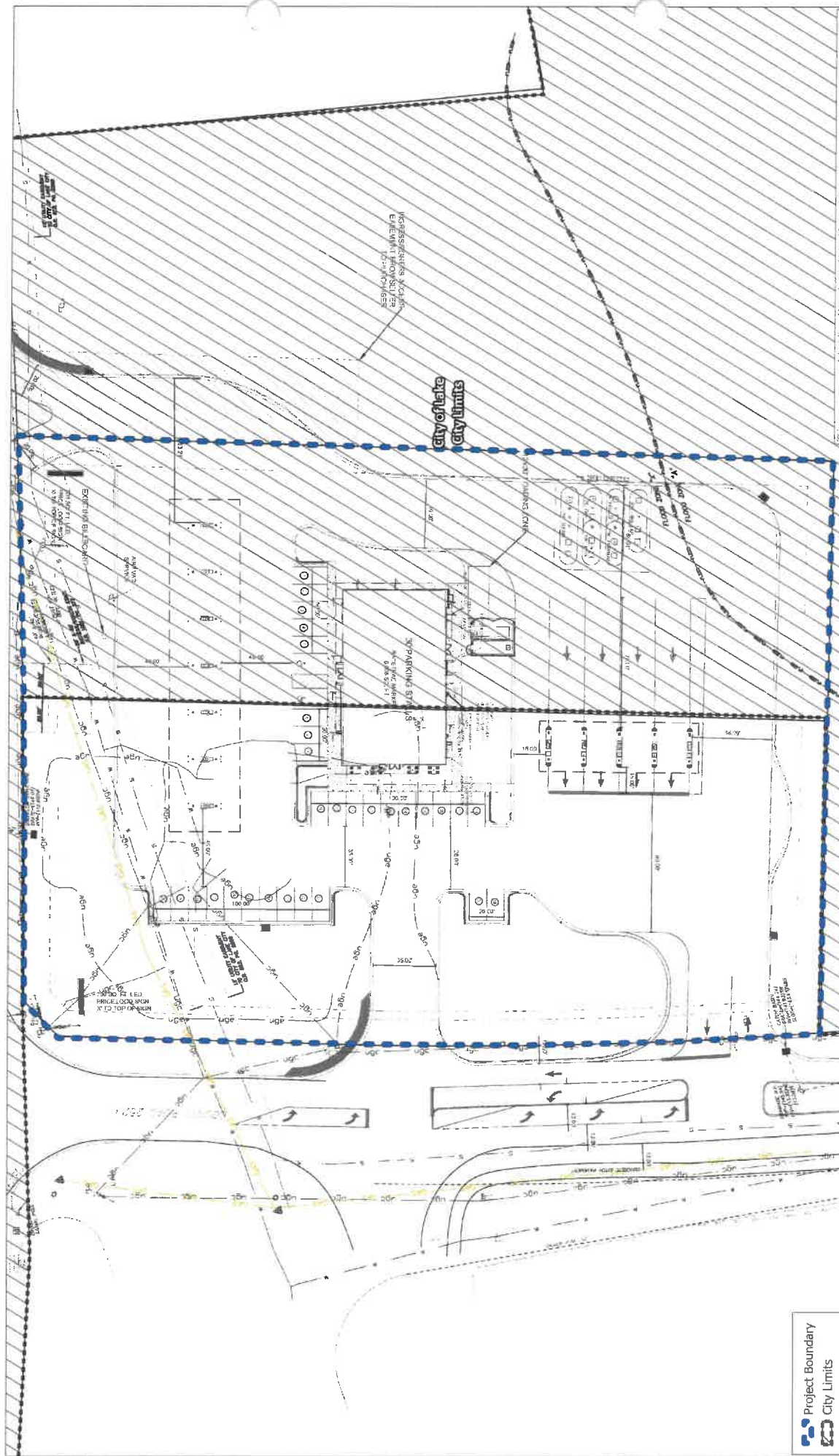
PROJECT:



Proposed Future Land Use

-  Proposed Highway Interchange (County)
 Commercial (City)
 Proposed Highway Interchange (City)
 Project Boundary
 Proposed City Limits
 Adjacent Parcels

over.



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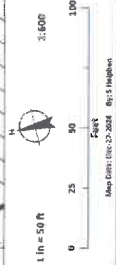
STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

RaceTrac

Lake City, Columbia County, Florida

PROJECT:



Site Plan Overlay

Project Boundary
City Limits

ATTACHMENT 3

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
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TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PARCEL DESCRIBED BELOW:

THAT PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°55'37" W, ALONG THE NORTH LINE OF SAID SECTION 3, 1227.60 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 252B (SW CALLAHAN AVENUE); THENCE N 03°37'44" E, ALONG SAID EASTERLY RIGHT OF WAY, 99.54 FEET; THENCE N 03°52'43" E, ALONG SAID EASTERLY RIGHT OF WAY 228.72 FEET TO A POINT OF CURVE; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 06°24'00", A CHORD BEARING AND DISTANCE OF N 06°18'54" E, 315.36 FEET, AN ARC DISTANCE OF 315.53 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 05°08'32", A CHORD BEARING AND DISTANCE OF N 12°05'10" E, 253.43 FEET, AN ARC DISTANCE OF 253.51 FEET; THENCE N 15°25'23" E, ALONG SAID EASTERLY RIGHT OF WAY, 182.88 FEET; THENCE N 60°08'26" E, ALONG SAID EASTERLY RIGHT OF WAY, 28.31 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 90 AND A POINT ON A CURVE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 7689.44 FEET, A CENTRAL ANGLE OF 01°18'14", A CHORD BEARING AND DISTANCE OF S 76°05'55" E, 175.00 FEET, AN ARC DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; THENCE S 15°25'23" W, 40.00 FEET; THENCE S 74°34'37" E, 20.00 FEET; THENCE N 15°25'23" E 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. 90; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE OF U.S. 90 20.00 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

Re. 35.50
DE. 7,910.00

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

File No. 05-1012

Part of Property Appraiser's
Parcel Identification No.
34-3S-16-02498-000

Inst:2006009643 Date:04/20/2006 Time:12:39
Doc Stamp-Deed : 7910.00
4-7 DC, P. DeWitt Cason, Columbia County B:1081 P:377

WARRANTY DEED

THIS INDENTURE, made this 19th day of April 2006, BETWEEN DDC-1031, LLC, a Florida Limited Liability Company; LJC-1031, LLC, a Florida Limited Liability Company; and JAW-1031, LLC, a Florida Limited Liability Company, whose post office address is 2806 West US Highway 90, Suite 101, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantor*, and **PEOPLES STATE BANK**, a Florida Banking Corporation, whose post office address is 350 SW Main Boulevard, Lake City, Florida 32025, of the County of Columbia, State of Florida, grantee*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 34: That part of the SE 1/4 of Section 34, Township 3 South, Range 16 East, Columbia County, Florida, described as follows: Commence at the Northeast Corner of Section 3, Township 4 South, Range 16 East, Columbia County, Florida and run thence S 88°55'37"W, along the North Line of said Section 3, 1227.60 feet to the Easterly Right of Way of County Road 252B (SW Callahan Avenue); thence N 03°37'44"E, along said Easterly Right of Way, 99.54 feet; thence N 03°52'43"E, along said Easterly Right of Way 228.72 feet to a point of curve; thence run Northerly along said Easterly Right of Way along the arc of said curve concave to the East having a radius of 2824.79 feet, a central angle of 06°24'00", a chord bearing and distance of N 06°18'54"E, 315.36 feet, an arc distance of 315.53 feet to the POINT OF BEGINNING; thence continue along said Easterly Right of Way along the arc of said curve concave to the East having a radius of 2824.79 feet, a central angle of 05°08'32", a chord bearing and distance of N 12°05'10"E, 253.43 feet, an arc distance of 253.51 feet; thence N 15°25'23"E, along said Easterly Right of Way, 182.88 feet; thence N 60°08'26"E, along said Easterly Right of Way, 28.31 feet to the intersection of the

Southerly Right of Way of U.S. Highway No. 90 and a point on a curve; thence run Easterly along said Southerly Right of Way along the arc of said curve concave to the Northeast having a radius of 7689.44 feet, a central angle of 01°18'14", a chord bearing and distance of S 76°05'55"E, 175.00 feet, an arc distance of 175.00 feet; thence S 15°25'23"W, 460.65 feet; thence N 74°34'37"W, 180.11 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH a non-exclusive perpetual easement for ingress and egress over and across a parcel described in Exhibit "A" attached hereto.

N.B.: Grantor reserves a non-exclusive perpetual easement for ingress and egress over and across the North 40.00 feet of the East 20.00 feet of the parcel conveyed by this Warranty Deed.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

DDC-1031, LLC, a Florida
Limited Liability Company


First Witness

Terry McDavid
(Printed Name)

By: 

Daniel Crapps
Managing Manager


Second Witness

Myrtle Ann McElroy
(Printed Name)

Signed, sealed and delivered
in the presence of:

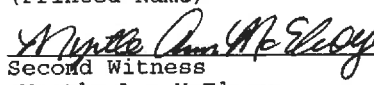
LJC-1031, LLC, a Florida
Limited Liability Company


First Witness

Terry McDavid
(Printed Name)

By: 

Daniel Crapps
Managing Manager



Second Witness

Myrtle Ann McElroy
(Printed Name)

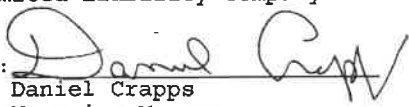
Inst:2006009643 Date:04/20/2006 Time:12:39
Doc Stamp-Deed : 7910.00
DC,P.DeWitt Cason,Columbia County B:1081 P:378

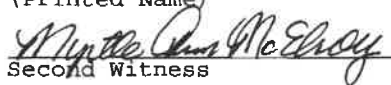
Signed, sealed and delivered
in the presence of:

JAW-1031, LLC, a Florida
Limited Liability Company


First Witness

Terry McDavid
(Printed Name)


By: 
Daniel Crapps
Managing Manager


Second Witness

Myrtle Ann McElroy
(Printed Name)

STATE OF FLORIDA
COUNTY OF COLUMBIA


The foregoing instrument was acknowledged before me this 19th
day of April 2006, by DANIEL CRAPPS, Managing Manager of DDC-1031,
LLC, a Florida Limited Liability Company, on behalf of the company.
He is personally known to me and did not take an oath.


Notary Public
My commission expires:



STATE OF FLORIDA
COUNTY OF COLUMBIA


The foregoing instrument was acknowledged before me this 19th
day of April 2006, by DANIEL CRAPPS, Managing Manager of LJC-1031,
LLC, a Florida Limited Liability Company, on behalf of the company.
He is personally known to me and did not take an oath.


Notary Public
My commission expires:



STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 19th
day of April 2006, by DANIEL CRAPPS, Managing Manager of JAW-1031,
LLC, a Florida Limited Liability Company, on behalf of the company.
He is personally known to me and did not take an oath.


Notary Public
My commission expires:



Inst:2006009643 Date:04/20/2006 Time:12:39
Doc Stamp-Deed : 7910.00
DC,P.Dewitt Cason,Columbia County B:1081 P:379

EXHIBIT "A"

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 34: That part of the SE 1/4 of Section 34, Township 3 South, Range 16 East, Columbia County, Florida, described as follows: Commence at the Northeast Corner of Section 3, Township 4 South, Range 16 East, Columbia County, Florida and run thence S 88°55'37"W, along the North Line of said Section 3, 1227.60 feet to the Easterly Right of Way of County Road 252B (SW Callahan Avenue); thence N 03°37'44"E, along said Easterly Right of Way, 99.54 feet; thence N 03°52'43"E, along said Easterly Right of Way 228.72 feet to a point of curve; thence run Northerly along said Easterly Right of Way along the arc of said curve concave to the East having a radius of 2824.79 feet, a central angle of 06°24'00", a chord bearing and distance of N 06°18'54"E, 315.36 feet, an arc distance of 315.53 feet; thence continue along said Easterly Right of Way along the arc of said curve concave to the East having a radius of 2824.79 feet, a central angle of 05°08'32", a chord bearing and distance of N 12°05'10"E, 253.43 feet, an arc distance of 253.51 feet; thence N 15°25'23"E, along said Easterly Right of Way, 182.88 feet; thence N 60°08'26"E, along said Easterly Right of Way, 28.31 feet to the intersection of the Southerly Right of Way of U.S. Highway No. 90 and a point on a curve; thence run Easterly along said Southerly Right of Way along the arc of said curve concave to the Northeast having a radius of 7689.44 feet, a central angle of 01°18'14", a chord bearing and distance of S 76°05'55"E, 175.00 feet, an arc distance of 175.00 feet to the POINT OF BEGINNING; thence S 15°25'23"W, 40.00 feet; thence S 74°34'37"E, 20.00 feet; thence N 15°25'23"E 40.00 feet to the South right-of-way line of U.S. 90; thence Westerly along said right-of-way line of U.S. 90 20.00 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

Inst:2006009643 Date:04/20/2006 Time:12:39

Doc Stamp-Deed : 7910.00

DC, P. DeWitt Cason, Columbia County B:1081 P:380

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 1/30/2025

Parcel: << 34-3S-16-02498-003 (10426) >>

Owner & Property Info

Result: 1 of 1

Owner	SEACOAST NATIONAL BANK F/K/A DRUMMOND COMMUNITY BANK 350 SW MAIN BLVD LAKE CITY, FL 32025		
Site	3882 W US HIGHWAY 90, LAKE CITY		
Description*	COMMAT NE COR OF SEC 3-4S-16E RUN W ALONG SEC LINE, 1227.60 FT TO E R/W CR-252B, N ALONG R/W, 99.54 FT, CONT N'RLY ALONG R/W, 228.72 FT TO PT OF CRV, N'RLY ALONG CRV 315.53 FT FOR POB, CONT ALONG CRV 253.51 FT, N 15 DG E 182.88 FT, N 60 DG E 28.31 FT TO 1...more>>>		
Area	2.01 AC	S/T/R	34-3S-16
Use Code**	FINANCIAL BLDG (2300)	Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$1,313,334	Mkt Land	\$1,313,334
Ag Land	\$0	Ag Land	\$0
Building	\$358,647	Building	\$358,647
XFOB	\$118,655	XFOB	\$118,655
Just	\$1,790,636	Just	\$1,790,636
Class	\$0	Class	\$0
Appraised	\$1,790,636	Appraised	\$1,790,636
SOH/10% Cap	\$37,236	SOH/10% Cap	\$0
Assessed	\$1,790,636	Assessed	\$1,790,636
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,753,400 city:\$0 other:\$0 school:\$1,790,636	Total Taxable	county:\$1,790,636 city:\$0 other:\$0 school:\$1,790,636

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/19/2006	\$1,130,000	1081 / 377	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	BANK (6200)	2007	3098	4728	\$358,647

*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

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	2007	\$32,879.00	19747.00	0 x 0
0166	CONC,PAVMT	2007	\$4,296.00	1432.00	0 x 0
0253	LIGHTING	2007	\$16,200.00	9.00	0 x 0
0168	PNEUMATIC TUBES	2007	\$48,600.00	3.00	0 x 0
0164	CONC BIN	2007	\$1,680.00	120.00	0 x 0
0332	VAULT DOOR	2007	\$15,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2300	FINANCIAL (MKT)	87,555.600 SF (2.010 AC)	1.0000/1.0000 1.0000/1.5000000 /	\$15 /SF	\$1,313,334

Search Result: 1 of 1

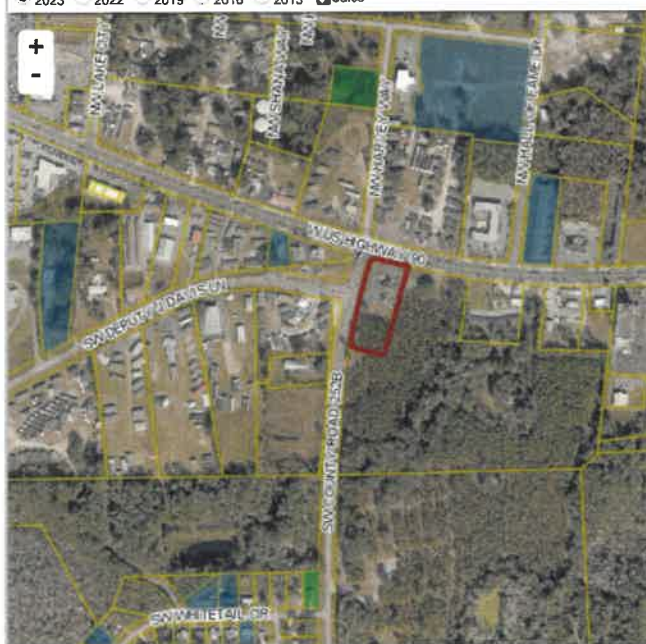
© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 1/30/2025 and may not reflect the data currently on file at our office.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales





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

AGENT AUTHORIZATION FORM

I, SEACOAST NATIONAL BANK F/K/A DRUMMOND COMMUNITY BA (owner name), owner of property parcel

number 34-3S-16-02498-003 (parcel number), do certify that

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

Printed Name of Person Authorized	Signature of Authorized Person
1. Stearns Weaver Miller - all employees	1.
2.	2.
3.	3.
4.	4.
5.	5.

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

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

Owner Signature (Notarized)

Date

2.28.2020

NOTARY INFORMATION:

STATE OF: Florida

COUNTY OF: Palm Beach

The above person, whose name is Michael Sontag
personally appeared before me and is known by me or has produced identification
(type of I.D.) DLA on this 28 day of February, 20 20.

NOTARY'S SIGNATURE

(Seal/Stamp)



DONNA L. DOTY
Commission # HH 338436
Expires April 5, 2027



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

Detail by Entity Name

Designation of Agent

SEACOAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

Filing Information

Document Number Q20000000013
FEI/EIN Number 59-0193820
Date Filed 02/14/2020
State US
Status ACTIVE

Principal Address

815 COLORADO AVENUE
STUART, FL 34995

Mailing Address

815 COLORADO AVENUE
STUART, FL 34995

Registered Agent Name & Address

SONTAG, MICHAEL C
815 COLORADO AVENUE
STUART, FL 34994

Name Changed: 08/07/2023

Address Changed: 08/07/2023

Officer/Director Detail

NONE

Annual Reports

No Annual Reports Filed

Document Images

08/07/2023 -- Reg. Agent Change	View image in PDF format
02/14/2020 -- Designation of Agent	View image in PDF format

L03642

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

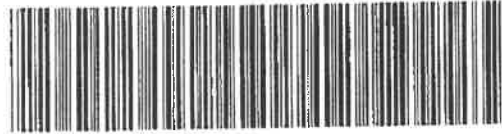
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



300395149863

merger

10/07/22--01021--005 **76.75

FILED
2022 OCT -7 PM 5:02

RECEIVED
2022 OCT -7 PM 2:56
TALLAHASSEE, FL 32301

A. RAMSEY

OCT 10 2022



Filing Cover Sheet

To: Florida Division of Corporations

From: Ronnie Long C/O Capitol Services, Inc.

Date: 10/7/2022

Trans#: 1332344

Entity Name: DRUMMOND COMMUNITY BANK (FL) MERGING INTO SEACOAST ,
NATIONAL BANK (FL)

Articles Incorporation ()

Articles of Dissolution ()

Conversion ()

Foreign Qualification ()

Limited Partnership ()

Reinstatement ()

Other ()

Articles of Amendment ()

Annual Report ()

Fictitious Name ()

Limited Liability ()

Merger (XXX) /

Withdrawal / Cancellation ()

STATE FEES PREPAID WITH CHECK #2998 FOR \$78.75

PLEASE RETURN:

Certified Copy (XXX)

Plain Photocopy ()

Good Standing ()

Certificate of Fact ()



Filing Cover Sheet

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Withdrawal / Cancellation ()

STATE FEES PREPAID WITH CHECK #2998 FOR \$78.75

PLEASE RETURN:

Certified Copy (XXX)

Plain Photocopy ()

Good Standing ()

Certificate of Fact ()

FILED

2022 OCT -7 PM 5:02

**ARTICLES OF MERGER
OF
DRUMMOND COMMUNITY BANK
WITH AND INTO
SEACOAST NATIONAL BANK**

October 7, 2022

Pursuant to the provisions of the Florida Business Corporation Act (the "Act"), Seacoast National Bank, a national banking association, and Drummond Community Bank, a Florida chartered bank, do hereby adopt the following Articles of Merger for the purpose of merging Drummond Community Bank with and into Seacoast National Bank:

FIRST: The names of the corporations which are parties to the merger (the "Merger") contemplated by these Articles of Merger are Seacoast National Bank and Drummond Community Bank. The surviving corporation in the Merger is Seacoast National Bank.

SECOND: The Plan of Merger is set forth in the Plan of Merger and Merger Agreement by and between Seacoast National Bank and Drummond Community Bank dated as of May 4, 2022 (the "Merger Agreement"). A copy of the Merger Agreement is attached hereto as Exhibit A and made a part hereof by reference as if fully set forth herein.

THIRD: The Merger shall become effective at 5:02 P.M., Eastern Time, on October 7, 2022 in accordance with the provisions of the Act.

FOURTH: The Merger Agreement was duly adopted and approved by the sole shareholder of Drummond Community Bank on May 3, 2022 pursuant to the applicable provisions of the Act and the Florida Financial Institutions Codes and the articles of incorporation of Drummond Community Bank. There were no dissenting shareholders of Drummond Community Bank. The Merger Agreement was duly adopted and approved by the sole shareholder of Seacoast National Bank on May 4, 2022. The participation of Seacoast National Bank was duly authorized in accordance with the laws of the United States.

FIFTH: The address of Seacoast National Bank is 815 Colorado Avenue, Stuart, Florida 34994.

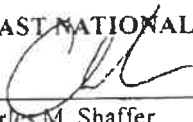
SIXTH: Seacoast National Bank is deemed to have appointed the Secretary of State as its agent for service of process in a proceeding to enforce any obligation or the rights of dissenting shareholders of Drummond Community Bank.

SEVENTH: Seacoast National Bank has agreed to promptly pay to the dissenting shareholders of Drummond Community Bank the amount, if any to which they are entitled under Section 607.1302 of the Act.

[Signature page follows]

IN WITNESS WHEREOF, the parties have caused these Articles of Bank Merger to be executed effective as of the date first written above.

SEACOAST NATIONAL BANK

By: 
Charles M. Shaffer
Chairman and Chief Executive Officer

DRUMMOND COMMUNITY BANK

By: _____
Luther Drummond
Chief Executive Officer

IN WITNESS WHEREOF, the parties have caused these Articles of Bank Merger to be executed effective as of the date first written above.

SEACOAST NATIONAL BANK

By: _____
Charles M. Shaffer
Chairman and Chief Executive Officer

DRUMMOND COMMUNITY BANK

By: *Luther Drummond*
Luther Drummond
Chief Executive Officer

EXHIBIT A
MERGER AGREEMENT

A-1

PLAN OF MERGER AND MERGER AGREEMENT

THIS PLAN OF MERGER AND MERGER AGREEMENT (this "**Agreement**") is made this 4th day of May, 2022, between **Seacoast National Bank** (hereinafter referred to as "**SNB**" and the "**Resulting Bank**"), a national banking association, with its main office located at 815 Colorado Avenue, Stuart, FL 34994 and **Drummond Community Bank**, a Florida state-chartered bank, with its main office located at 1627 North Young Boulevard, Chiefland, FL 32626 (hereinafter referred to as "**Drummond Bank**" and, together with SNB, the "**Banks**").

WHEREAS, at least a majority of the entire Board of Directors of SNB has approved this Agreement and authorized its execution pursuant to the authority given by and in accordance with the provisions of The National Bank Act (the "**Act**");

WHEREAS, at least a majority of the entire Board of Directors of Drummond Bank has approved this Agreement and authorized its execution in accordance with the Act;

WHEREAS, Seacoast Banking Corporation of Florida ("**SBC**"), which owns all of the outstanding shares of SNB, and Drummond Banking Company, a Florida corporation ("**Drummond**"), which owns all of the outstanding shares of Drummond Bank, have entered into an Agreement and Plan of Merger (the "**Plan of Merger**") which, among other things, contemplates the merger of Drummond with and into SBC, all subject to the terms and conditions of such Plan of Merger (the "**BHC Merger**");

WHEREAS, SBC, as the sole shareholder of SNB, and Drummond, as the sole shareholder of Drummond Bank, have approved this Agreement; and

WHEREAS, each of the Banks is entering into this Agreement to provide for the merger of Drummond Bank with and into SNB, with SNB being the surviving bank of such merger transaction subject to, and as soon as practicable following, the closing of the BHC Merger.

NOW, THEREFORE, for and in consideration of the premises and the mutual promises and agreements herein contained, the parties hereto agree as follows:

SECTION 1

Subject to the terms and conditions of this Agreement and the closing of the BHC Merger, at the Effective Time (as defined below) and pursuant to the Act, Drummond Bank shall be merged with and into SNB (the "**Merger**"). Upon consummation of the Merger, SNB shall continue its existence as the surviving bank and Resulting Bank under the charter of the Resulting Bank and the separate corporate existence of Drummond Bank shall cease. The closing of the Merger shall become effective at the time specified in the certificate of merger issued by the Office of the Comptroller of the Currency (the "**OCC**") in connection with the Merger (such time when the Merger becomes effective, the "**Effective Time**").

SECTION 2

The name of the Resulting Bank shall be "Seacoast National Bank" or such other name as such bank may adopt prior to the Effective Time. The Resulting Bank will exercise trust powers.

SECTION 3

The business of the Resulting Bank shall be that of a national banking association. This business initially shall be conducted by the Resulting Bank at its main office which shall be located at 815 Colorado Avenue, Stuart, FL 34994, as well as all of the banking offices of SNB and the banking offices of Drummond Bank that are acquired in the Merger (which such banking offices are set forth on Exhibit A to this Agreement and shall continue to conduct operations after the closing of the Merger as branch offices of SNB). The savings accounts of the Resulting Bank will be issued by the Resulting Bank in accordance with the Act.

SECTION 4

At the Effective Time, the amount of issued and outstanding capital stock of the Resulting Bank shall be the amount of capital stock of SNB issued and outstanding immediately prior to the Effective Time. Preferred stock shall not be issued by the Resulting Bank. The authorized capital stock of SNB consists of 10,000,000 shares of common stock, par value \$10.00 per share, [5,679,285] of which are issued and outstanding.

SECTION 5

All assets of Drummond Bank and the Resulting Bank, as they exist at the Effective Time, shall pass to and vest in the Resulting Bank without any conveyance or other transfer; and the Resulting Bank shall be considered the same business and corporate entity as each constituent bank with all the rights, powers and duties of each constituent bank and the Resulting Bank shall be responsible for all the liabilities of every kind and description, of each of Drummond Bank and the Resulting Bank existing as of the Effective Time, all in accordance with the provisions of the Act.

SECTION 6

SNB and Drummond Bank shall contribute to the Resulting Bank acceptable assets having a book value, over and above liability to its creditors, in such amounts as set forth on the books of SNB and Drummond Bank at the Effective Time.

SECTION 7

At the Effective Time, each outstanding share of common stock of Drummond Bank shall be cancelled with no consideration being paid therefor.

Outstanding certificates representing shares of the common stock of Drummond Bank shall, at the Effective Time, be cancelled.

SECTION 8

Upon the Effective Time, the then outstanding shares of common stock of SNB (the "SNB Common Stock") shall continue to remain outstanding shares of SNB Common Stock, all of which shall continue to be owned by SBC.

SECTION 9

The directors of the Resulting Bank following the Effective Time shall consist of those directors of SNB as of the Effective Time, who shall serve until their respective successors are duly elected or appointed

and qualified or until their earlier death, resignation or removal. The executive officers of the Resulting Bank following the Effective Time shall consist of those executive officers of SNB as of the Effective Time, who shall serve until their respective successors are duly elected or appointed and qualified or until their earlier death, resignation or removal.

SECTION 10

This Agreement has been approved by SBC, which owns all of the outstanding shares of SNB Common Stock and by Drummond, which owns all of the outstanding shares of common stock of Drummond Bank.

SECTION 11

The effectiveness of this Agreement is subject to satisfaction of the following terms and conditions:

- (a) The BHC Merger shall have closed and become effective.
- (b) The OCC shall have approved this Agreement and the Merger and shall have issued all other necessary authorizations and approvals for the Merger, and any statutory waiting period shall have expired.
- (c) The Merger may be abandoned at the election of SNB at any time, whether before or after filings are made for regulatory approval of the Merger.

SECTION 12

Each of the Banks hereby invites and authorizes the OCC to examine each of such Bank's records in connection with the Merger.

SECTION 13

Effective as of the Effective Time, the Amended and Restated Articles of Association and Bylaws of the Resulting Bank shall consist of the Amended and Restated Articles of Association and Bylaws of SNB as in effect immediately prior to Effective Time.

SECTION 14

This Agreement shall terminate if and at the time of any termination of the Plan of Merger.

SECTION 15

This Agreement embodies the entire agreement and understanding of the Banks with respect to the transactions contemplated hereby, and supersedes all other prior commitments, arrangements or understandings, both oral and written, among the Banks with respect to the subject matter hereof.

The provisions of this Agreement are intended to be interpreted and construed in a manner so as to make such provisions valid, binding and enforceable. In the event that any provision of this Agreement is determined to be partially or wholly invalid, illegal or unenforceable, then such provision shall be deemed to be modified or restricted to the extent necessary to make such provision valid, binding and enforceable, or, if such provision cannot be modified or restricted in a manner so as to make such provision valid, binding and enforceable, then such provision shall be deemed to be excised from this Agreement and the validity,

binding effect and enforceability of the remaining provisions of this Agreement shall not be affected or impaired in any manner.

No waiver, amendment, modification or change of any provision of this Agreement shall be effective unless and until made in writing and signed by the Banks. No waiver, forbearance or failure by any Bank of its rights to enforce any provision of this Agreement shall constitute a waiver or estoppel of such Bank's right to enforce any other provision of this Agreement or a continuing waiver by such Bank of compliance with any provision hereof.

Except to the extent federal law is applicable hereto, this Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Florida without regard to principles of conflicts of laws.


This Agreement will be binding upon, inure to the benefit of, and be enforceable by, the Banks' respective successors and permitted assigns.

Unless otherwise expressly stated herein, this Agreement shall not benefit or create any right of action in or on behalf of any person or entity other than the Banks.

This Agreement may be executed in counterparts (including by facsimile or optically-scanned electronic mail attachment), each of which shall be deemed to be original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned have signed this Plan of Merger and Merger Agreement effective as of the date and year first set forth above.

SEACOAST NATIONAL BANK

By: 
Charles M. Shaffer
President and Chief Executive Officer

DRUMMOND COMMUNITY BANK

By: _____
Gray Drummond
Chief Executive Officer

IN WITNESS WHEREOF, the undersigned have signed this Plan of Merger and Merger Agreement effective as of the date and year first set forth above.

SEACOAST NATIONAL BANK

By: _____
Charles M. Shaffer
President and Chief Executive Officer

DRUMMOND COMMUNITY BANK

By:  _____
Gray Drummond
Chief Executive Officer

[Signature Page to Bank Merger Agreement]

EXHIBIT A**BANKING OFFICES OF THE RESULTING BANK****Main Office:**

815 Colorado Avenue
Stuart, FL 34994

Drummond Bank Branch Offices Acquired:

Address	Popular Name	City	County	State	Zip Code	LMI Area	Service Type
1627 North Young Boulevard	Drummond Community Bank	Chiefland	Levy	FL	32626	Yes/Moderate	Full Service - Brick And Mortar
7060 C Street	Cedar Key Branch	Cedar Key	Levy	FL	32625	Yes/Moderate	Full Service - Brick And Mortar
104 Ne 3511 Hwy	Cross City Branch	Cross City	Dixie	FL	32628	No/Middle	Full Service - Brick And Mortar
1502 East Wade Street	Trenton Branch	Trenton	Gilchrist	FL	32693	No/Middle	Full Service - Brick And Mortar
342 East Noble Avenue	Williston Perkins State Branch	Williston	Levy	FL	32696	Yes/Moderate	Full Service - Brick And Mortar
120 Southwest 7th Street	Southwest Branch	Williston	Levy	FL	32696	Yes/Moderate	Limited Service - Drive Thru/Detached Facility
331 E Hathaway Ave	Bronson Branch	Bronson	Levy	FL	32621	Yes/Moderate	Full Service - Brick And Mortar
2811 SW 27th Ave	Ocala Paddock Center Branch	Ocala	Marion	FL	34471	No/Middle	Full Service - Brick And Mortar
1160 N. Suncoast Blvd	Crystal River Branch	Crystal River	Citrus	FL	34429	No/Upper	Full Service - Brick And Mortar

Address	Popular Name	City	County	State	Zip Code	LMI Area	Service Type
350 SW Main Boulevard	Lake City - East Branch	Lake City	Columbia	FL	32025	No/Middle	Full Service - Brick And Mortar
3833 SW 37th Boulevard	Archer Road Branch	Gainesville	Alachua	FL	32608	Yes/Low	Full Service - Brick And Mortar

Drummond Bank Branch Offices Acquired, but Closing after the Effective Time:

Address	Popular Name	City	County	State	Zip Code	LMI Area	Service Type
25873 SE US 19	Old Town Office Drive-Thru Branch	Old Town	Dixie	FL	32680	No/Middle	Limited Service - Drive Thru/ Detached Facility
150 Northeast Clyde Avenue	Mayo Branch	Mayo	Lafayette	FL	32066	No/Middle	Full Service - Brick And Mortar
16449 SW Archer Road	Archer Branch	Archer	Alachua	FL	32618	No/Upper	Full Service - Brick And Mortar
3436 W University Ave	Gainesville University Avenue Branch	Gainesville	Alachua	FL	32607	No/Middle	Full Service - Brick And Mortar
2455 North Citrus Hills Boulevard	Hernando	Hernando	Citrus	FL	34442	No/Middle	Full Service - Brick And Mortar
3882 West US Highway 90	West Office Branch	Lake City	Columbia	FL	32055	No/Middle	Full Service - Brick And Mortar
7075 US Highway 27	Ft. White Office	Fort White	Columbia	FL	32058	No/Upper	Full Service - Brick And Mortar



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Return to Detail Screen](#) /

[Return to Detail Screen](#)

Events

PEOPLES STATE BANK

Document Number J83031
Date Filed 09/30/1987
Effective Date None
Status Inactive

Event Type	Filed Date	Effective Date	Description
MERGER	05/12/1995		MERGING: J83031 MERGED INTO: F60059
CORPORATE MERGER	05/11/1995		MERGING: P95000037437 MERGED INTO: J83031
AMENDMENT	12/12/1988		
AMENDMENT	04/01/1988		
AMENDMENT	04/01/1988		

[Return to Detail Screen](#)

Kyle Keen, CFC
Columbia County Tax Collector

2024 Personal Property
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

38277.0000

PARCEL NUMBER	ESCROW CD	Millage Code
P04276-003		2

THIS BILL IS FULLY PAID

Ex:TPP EXEMPT FS196.183

3882 W US HWY 90 LAKE CITY

SEACOAST NATIONAL BANK
815 COLORADO AVE
STUART FL 34995

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5,153	7.8150	5,153	0	0.00
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	5,153	0.7480	5,153	0	0.00
LOCAL	5,153	3.1430	5,153	0	0.00
CAPITAL OUTLAY	5,153	1.5000	5,153	0	0.00
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	5,153	0.2936	5,153	0	0.00
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	5,153	0.0001	5,153	0	0.00

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4997	AD VALOREM TAXES	0.00
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
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SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	0.00
----------------------------	------

COMBINED TAXES AND ASSESSMENTS	0.00	See reverse side for important information
--------------------------------	------	--

No Tax Charged					
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Kyle Keen, CFC
Columbia County Tax Collector

2024 Personal Property
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

38277.0000

PARCEL NUMBER	ESCROW CD	Millage Code
P04276-003		2

THIS BILL IS FULLY PAID

Ex:TPP EXEMPT FS196.183

3882 W US HWY 90 LAKE CITY

SEACOAST NATIONAL BANK
815 COLORADO AVE
STUART FL 34995

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

No Tax Charged					
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Receipt(s)

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

PARCEL 1

THAT PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S 88°55'37" W, ALONG THE SOUTH LINE OF SAID SECTION 34, 1227.60 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 252B (SW CALLAHAN AVENUE); THENCE N 03°37'44" E, ALONG SAID EASTERLY RIGHT OF WAY, 99.54 FEET; THENCE N 03°52'43" E, ALONG SAID EASTERLY RIGHT OF WAY 228.72 FEET TO A POINT OF CURVE; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 06°24'00", A CHORD BEARING AND DISTANCE OF N 06°18'54" E, 315.36 FEET, AN ARC DISTANCE OF 315.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 05°08'32", A CHORD BEARING AND DISTANCE OF N 12°05'10" E, 253.43 FEET, AN ARC DISTANCE OF 253.51 FEET; THENCE N 15°25'23" E, ALONG SAID EASTERLY RIGHT OF WAY, 182.88 FEET; THENCE N 60°08'26" E, ALONG SAID EASTERLY RIGHT OF WAY, 28.31 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 90 AND A POINT ON A CURVE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 7689.44 FEET, A CENTRAL ANGLE OF 01°18'14", A CHORD BEARING AND DISTANCE OF S 76°05'55" E, 175.00 FEET, AN ARC DISTANCE OF 175.00 FEET; THENCE S 15°25'23" W, 460.65 FEET; THENCE N 74°34'37" W, 180.11 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

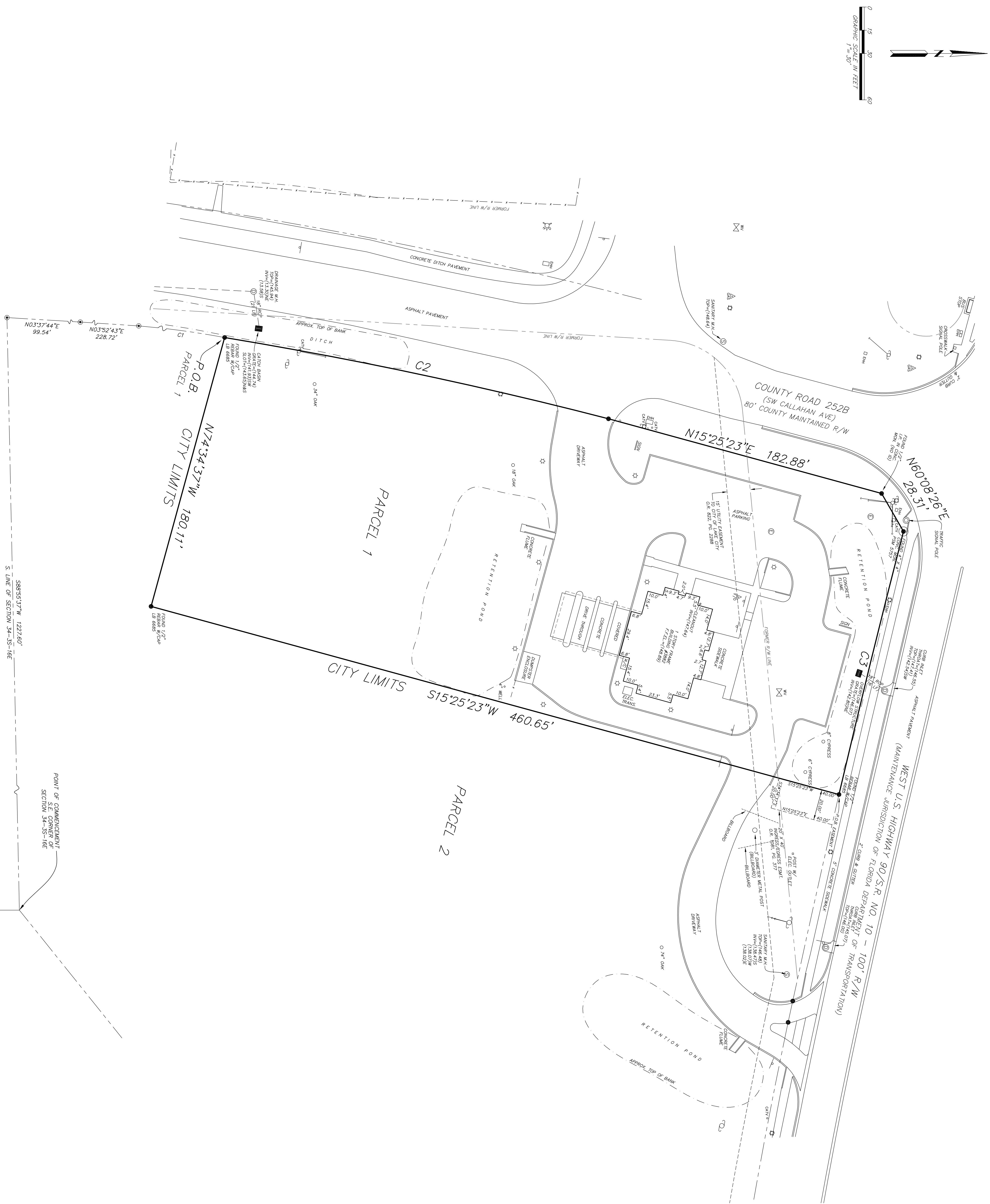
SAID LANDS CONTAIN 2.01 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PARCEL DESCRIBED BELOW:

THAT PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S 88°55'37" W, ALONG THE SOUTH LINE OF SAID SECTION 34, 1227.60 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 252B (SW CALLAHAN AVENUE); THENCE N 03°37'44" E, ALONG SAID EASTERLY RIGHT OF WAY, 99.54 FEET; THENCE N 03°52'43" E, ALONG SAID EASTERLY RIGHT OF WAY 228.72 FEET TO A POINT OF CURVE; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 06°24'00", A CHORD BEARING AND DISTANCE OF N 06°18'54" E, 315.36 FEET, AN ARC DISTANCE OF 315.53 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 05°08'32", A CHORD BEARING AND DISTANCE OF N 12°05'10" E, 253.43 FEET, AN ARC DISTANCE OF 253.51 FEET; THENCE N 15°25'23" E, ALONG SAID EASTERLY RIGHT OF WAY, 182.88 FEET; THENCE N 60°08'26" E, ALONG SAID EASTERLY RIGHT OF WAY, 28.31 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 90 AND A POINT ON A CURVE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 7689.44 FEET, A CENTRAL ANGLE OF 01°18'14", A CHORD BEARING AND DISTANCE OF S 76°05'55" E, 175.00 FEET, AN ARC DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; THENCE S 15°25'23" W, 40.00 FEET; THENCE S 74°34'37" E, 20.00 FEET; THENCE N 15°25'23" E 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. 90; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE OF U.S. 90 20.00 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

MAP SHOWING ALTA/NSPS LAND TITLE SURVEY OF
PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



PARCEL 1
THAT PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA
COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:











[illegible]

TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PARCEL DESCRIBED BELOW:

THAT PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

[illegible]

SYMBOLS LEGEND

- | | |
|---|---------------------------------|
|  | CONCRETE UTILITY POLE |
|  | WOOD UTILITY POLE |
|  | CABLE TV RISER |
|  | FIRE HYDRANT |
|  | WATER VALVE |
|  | METAL LIGHT POLE |
|  | CONCRETE LIGHT POLE |
|  | ELECTRIC HANDHOLE |
|  | BURIED FIBER OPTIC CABLE MARKER |
|  | BURIED GAS LINE MARKER |

TABULATED CURVE TABLE			
CURVE	RADIUS	CHORD BEARING	CHORD DELTA
C1	2824.79'	315.53'	624.00"
C2	2824.79'	255.51'	508.32"
C3	7669.44'	175.00'	1718.14"

SHEET 1 OF 2

UNLESS IT BEARS THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS UNKNOWN, SINGLE-PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES

1. Bearings are based on the S. LINE OF SEC. 3-4S-16E AS S8835S.37W.
2. This is a BOUNDARY AND TOPOGRAPHIC SURVEY (ALTA/NPS LAND TITLE SURVEY).

3. Elevations thus (15.0) refer to North American Vertical Datum of 1988 (NAVD 88).

as shown on the Federal Emergency Management Agency (FEMA), National Flood Program, Flood Insurance Rate Map (F.I.R.M.) Community—Panel Number 12025C 02.

5. Unless otherwise noted, any portion of the parcel that may be deemed as Wellman
by State or Governmental Agencies, has not been determined and any liability resu

therefrom is not the responsibility of the undersigned.

6. There may be Restrictions or Easements of Record evidenced by title examination have not been shown hereon

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY	
ABBREVIATION	DEFINITION

P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	K.L.S.	Registered Land Survey
P.O.B.	Point of Beginning	M.E.A.	Metropolitan Edison Association

P.C.	Point of Curvature	EQUIP	Equipment
P.I.	Point of Incency	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.A.T.V.	Cable Television

P.L. R/W O.R.V.	Point of Intersection Point of Way Official Records Volume	(S.M.) (F.M.) R=	Overhead Lines Field Measured Radius equals
10	10	10	10
20	20	20	20
30	30	30	30
40	40	40	40
50	50	50	50
60	60	60	60
70	70	70	70
80	80	80	80
90	90	90	90
100	100	100	100

U.B.	USED BOOK
Pg.	Page
R.R.L.	Buying Restriction Line
Contract	Contract
✓ =	Arc Length equals
Ch. =	Chord Bearing & Distance
Δ =	Delta or Central Angle
DB	Dive

£ 20711	LOCATED HERE	21 - CONC.	2007 10 10 Concrete
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CERTIFICATE No. 5843
 FILE NO 1G-2350

CERTIFICATE No. 5843
 FILE NO 1G-2350

LAKE CITY GROWTH MANAGEMENT

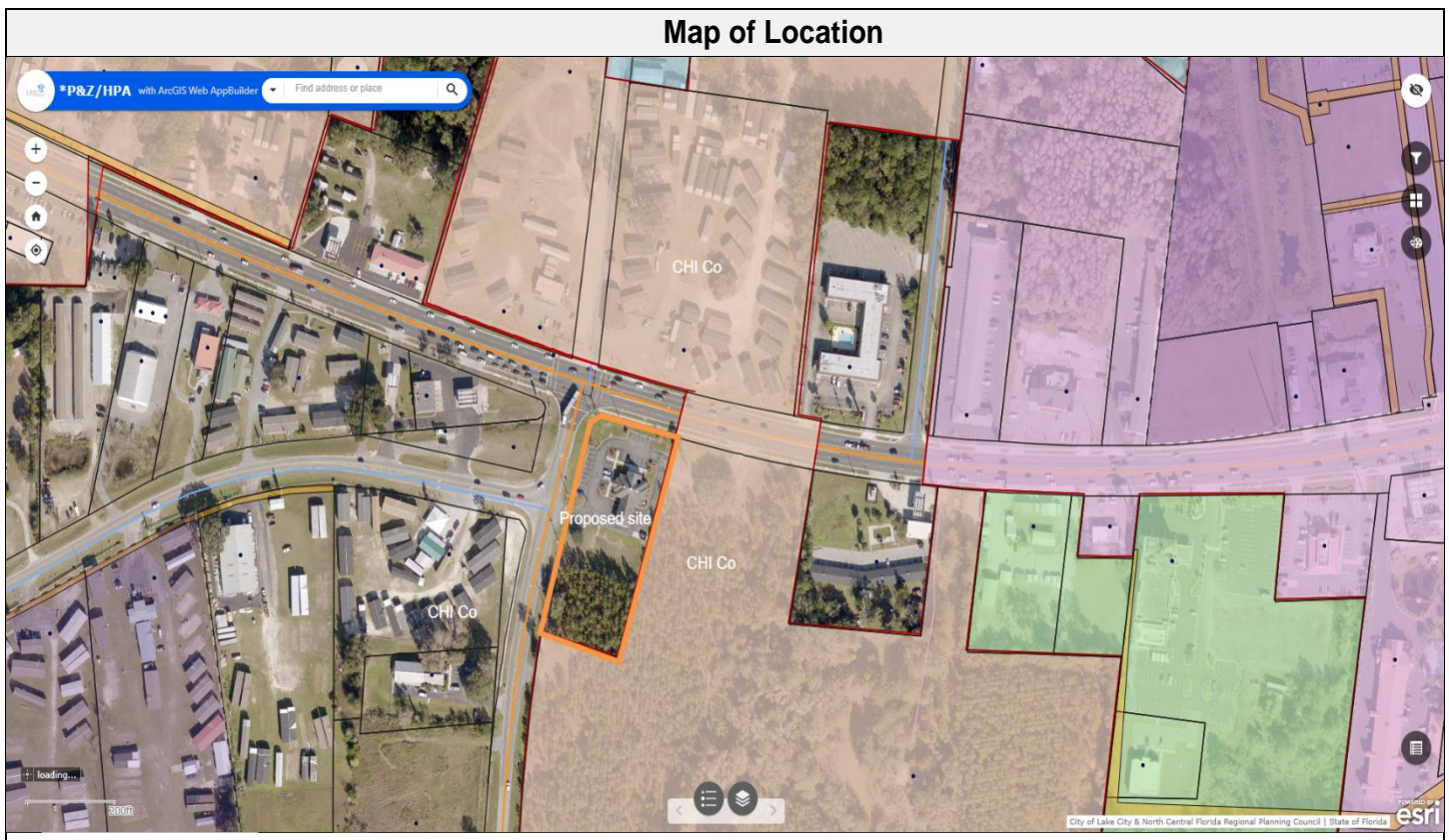
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Seacoast National Bank CPA 25-02 and Z 25-02
Applicant	Jacob Cremer, agent
Owner	Seacoast National Bank f/k/a Drummond Community Bank
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment- to change the FLUM from Highway Interchange County to Commercial City. • Rezoning- to change the Official Zoning Atlas from Commercial Highway Interchange County to Commercial Highway Interchange City.
Hearing Date	05-13-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 2.01 Acres
Location	8332 W US Highway 90, Lake City, FL
Parcel Number	36-3S-16-02498-003
Future Land Use	High Interchange Co
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Highway Interchange County
Proposed Zoning	Commercial Highway Interchange City
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Highway Interchange Co	CHI Co	Manufactured Home Sales	
E	Commercial	CHI Co	Vacant	
S	Commercial	CHI Co	Vacant	
W	High Interchange Co	CHI Co	Manufactured Home Sales	County jurisdiction.

Zoning Review		
Zoning Requirements	Current Zoning (County)	Proposed Zoning
Minimum lot requirements.	One Acre	One Acre
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-None, R-15	F-30, S-30, R-30
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	35 feet	35 feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	35%	35%
Minimum landscape requirements.	20 feet if abutting a residential district or none if not.	20 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	One for every 150 Square feet	One for every 300 Square feet
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	9x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle.	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

Applicant has petitioned to change the FLUM from Highway Interchange County to Commercial City and change the Official Zoning Atlas from Commercial Highway Interchange County to Commercial Highway Interchange City.



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

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 04/16/25

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

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

Project Number: CPA 25-01 and Z 25-01

Project Name: Seacoast National Bank

Project Address: 3882 W US Hwy 90

Project Parcel Number: 02498-003

Owner Name: Seacoast National Bank

Owner Address: 350 SW Main Blvd, Lake City, FL

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: Jacob Cremer, Stearns Weaver Miller

Owner Agent Address: PO Box 3299, Tampa, FL 33601

Owner Agent Contact Information: Telephone: 813-223-4800 Email: jcremer@stearnsweaver.com

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

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

Building Department: Reviewed by: Signed by: Scott Thomas 7C2DC476A33B441... **Date:** 4/28/2025

No Comments at this time.

Planning and Zoning: Reviewed by: Signed by: Bryan S. Thomas B0C7E588C8E4F2... **Date:** 4/28/2025

Land Use and Zoning petitions appear to be in compliance with Lake City Comp Plan and Land Development Regulations. Transportation related issues will need to be addressed at time of Site Plan application.

Business License: Reviewed by: Signed by: Ilina Gill FB87FE76C7AF457... **Date:** 5/1/2025

will need to submit and application for a business tax and COU

Code Enforcement: Reviewed by: Signed by: Marshall Sova E8B18C144D974CD... **Date:** 4/28/2025

No liens, codes or violations

Permitting: Reviewed by: Signed by: Ilina Gill FB87FE76C7AF457... **Date:** 5/1/2025

will need to pull permits if any additions or remodeling will be done

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

Water Department: Reviewed by: Signed by: Mike L. Osborn Jr. 299ED39544B74E3... Date: 4/25/2025

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Bridgman DBA01EF55AD249B... Date: 4/25/2025

No comment at this time

Gas Department: Reviewed by: Signed by: Steve Brown BB57D0CEBF2F4B5... Date: 4/28/2025

No comment

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F569EB0125784F8... Date: 4/25/2025

no comments at this time

Customer Service: Reviewed by: _____ Date: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Date: 4/28/2025

No comment

Fire Department: Reviewed by:  Date: 4/25/2025

Nothing to comment at this time.

Police Department: Reviewed by: _____ Date: _____

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

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

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

Suwannee River Water Management: Reviewed by: DocuSigned by: Garrett Spencer 650C305882B42D... **Date:** 4/28/2025

The site will require an ERP Individual Permit for the stormwater system.

School Board: Reviewed by: DocuSigned by: Keith Hatcher 9909BF19160C423... **Date:** 4/25/2025

The School District is concerned with increases in traffic congestion and potential safety hazards at this intersection relative to buses and parents, especially considering that there are two schools within 3 miles...westside 2 miles to the south and Pinemount 3 miles to the southwest. Of particular concern is the anticipated semi truck traffic in this area with what appears to be the planned inclusion of 5 diesel pumps.

County Engineer: Reviewed by: DocuSigned by: Chad Williams 35A47263EAB7416... **Date:** 5/5/2025

This site is currently under review for a driveway connection permit. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer's professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations.

County Planner: Reviewed by: Signed by: William Goodin 009DC6991E7948F... **Date:** 4/25/2025

county has concerns and reservations about traffic management with any project at this intersection.

File Attachments for Item:

iv. CPA 25-03, an application by Carol Chadwick, PE, as agent TJL Associates, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL MEDIUM, allowing up to eight dwelling units per acre to COMMERCIAL on property located on parcel 02703-014.



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

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

COMPREHENSIVE PLAN AMENDMENT

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

A. PROJECT INFORMATION

1. Project Name: ENVY ELITE
2. Address of Subject Property: TBD, LAKE CITY, FL
3. Parcel ID Number(s): 01-4S-16-02703-014
4. Existing Future Land Use Map Designation: RESIDENTIAL-MEDIUM
5. Proposed Future Land Use Map Designation: COMMERCIAL
6. Zoning Designation: RMH-3
7. Acreage: 1.21
8. Existing Use of Property: VACANT
9. Proposed use of Property: CHEERLEADING CLUB

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
Company name (if applicable): _____
Mailing Address: 1208 SW FAIRFAX GLEN
City: LAKE CITY State: FL Zip: 32025
Telephone: (307) 680-1772 Fax: () Email: CCPEWYO@GMAIL.COM

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): TJL ASSOCIATES, LLC
Mailing Address: 176 SW WILSHIRE DRIVE
City: LAKE CITY State: FL Zip: 32024
Telephone: (386) 623-0564 Fax: () Email: TODD.LUSSIER@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: NA
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

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

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

NOTICE TO APPLICANT

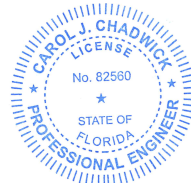
All ten (10) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an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

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

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

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

Applicant/Agent Name (Type or Print)



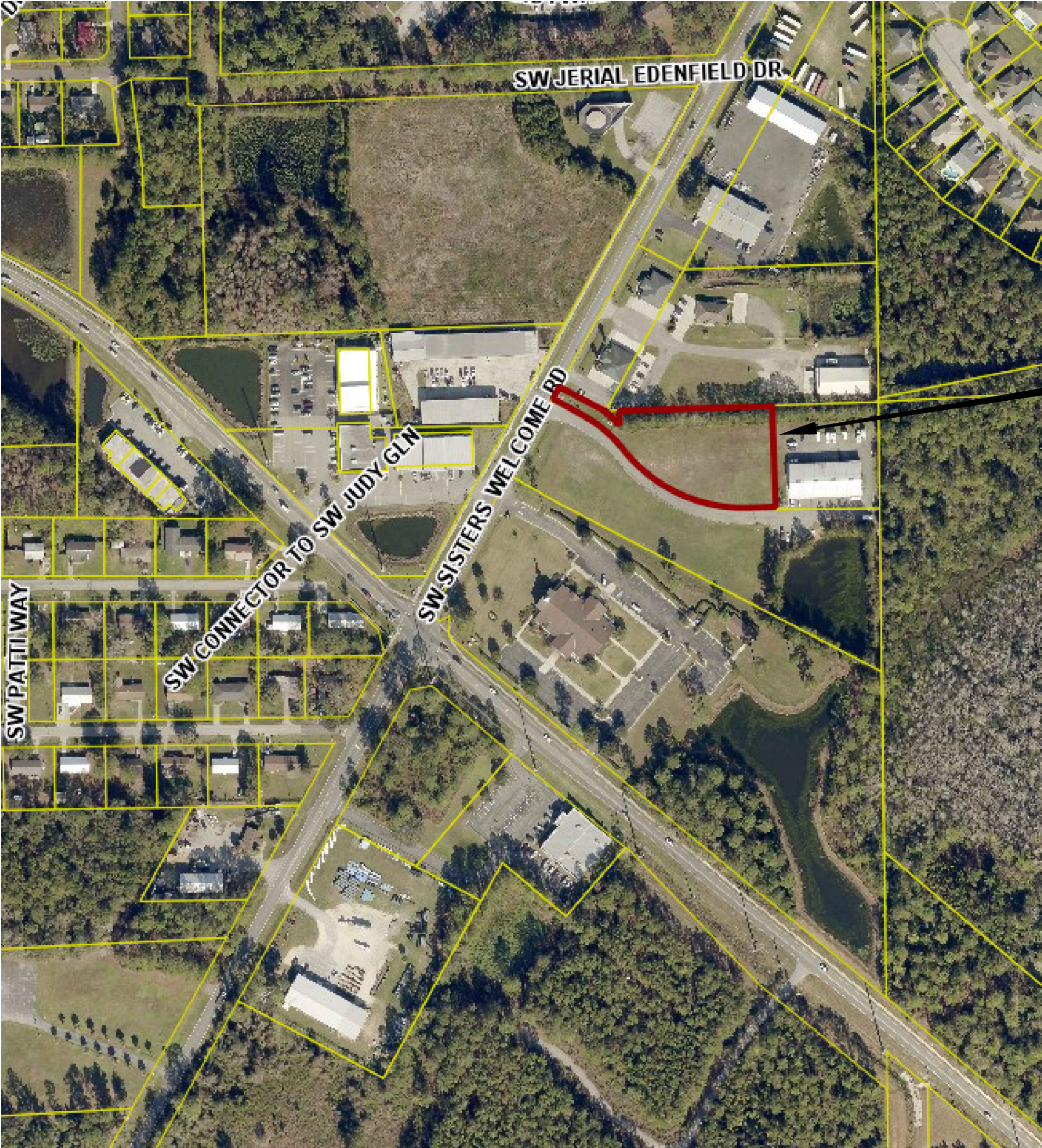
Applicant/Agent Signature

Digitally signed by Carol
Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D
463B4E7500032FEE, cn=Carol
Chadwick
Date: 2025.04.28 14:53:32 -04'00'

Date

SECTION 01, TOWNSHIP 04 SOUTH, RANGE 16 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA

DEVELOPMENT INFORMATION			
NEW BUILDING FOR A PRIVATE CLUB			
PARCEL NUMBER	01-45-16-02703-014		
ZONING	RMH-3		
LAND USE	RESIDENTIAL-MEDIUM		
ADDRESS	TBD, LAKE CITY, FL 32025		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
PARCEL AREA	52558	1.21	100
ON-SITE DISTURBANCE AREA	21252	0.49	40
OFF-SITE DISTURBANCE AREA	0	0.00	-
TOTAL DISTURBANCE AREA	21252	0.49	40
EXISTING IMPERVIOUS AREA			
ASPHALT PARKING & DRIVEWAYS	4974	0.11	9
TOTAL EX. IMPERVIOUS AREA	4974	0.11	9
PROPOSED IMPERVIOUS AREA (INCLUDING FUTURE EXPANSIONS)			
BUILDING	9720	0.22	18
ASPHALT PARKING & DRIVEWAYS	8747	0.20	17
CONCRETE	972	0.02	2
TOTAL PROP. IMPERVIOUS AREA	19439	0.45	37
TOTAL IMPERVIOUS AREA			
TOTAL IMPERVIOUS AREA	24413	0.56	46
LANDSCAPING			
REQUIRED	PER CITY OF LAKE CITY L.D.R. 4.2.15.10 LANDSCAPING: 10% OF OFF-STREET PARKING (8747 SF) 1 TREE PER 200 SF OF LANDSCAPING 875 S.F. LANDSCAPING & 4 TREES		
PROPOSED AREA	27,337 SF & 4 TREES		
PARKING			
REQUIRED SPACES	PER CITY OF LAKE CITY L.D.R. 4.2.15.16 1 PARKING SPACE PER 5 MEMBERS (75 MEMBERS WITH EXPANSION) -> 15 SPACES		
PROPOSED SPACES	15 INCLUDING 1 HANDICAP SPACE		



LOCATION MAP
NOT TO SCALE

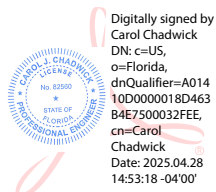
1. SITE PARCEL: 01-45-16-02703-014
2. FUTURE LAND USE: RESIDENTIAL-MEDIUM
3. ZONING: RMH-3
4. SITE ADDRESS: TBD, LAKE CITY, FL 32025

OWNER:
TJL ASSOCIATES, LLC
176 SW WILSHIRE DRIVE
LAKE CITY, FL 32024
386.623.0564
todd.lussier@gmail.com
Contact: TODD LUSSIER

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

SURVEYOR:
BRITT SURVEYING & MAPPING, LLC
1438 SW MAIN BOULEVARD
LAKE CITY, FL 32025
386.752.7163
lsbrtt@msn.com

1	COVER SHEET
2	NOTES, LEGEND & DETAILS
3	SITE PLAN



ENGINEER OF RECORD: CAROL CHADWICK, P.E.
P.E. NO.: 82560

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

SA	SANITARY SEWER MAIN	O	ROOF DRAIN	SW	STORM SEWER MANHOLE
SS	SANITARY SEWER SERVICE	BM	BENCHMARK		GRATED STORM INLET
	FORCE SEWER MAIN		REFERENCE MONUMENT		STORM INLET
W	WATER MAIN	CA	CABLE TV RISER	SA	SANITARY SEWER MANHOLE
WS	WATER SERVICE	T	TELEPHONE RISER	CO	CLEAN OUT
SW	STORM SEWER	W	WATER METER PIT	(G)	GAS VALVE
	SWALE/FLOWLINE		FIRE HYDRANT	G	GAS METER
	CULVERT		GATE VALVE		STREET LIGHT
OP	OVERHEAD POWER		CURB STOP		GUY WIRE ANCHOR
UP	UNDERGROUND POWER		CONIFEROUS TREE		POWER POLE
GAS	GAS LINE		DECIDUOUS TREE		GAS MARKER
FO	FIBER OPTIC		BUSH		ELECTRIC MARKER
CA	CABLE TV		HEDGE/TREE LINE		TRANSFORMER SINGLE PHASE
	PROPERTY LINE		I POLE SIGN		TRANSFORMER 3 PHASE
	R.O.W.		BH		ELECTRICAL VAULT
	BUILDING SETBACK LINE		MW		ELECTRICAL METER
	EASEMENT LINE				FIBER OPTIC PEDISTAL
	STRUCTURE				FIBER OPTIC VAULT
	EXISTING CONCRETE				SPRINKLER HEAD
	EXISTING ASPHALT				IRRIGATION CONTROL

PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

SA	SANITARY SEWER MAIN	CA	CABLE TV RISER	SW	STORM SEWER MANHOLE
SS	SANITARY SEWER SERVICE	T	TELEPHONE RISER		GRATED STORM INLET
	FORCE SEWER MAIN	W	WATER METER PIT		STORM INLET
W	WATER MAIN		FIRE HYDRANT	SA	SANITARY SEWER MANHOLE
WS	WATER SERVICE		GATE VALVE	CO	CLEAN OUT
SW	STORM SEWER		CURB STOP	(G)	GAS VALVE
OP	OVERHEAD POWER			G	GAS METER
UP	UNDERGROUND POWER		1 1/4° BEND		STREET LIGHT
GAS	GAS LINE		22 1/2° BEND		GUY WIRE ANCHOR
T	PHONE LINE		45° BEND		POWER POLE
FO	FIBER OPTIC		CAP (END OF LINE PLUG)		TRANSFORMER SINGLE PHASE
CA	CABLE TV		COUPLER		TRANSFORMER 3 PHASE
	PROPERTY LINE		CROSS		ELECTRICAL VAULT
	STRIPING		DEFLECTION COUPLER		ELECTRICAL METER
	BUILDING SETBACK LINE		TEE		FIBER OPTIC PEDISTAL
	EASEMENT LINE		REDUCER		FIBER OPTIC VAULT
	SIDEWALK		SEWER HOOK-UP		SPRINKLER HEAD
SF	SILT FENCE		WATER HOOK-UP		IRRIGATION CONTROL
	PROPOSED STRUCTURE		ELECTRIC HOOK-UP		CONIFEROUS TREE
	PROPOSED CONCRETE		FM		DECIDUOUS TREE
	PROPOSED ASPHALT		TB		BUSH
	PROPOSED GRAVEL SURFACE		LS		I POLE SIGN
	GRASS				

EROSION CONTROL NOTES

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

ENGINEER'S NOTES

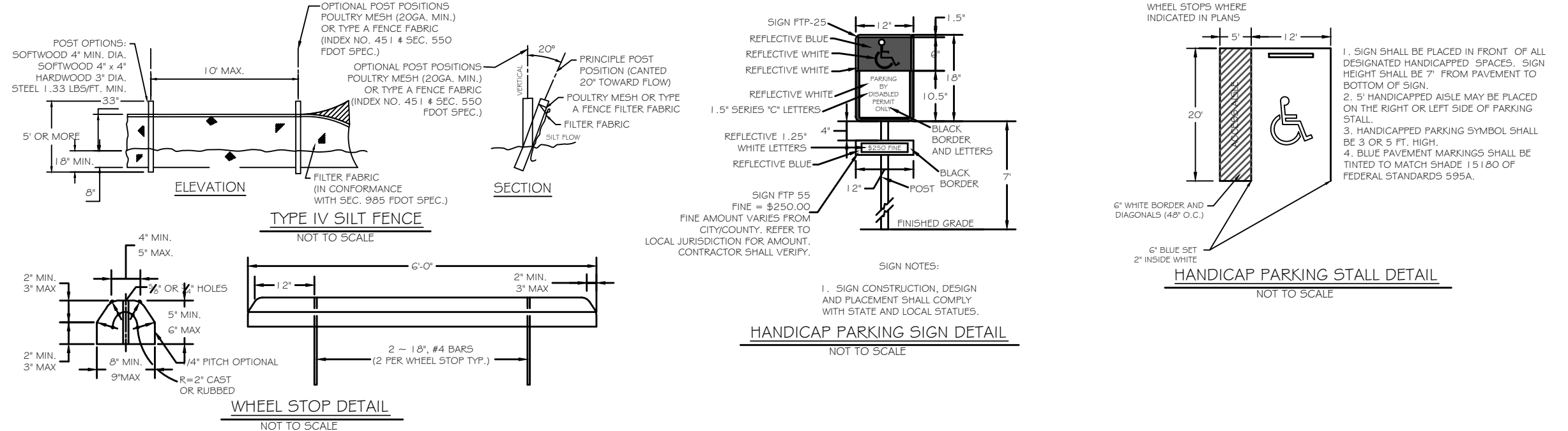
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO ENSURE THAT ALL WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DIFFERENCES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

UNAUTHORIZED CHANGES AND USES CAUTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

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



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



CAROL CHADWICK, LLC
Professional Engineer
State of Florida
License No. 145306-04007
Contact: TODD LUEBBER
todd.luebber@gmail.com

ENVY ELITE
NOTES, LEGEND & DETAILS

DATE: APR. 14, 2025
PROJECT: F25014
SHEET: 2 of 3

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

April 6, 2025

re: Envy Elite Concurrency Impact Analysis

The subject property will be used as a private club for cheerleading practice and training. The site will utilize the City of Lake City sewer and water systems. The calculations reflect the total possible building size and members. The expansions may or may not be constructed in the future.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 492
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Commercial Generation Study, Palm Beach County 1993

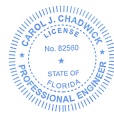
Summary of analyses:

- Trip generation: 320 ADT & 48 Peak PM trips
- Potable Water: 1935 gallons per day
- Potable Water: 1935 gallons per day
- Solid Waste: 389 c.y. per week

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D463B4
E7500032FEE, cn=Carol Chadwick
Date: 2025.04.28 14:52:38 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25014

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
492	Health Club	32.93	4.95	9.72	320.08	48.11

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
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Country Club	25 + 15	25 + 15	1935.00
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* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (75 MEMBERS & 4 EMPLOYEES)

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
---------------------------	---	-----------------------------------	-------------------------

Country Club	25 + 15	25 + 15	1935.00
--------------	---------	---------	---------

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (75 MEMBERS & 4 EMPLOYEES)

Solid Waste Analysis

Use	Volume Pounds Per S.F. Per Month	S.F.	Total (c.y. per month)
Clubhouse	0.04	9720.00	389.00

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

April 28, 2025

re: Envy Elite Comprehensive Plan Consistency Analysis

The Envy Elite proposed comprehensive plan amendment consistent with Lake City's Comprehensive Plan.

Future Land Use Element

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

- Objective I.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The subject property will be used as a private club for cheerleading practice and training. The surrounding properties are currently used as commercial.

- Policy I.1.1 The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The surrounding properties are currently used as commercial. The site has direct access to a collector road, SW Sisters Welcome Road.

- Policy I.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The subject property will be used as a private club for cheerleading practice and training.

- Policy I.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2026.

Consistency: The subject property will be used as a private club for cheerleading practice and

□

training.

- Policy I.1.4 The City shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: The proposed use of the subject property is consistent with commercial properties and will not have any adverse environmental impacts on the existing land uses.

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

Consistency: No impacts to adjacent land topography or soil conditions will result due to a zoning or land use change of the subject property.

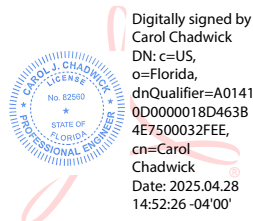
- Policy I.1.6 The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the City. For the purpose of this policy and comprehensive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

Consistency: The proposed commercial development is compatible with other similar uses in the area and can co-exist without negative impacts to other uses in relative proximity to the development over time.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.



This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25014

COLUMBIA COUNTY

Property Appraiser

Parcel 01-4S-16-02703-014

Owners

TJL ASSOCIATES, LLC
176 SW WILSHIRE DR
LAKE CITY, FL 32024

Parcel Summary

Location	
Use Code	0000: VACANT
Tax District	1: CITY OF LAKE CITY
Acreage	2.1300
Section	01
Township	4S
Range	16
Subdivision	DIST 2
Lineage	Split from 01-4S-16-02703-004

Legal Description

COMM NE COR OF SE1/4, W 208.75 FT FOR POB, CONT W 331.73 FT, N 60 DEG W 83.11 FT TO E R/W OF SW SISTERS WELCOME RD, SW ALONG R/W 24.05 FT, S 60 DEG E 57.95 FT, TO CURVE, SE ALONG CURVE 96.23 FT, SE 284.72 FT, E 43.86 FT, N 197.90 FT TO POB. EX 448 SQ FT DESC IN WD 1163-834.

669-578, 676-620, 867-335, 1039-1855, 1163-834,
WD 1521-646, WD 1523-539

Working Values

	2025
Total Building	\$0

Value History

None



30° 10' 14" N 82° 39' 30" W

	2025
Total Extra Features	\$0
Total Market Land	\$45,795
Total Ag Land	\$0
Total Market	\$45,795
Total Assessed	\$45,795
Total Exempt	\$0
Total Taxable	\$45,795
SOH Diff	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 1523/539	2024-09-10	<u>U</u>	<u>11</u>	WARRANTY DEED	Vacant	\$100	Grantor: PEELER LESLIE EARL Grantee: TJL ASSOCIATES, LLC
<u>WD</u> 1521/646	2024-08-12	<u>U</u>	<u>11</u>	WARRANTY DEED	Vacant	\$100	Grantor: PEELER LESLIE EARL Grantee: TJL ASSOCIATES, LLC

Buildings

None

Extra Features

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0000	VAC RES	00	.00	.00	2.13	\$21,500.00/ <u>AC</u>	2.13	1.00	\$45,795

Personal Property

None

Permits

None

TRIM Notices

Not found for this property.

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of February 09, 2025.

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Prepared by and return to:

TJL Associates, LLC
176 SW Wilshire Drive
Lake City, Florida 32024

Parcel Identification No 00-00-00-14174-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 10TH day of September, 2024 between Leslie Earl Peeler, a Single Man, whose post office address is PO Box 2238, Lake City, FL 32056, of the County of , State of Florida, Grantor, to TJL Associates, LLC, a Florida Limited Liability Company,, whose post office address is 176 SW Wilshire Drive Lake City, Florida 32024, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE APART HEREOF

LEGAL PROVIDED BY GRANTOR

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAKES NO WARRANTIES AGAINST SAME

THE PURPOSE OF THIS DEED IS TO CORRECT AN OMITTED LESS OUT IN THE LEGAL DESCRIPTION OF THAT CERTAIN DEED RECORDED IN OR BOOK 1521 PAGE 646.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

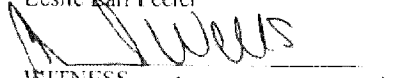
TO HAVE AND TO HOLD the same in fee simple forever.

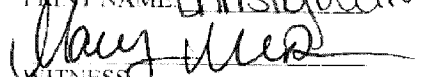
And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Leslie Earl Peeler


WITNESS
PRINT NAME Christy Wells



WITNESS
PRINT NAME Macy McRae

182 S. Marion Ave.
Lake City, FL 32025
WITNESS 1 ADDRESS

182 S. Marion Ave
Lake City FL 32025
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 10th day of September ~~August~~, 2024, by Leslie Earl Peeler.


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

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



CHRISTY WELLS
Notary Public
State of Florida
Comm# HH489451
Expires 2/5/2028

Exhibit "A"

DESCRIPTION PARCEL 1:
COMMENCE AT THE NE CORNER OF SE 1/4, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.87°40'51"W., ALONG THE NORTH LINE OF SAID SE 1/4 A DISTANCE OF 208.75 TO THE POINT OF BEGINNING; THENCE CONTINUE S.87°40'51"W., ALONG SAID NORTH LINE A DISTANCE OF 331.73 FEET; THENCE N.60°19'18"W., 83.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SW SISTERS WELCOME ROAD; THENCE S.28°31'19"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 24.05 FEET; THENCE S.60°48'21"E., 57.95 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 24000 FEET, AND AN INTERNAL ANGLE OF 22°58'25"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 96.83 FEET TO A POINT OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 30000 FEET AND AN INTERNAL ANGLE OF 54°22'41"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 284.72 FEET; THENCE N.87°41'12"E., 43.86 FEET; THENCE N.00°20'48"E., 197.90 FEET TO THE POINT OF BEGINNING. CONTAINING 2.13 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR UTILITIES, DRAINAGE, INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SE 1/4, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.00°02'48"E., ALONG THE EAST LINE OF SAID SE 1/4 A DISTANCE OF 535.67 FEET; THENCE N.61°59'33"W., 806.97 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SW SISTERS WELCOME ROAD; THENCE N.28°31'19"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 149.90 FEET TO THE POINT OF BEGINNING; THENCE S.60°48'21"E., 57.95 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 21300 FEET AND AN INTERNAL ANGLE OF 22°58'25"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 85.41 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 32700 FEET AND AN INTERNAL ANGLE OF 54°16'36"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 309.77 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1500 FEET AND AN INTERNAL ANGLE OF 70°41'09"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 18.51 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE BEING A CUL-DE-SAC, AND HAVING A RADIUS OF 43.00 FEET AND AN INTERNAL ANGLE OF 245°09'01"; THENCE RUN SOUTHERLY, EASTERLY, NORTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 183.99 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.25°30'41"E., 72.47 FEET; THENCE S.87°41'12"W., 46.77 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 27200 FEET AND AN INTERNAL ANGLE OF 34°35'23"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 260.11 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 26700 FEET AND AN INTERNAL ANGLE OF 16°50'58"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 78.52 FEET; THENCE S.87°40'31"W., 4.07 FEET; THENCE N.60°19'18"W., 83.11 FEET TO A POINT ON THE FOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF SW SISTERS WELCOME ROAD; THENCE S.28°31'19"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 51.03 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE at the Northeast corner of the Southeast 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and run S.88°58'33"W. along the North line of said Southeast 1/4 a distance of 507.76 feet to the POINT OF BEGINNING; thence S.00°56'09"W. 27.18 feet to a point on the Northeastery Right-of-Way line of SW Century Glen; thence N.50°44'43"W. along said Northeastery Right-of-Way line 42.02 feet to the point of intersection of said Right-of-Way line with the North line of said Southeast 1/4 and also with the former Easterly line of the Seaboard Coastline Railroad (now abandoned); thence N.88°58'33"E. along the North line of said Southeast 1/4 a distance of 32.98 feet to the POINT OF BEGINNING. Containing 448 Square Feet, more or less.



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

Detail by Entity Name

Florida Limited Liability Company
TJL ASSOCIATES, LLC

Filing Information

Document Number L23000253352
FEI/EIN Number 93-1702033
Date Filed 05/23/2023
Effective Date 05/24/2023
State FL
Status ACTIVE

Principal Address

176 SOUTHWEST WILSHIRE DRIVE
LAKE CITY, FL 32024 UN

Mailing Address

176 SOUTHWEST WILSHIRE DRIVE
LAKE CITY, FL 32024 UN

Registered Agent Name & Address

LUSSIER, TODD G
176 SOUTHWEST WILSHIRE DRIVE
LAKE CITY, FL 32024

Authorized Person(s) Detail

Name & Address

Title MGR

LUSSIER, TODD G
176 SOUTHWEST WILSHIRE DRIVE
LAKE CITY, FL 32024

Title MGR

LUSSIER, JENNIFER C
176 SOUTHWEST WILSHIRE DRIVE
LAKE CITY, FL 32024

Annual Reports

Report Year	Filed Date
2024	05/01/2024

Document Images

[05/01/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/23/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)



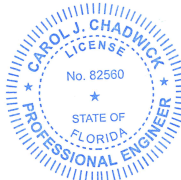
GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, TJL Associates (owner name), owner of property parcel

number 02703-014 (parcel number), do certify that

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

Printed Name of Person Authorized	Signature of Authorized Person
1. Carol Chadwick, PE	1.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032 FEE, cn=Carol Chadwick Date: 2025.04.28 14:47:14 -04'00'
2.	2.
3.	3.
4.	4.
5.	5.

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

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

Todd L 4-4-2025
Owner Signature (Notarized) Date

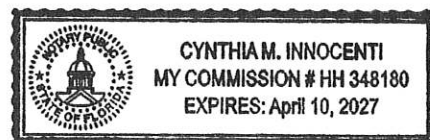
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Todd Lusser,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this _____ day of _____, 20____.

Cynthia M. Innocenti
NOTARY'S SIGNATURE

(Seal/Stamp)



LAKE CITY GROWTH MANAGEMENT

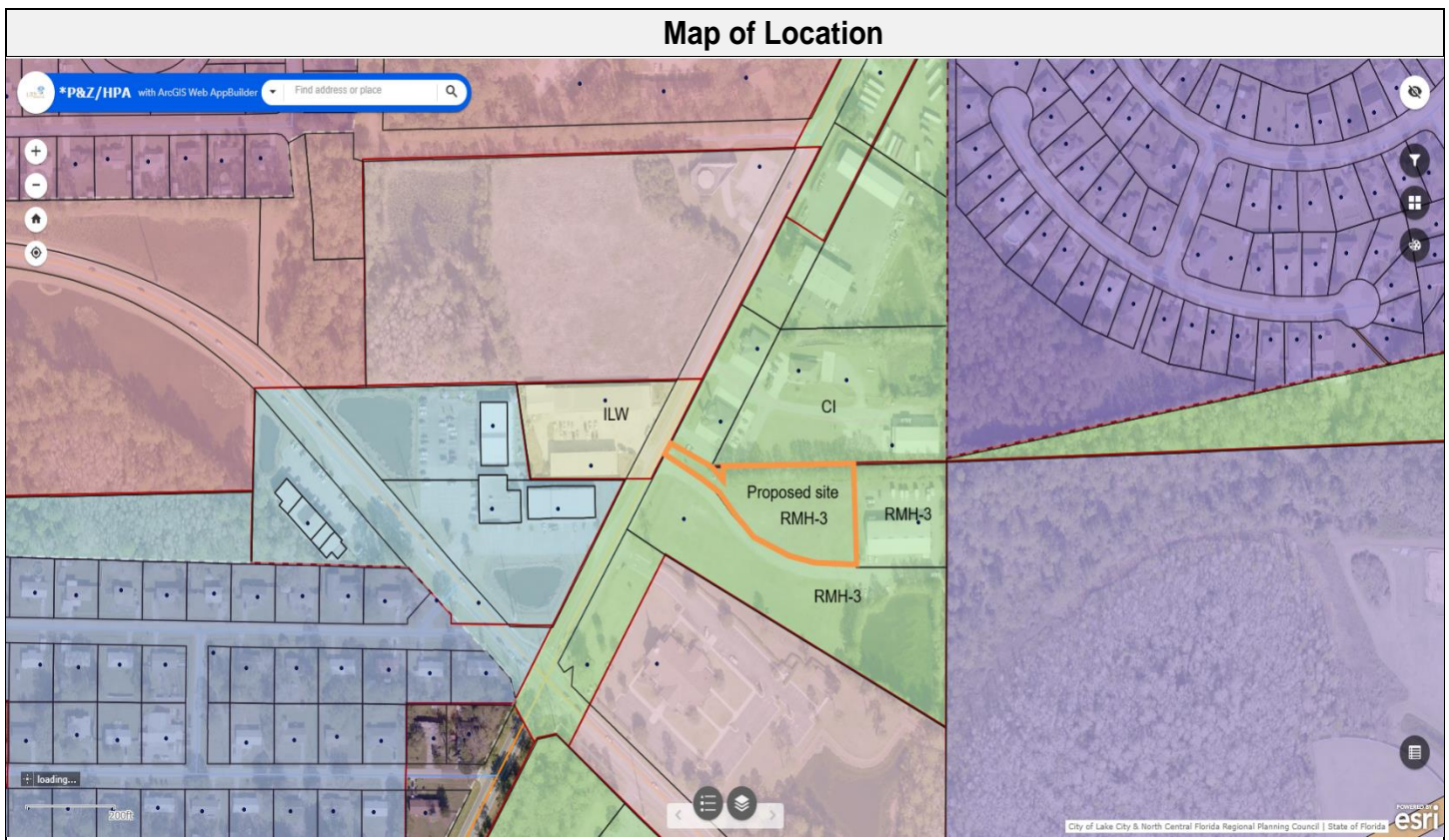
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	TJL Associates CPA 25-03 and Z 25-04
Applicant	Carol Chadwick, PE, agent
Owner	TJL Associates, LLC
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment to change the FLUM from Residential Medium to Commercial. • Rezoning to change the Official Zoning Atlas from Residential Mobile Home 3 to Commercial Intensive.
Hearing Date	05-13-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 1.21 Acres
Location	
Parcel Number	01-4S-16-02703-014
Future Land Use	Residential Medium
Proposed Future Land Use	Commercial
Current Zoning District	Residential Mobile Home 3
Proposed Zoning	Commercial Intensive
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial	CI	Office	
E	Residential Medium	RMH-3	Warehouse Building	
S	Residential Medium	RMH-3	Vacant	
W	Commercial	ILW	Repair Shops	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	6000 Sq Ft	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	F-20, S-none, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	NA	35 Feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	40%	1.0
Minimum landscape requirements.	None	10 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	Two spaces for each dwelling	One for every 300 Square feet, No use shall less than 3 spaces.
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle.	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

Applicant has petitioned to change the FLUM from Residential Medium to Commercial and change the Official Zoning Atlas from Residential Mobile Home 3 to Commercial Intensive.



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

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 04/29/2025

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

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

Project Number: CPA 25-03 and Z 25-04

Project Name: TJL Associates Rezoning

Project Address: TBD

Project Parcel Number: 02703-014

Owner Name: TJL Associates, LLC

Owner Address: 176 SW Wilshire Drive

Owner Contact Information: Telephone Number: 386-623-0564 Email: todd.lussier@gmail.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

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

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

Building Department: Reviewed by: Signed by: Scott Thomason 7C2DC476A33B441... **Date:** 5/5/2025

Applicant should consider FBC, Accessibility, Advisory 502.3.4 "wheelchair lifts are typically installed on the passenger side of vans> Many drivers, especially those who operate vans, find it more difficult to back into parking spaces". The current design indicates the access aisle on the drivers side.

Planning and Zoning: Reviewed by: Signed by: Bryan S. Thomas BOC7E588CB9E4F2... **Date:** 5/6/2025

The area around the parcel has evolved into a district of various commercial and light industrial uses. The change in Land Use and Zoning from a residential use to commercial is therefore in keeping with the general character of the surrounding area.

Business License: Reviewed by: Signed by: Alina Gill FB87FE76C7AF457... **Date:** 4/30/2025

will need to apply for BTR & COU Applications

Code Enforcement: Reviewed by: Signed by: Marshall Sosa E6B1B01440974C0... **Date:** 4/30/2025

No liens, codes or violations. Recently annexed into the City

Permitting: Reviewed by: Signed by: Alina Gill FB87FE76C7AF457... **Date:** 4/30/2025

will need to apply for Building Permits

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

Water Department: Reviewed by: Signed by: Mike L. Osborn Jr. 89CE039544B74E3... Date: 4/29/2025

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgen DBA01EF55AD249B... Date: 5/1/2025

No comment at this time

Gas Department: Reviewed by: Signed by: Steve Brown 8B57D0CE8F2F4B5... Date: 5/5/2025

No comment

Water Distribution/Collection: Reviewed by: _____ Date: _____

Customer Service: Reviewed by: DocuSigned by: Shasta Pellham 8BD97A03165C4E0... Date: 5/1/2025

No comments at this time

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:

Signed by:

Steve Brown

8857D0CE8F2F4B5...

 Date: 5/5/2025

No comment

Fire Department: Reviewed by:

Signed by:

Kit Tompkins

F7031F1186E649F...

 Date: 4/29/2025

No comment at this time.

Police Department: Reviewed by: Date:

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

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

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

Suwannee River Water Management: Reviewed by: DocuSigned by: Garrett Spencer 650C0305882B42D... **Date:** 4/29/2025

The site has a permitted master stormwater system. The applicant has applied for a permit under Permit Number ERP-023-211147-2.

School Board: Reviewed by: DocuSigned by: Keith Hatcher 00699F1010BC425... **Date:** 4/29/2025

No comments at this time.

County Engineer: Reviewed by: DocuSigned by: Chad Williams 35A47263EAB7416... **Date:** 5/2/2025

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

County Planner: Reviewed by: Signed by: William Goodin 000DC991E794BF... **Date:** 5/1/2025

no comments at this time

File Attachments for Item:

v. Z 25-04, an application by Carol Chadwick, PE, as agent for TJL Associates, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL MOBILE HOME-3 (RMH-3) to COMMERCIAL INTENSIVE (CI) on property located on parcel 02703-014.



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

Application # Z _____

Application Fee \$ _____

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: ENVY ELITE
2. Address of Subject Property: TBD, LAKE CITY, FL
3. Parcel ID Number(s): 01-4S-16-02703-014
4. Future Land Use Map Designation: RESIDENTIAL-MEDIUM
5. Existing Zoning Designation: RMH-3
6. Proposed Zoning Designation: CI
7. Acreage: 1.21
8. Existing Use of Property: VACANT
9. Proposed use of Property: CHEERLEADING CLUB

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
Company name (if applicable): _____
Mailing Address: 1208 SW FAIRFAX GLEN
City: LAKE CITY State: FL Zip: 32025
Telephone: () 307-680-1772 Fax: () Email: CCPEWYO@GMAIL.COM

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): TJL ASSOCIATES, LLC
Mailing Address: 176 SW WILSHIRE DRIVE
City: LAKE CITY State: FL Zip: 32024
Telephone: (386) 623-0564 Fax: () Email: TODD.LUSSIER@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: NA
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes ☒ No
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) ☐ Yes ☒ No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance ☐ Yes ☒ No
Variance Application No. _____
Special Exception: ☐ Yes ☒ No
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

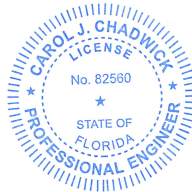
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an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

A total of eighteen (2) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

Digitally signed by Carol
Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D
463B4E7500032FEE, cn=Carol
Chadwick
Date: 2025.04.28 14:44:54 -04'00'

Date

STATE OF FLORIDA
COUNTY OF _____

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

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

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

SITE PLAN

ENVY ELITE

SECTION 01, TOWNSHIP 04 SOUTH, RANGE 16 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA

DEVELOPMENT INFORMATION			
NEW BUILDING FOR A PRIVATE CLUB			
PARCEL NUMBER	01-45-16-02703-014		
ZONING	RMH-3		
LAND USE	RESIDENTIAL-MEDIUM		
ADDRESS	TBD, LAKE CITY, FL 32025		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
PARCEL AREA	52558	1.21	100
ON-SITE DISTURBANCE AREA	21252	0.49	40
OFF-SITE DISTURBANCE AREA	0	0.00	-
TOTAL DISTURBANCE AREA	21252	0.49	40
EXISTING IMPERVIOUS AREA			
ASPHALT PARKING & DRIVEWAYS	4974	0.11	9
TOTAL EX. IMPERVIOUS AREA	4974	0.11	9
PROPOSED IMPERVIOUS AREA (INCLUDING FUTURE EXPANSIONS)			
BUILDING	9720	0.22	18
ASPHALT PARKING & DRIVEWAYS	8747	0.20	17
CONCRETE	972	0.02	2
TOTAL PROP. IMPERVIOUS AREA	19439	0.45	37
TOTAL IMPERVIOUS AREA			
TOTAL IMPERVIOUS AREA	24413	0.56	46
LANDSCAPING			
REQUIRED	PER CITY OF LAKE CITY L.D.R. 4.2.15.10 LANDSCAPING: 10% OF OFF-STREET PARKING (8747 SF) 1 TREE PER 200 SF OF LANDSCAPING 875 S.F. LANDSCAPING & 4 TREES		
PROPOSED AREA	27,337 SF & 4 TREES		
PARKING			
REQUIRED SPACES	PER CITY OF LAKE CITY L.D.R. 4.2.15.16 1 PARKING SPACE PER 5 MEMBERS (75 MEMBERS WITH EXPANSION) -> 15 SPACES		
PROPOSED SPACES	15 INCLUDING 1 HANDICAP SPACE		



LOCATION MAP
NOT TO SCALE

NOTES

1. SITE PARCEL: 01-45-16-02703-014
2. FUTURE LAND USE: RESIDENTIAL-MEDIUM
3. ZONING: RMH-3
4. SITE ADDRESS: TBD, LAKE CITY, FL 32025

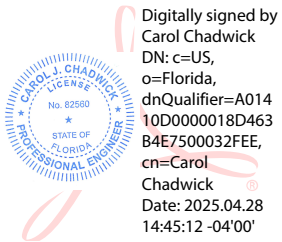
OWNER:
TJL ASSOCIATES, LLC
176 SW WILSHITE DRIVE
LAKE CITY, FL 32024
386.623.0564
todd.lusser@gmail.com
Contact: TODD LUSSIER

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

SURVEYOR:
BRITT SURVEYING & MAPPING, LLC
1438 SW MAIN BOULEVARD
LAKE CITY, FL 32025
386.752.7163
lsbritt@msn.com

SHEET INDEX

- 1 COVER SHEET
- 2 NOTES, LEGEND & DETAILS
- 3 SITE PLAN



ENGINEER OF RECORD: CAROL CHADWICK, P.E.
P.E. NO.: 82560

REVISIONS FOR
TJL ASSOCIATES, LLC
176 SW WILSHITE DRIVE
LAKE CITY, FL 32024
386.623.0564
todd.lusser@gmail.com
Contact: TODD LUSSIER

ENVY ELITE
COVER SHEET

DATE: APR. 14, 2025
DRAWN BY: [blank]
CHECKED BY: [blank]
SCALE: 1" = 3'

181

PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

	SANITARY SEWER MAIN		CABLE TV RISER		STORM SEWER MANHOLE
	SANITARY SEWER SERVICE		TELEPHONE RISER		GRATED STORM INLET
	FORCE SEWER MAIN		WATER METER PIT		STORM INLET
	WATER MAIN		FIRE HYDRANT		SANITARY SEWER MANHOLE
	WATER SERVICE		GATE VALVE		CLEAN OUT
	STORM SEWER		CURB STOP		GAS VALVE
	OVERHEAD POWER		1 1/4" BEND		GAS METER
	UNDERGROUND POWER		22 1/2" BEND		STREET LIGHT
	GAS LINE		45° BEND		GUY WIRE ANCHOR
	PHONE LINE		CAP (END OF LINE PLUG)		POWER POLE
	FIBER OPTIC		COUPLER		TRANSFORMER SINGLE PHASE
	CABLE TV		CROSS		TRANSFORMER 3 PHASE
	PROPERTY LINE		DEFLECTION COUPLER		ELECTRICAL VAULT
	STRIPING		TEE		ELECTRICAL METER
	BUILDING SETBACK LINE		REDUCER		FIBER OPTIC PEDISTAL
	EASEMENT LINE		SEWER HOOK-UP		FIBER OPTIC VAULT
	SIDEWALK		WATER HOOK-UP		SPRINKLER HEAD
	SILT FENCE		ELECTRIC HOOK-UP		IRRIGATION CONTROL
	PROPOSED STRUCTURE		SEWER FORCE MAIN		CONIFEROUS TREE
	PROPOSED CONCRETE		TOP OF BANK		DECIDUOUS TREE
	PROPOSED ASPHALT		LIFT STATION		BUSH
	PROPOSED GRAVEL SURFACE				1 POLE SIGN
	GRASS				

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

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

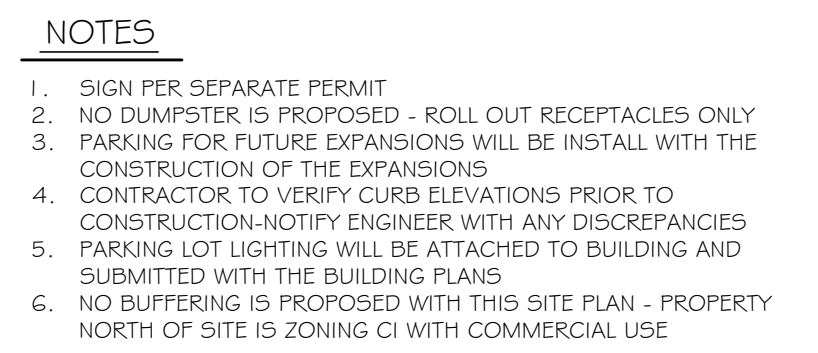
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

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

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

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

Sunshine 811



1	1" AC PAVEMENT OVER 6" LIMEROCK BASE (PHASE 1: 5619 S.F., EXPANSION A: 1904 S.F., # EXPANSION B: 1024 S.F.)	8,547 S.F.
2	SILT FENCE PER DETAIL ON SHEET 2	558 L.F.
3	ADA PARKING SPACE AND SIGN PER DETAIL SHEET 2	1 EA.
4	WHEEL STOP PER DETAIL ON SHEET 2 (PHASE 1: 9, EXPANSION A: # EXPANSION B: 2)	15 EA.
5	4" CONCRETE SIDEWALK (PHASE 1: 600 S.F., EXPANSION A: 252 S.F., # EXPANSION B: 120 S.F.)	972 S.F.
6	ELECTRIC SERVICE	1 EA.
7	WATER METER SUPPLIED BY CITY	1 EA.
8	BACKFLOW PREVENTER 3/4" 975XL WILKINS PR2	1 EA.
9	3/4" WATER SERVICE	81 L.F.
10	CONNECT TO EX. SEWER PER DETAIL 204	1 EA.
11	6" PVC SEWER SERVICE	72 L.F.

DRAINAGE NOTE

PER ERP-04-0580, EACH LOT IS PERMITTED FOR 60% IMPERVIOUS AREA. TOTAL EXISTING AND PROPOSED IMPERVIOUS AREA WILL BE 46%.

NOTES:

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



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



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

April 6, 2025

re: Envy Elite Concurrency Impact Analysis

The subject property will be used as a private club for cheerleading practice and training. The site will utilize the City of Lake City sewer and water systems. The calculations reflect the total possible building size and members. The expansions may or may not be constructed in the future.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 492
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Commercial Generation Study, Palm Beach County 1993

Summary of analyses:

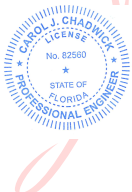
- Trip generation: 320 ADT & 48 Peak PM trips
- Potable Water: 1935 gallons per day
- Potable Water: 1935 gallons per day
- Solid Waste: 389 c.y. per week

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.04.28
14:44:24 -04'00'



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25014

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
492	Health Club	32.93	4.95	9.72	320.08	48.11

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
------------------------------	---	---	-------------------------

Country Club	25 + 15	25 + 15	1935.00
--------------	---------	---------	---------

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (75 MEMBERS & 4 EMPLOYEES)

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
------------------------------	---	---	-------------------------

Country Club	25 + 15	25 + 15	1935.00
--------------	---------	---------	---------

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (75 MEMBERS & 4 EMPLOYEES)

Solid Waste Analysis

Use	Volume Pounds Per S.F. Per Month	S.F.	Total (c.y. per month)
Clubhouse	0.04	9720.00	389.00

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

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April 28, 2025

re: Envy Elite Analysis of the Requirements of Article 12 of the Land Development Regulations

The Envy Elite proposed zoning change is consistent with the City of Lake City's requirements of Article 12 of the Land Development Regulations.

- a) Whether the proposed change would be in conformance with the City's comprehensive plan or would have an adverse effect on the City's comprehensive plan.

Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

- b) The existing land use pattern.

Analysis: The subject property is immediately adjacent to SW Sisters Welcome Road. The property directly south is currently zoned CI.

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

Analysis: The property directly south is currently zoned CI. This rezoning would not create unrelated districts.

- d) The population density pattern and possible increase or overtax the load on public facilities such as schools, utilities, streets, etc.

Analysis: The site will be used for a commercial and will not increase the population density or add additional loads to schools, streets or utilities. The site will utilize Lake City's water and sewer systems.

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

Analysis: The site is not suited for residential development.

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

Analysis: The change will allow for the opening of a business.

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

Analysis: The subject property will have access to SW Sisters Welcome Road. There will be no negative effect of the living conditions of the neighborhood.

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

Analysis: The proposed change will not add a significant traffic load the SW Sisters Welcome Road.

- i) Whether the proposed change creates a drainage problem.

Analysis: No drainage problems will be created with the zoning change. All applicable permits for stormwater management will be obtained.

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

Analysis: The site development will not reduce the amount of light or air to adjacent areas.

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

Analysis: The proposed change will not have any adverse effects to the property values of the surrounding neighborhood.

- l) Whether the proposed change will be a deterrent to the improvements or development of adjacent property in accordance with existing regulations.

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as the area has many commercial uses.

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

Analysis: The proposed change will not grant special privileges to the owner as other properties adjacent to SW Sisters Welcome Road are also zoned for CI.

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

Analysis: The proposed commercial use is not allowed in the current zoning.

- o) Whether the proposed change suggested is out of scale with the needs of the neighborhood or the city.

Analysis: The subject property will serve the community as an elite cheerleading school.

- 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.

Analysis: The adjacent properties are currently used commercially; this rezoning is more in line with the current use of the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.04.28
14:44:11 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25014

COLUMBIA COUNTY

Property Appraiser

Parcel 01-4S-16-02703-014

Owners

TJL ASSOCIATES, LLC
176 SW WILSHIRE DR
LAKE CITY, FL 32024

Parcel Summary

Location	
Use Code	0000: VACANT
Tax District	1: CITY OF LAKE CITY
Acreage	2.1300
Section	01
Township	4S
Range	16
Subdivision	DIST 2
Lineage	Split from 01-4S-16-02703-004

Legal Description

COMM NE COR OF SE1/4, W 208.75 FT FOR POB, CONT W 331.73 FT, N 60 DEG W 83.11 FT TO E R/W OF SW SISTERS WELCOME RD, SW ALONG R/W 24.05 FT, S 60 DEG E 57.95 FT, TO CURVE, SE ALONG CURVE 96.23 FT, SE 284.72 FT, E 43.86 FT, N 197.90 FT TO POB. EX 448 SQ FT DESC IN WD 1163-834.

669-578, 676-620, 867-335, 1039-1855, 1163-834,
WD 1521-646, WD 1523-539

Working Values

	2025
Total Building	\$0

Value History

None



30° 10' 14" N 82° 39' 30" W

	2025
Total Extra Features	\$0
Total Market Land	\$45,795
Total Ag Land	\$0
Total Market	\$45,795
Total Assessed	\$45,795
Total Exempt	\$0
Total Taxable	\$45,795
SOH Diff	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 1523/539	2024-09-10	<u>U</u>	<u>11</u>	WARRANTY DEED	Vacant	\$100	Grantor: PEELER LESLIE EARL Grantee: TJL ASSOCIATES, LLC
<u>WD</u> 1521/646	2024-08-12	<u>U</u>	<u>11</u>	WARRANTY DEED	Vacant	\$100	Grantor: PEELER LESLIE EARL Grantee: TJL ASSOCIATES, LLC

Buildings

None

Extra Features

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0000	VAC RES	00	.00	.00	2.13	\$21,500.00/ <u>AC</u>	2.13	1.00	\$45,795

Personal Property

None

Permits

None

TRIM Notices

Not found for this property.

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of February 09, 2025.

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Prepared by and return to:

TJL Associates, LLC
176 SW Wilshire Drive
Lake City, Florida 32024

Parcel Identification No 00-00-00-14174-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 10TH day of September, 2024 between Leslie Earl Peeler, a Single Man, whose post office address is PO Box 2238, Lake City, FL 32056, of the County of , State of Florida, Grantor, to TJL Associates, LLC, a Florida Limited Liability Company,, whose post office address is 176 SW Wilshire Drive Lake City, Florida 32024, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE APART HEREOF

LEGAL PROVIDED BY GRANTOR

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAKES NO WARRANTIES AGAINST SAME

THE PURPOSE OF THIS DEED IS TO CORRECT AN OMITTED LESS OUT IN THE LEGAL DESCRIPTION OF THAT CERTAIN DEED RECORDED IN OR BOOK 1521 PAGE 646.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining


Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Leslie Earl Peeler

WITNESS

PRINT NAME Christy Wells

WITNESS


PRINT NAME Macy McRae

182 S. Marion Ave.
Lake City, FL 32025
WITNESS 1 ADDRESS

182 S. Marion Ave
Lake City FL 32025
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 10th day of September ~~August~~, 2024, by Leslie Earl Peeler.


Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: ☒ OR Produced Identification: _____

Type of Identification

Produced: _____



CHRISTY WELLS
Notary Public
State of Florida
Comm# HH489451
Expires 2/5/2028

Exhibit "A"

DESCRIPTION PARCEL 1:
COMMENCE AT THE NE CORNER OF SE 1/4, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.87°40'51"W., ALONG THE NORTH LINE OF SAID SE 1/4 A DISTANCE OF 208.75 TO THE POINT OF BEGINNING; THENCE CONTINUE S.87°40'51"W., ALONG SAID NORTH LINE A DISTANCE OF 331.73 FEET; THENCE N.60°19'18"W., 83.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SW SISTERS WELCOME ROAD; THENCE S.20°51'19"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 24.05 FEET; THENCE S.60°48'21"E., 57.95 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 24000 FEET, AND AN INTERNAL ANGLE OF 22°58'25"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 96.83 FEET TO A POINT OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 30000 FEET AND AN INTERNAL ANGLE OF 54°22'41"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 284.72 FEET; THENCE N.87°41'12"E., 43.86 FEET; THENCE N.00°20'48"E., 197.90 FEET TO THE POINT OF BEGINNING. CONTAINING 2.13 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR UTILITIES, DRAINAGE, INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SE 1/4, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.00°02'48"E., ALONG THE EAST LINE OF SAID SE 1/4 A DISTANCE OF 535.67 FEET; THENCE N.61°59'33"W., 806.97 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SW SISTERS WELCOME ROAD; THENCE N.28°51'19"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 149.90 FEET TO THE POINT OF BEGINNING; THENCE S.60°48'21"E., 57.95 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 21300 FEET AND AN INTERNAL ANGLE OF 22°58'25"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 85.41 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 32700 FEET AND AN INTERNAL ANGLE OF 54°16'36"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 309.77 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1500 FEET AND AN INTERNAL ANGLE OF 70°41'09"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 18.51 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE BEING A CUL-DE-SAC, AND HAVING A RADIUS OF 43.00 FEET AND AN INTERNAL ANGLE OF 245°09'01"; THENCE RUN SOUTHERLY, EASTERLY, NORTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 183.99 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.25°50'41"E., 72.47 FEET; THENCE S.87°41'12"E., 46.77 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 27200 FEET AND AN INTERNAL ANGLE OF 34°35'23"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 260.11 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 26700 FEET AND AN INTERNAL ANGLE OF 16°50'58"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 78.52 FEET; THENCE S.87°40'31"W., 4.07 FEET; THENCE N.60°19'18"W., 83.11 FEET TO A POINT ON THE FOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF SW SISTERS WELCOME ROAD; THENCE S.28°31'19"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 51.03 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE at the Northeast corner of the Southeast 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and run S.88°58'33"W. along the North line of said Southeast 1/4 a distance of 507.76 feet to the POINT OF BEGINNING; thence S.00°56'09"W. 27.18 feet to a point on the Northeastly Right-of-Way line of SW Century Glen; thence N.50°44'43"W. along said Northeastly Right-of-Way line 42.02 feet to the point of intersection of said Right-of-Way line with the North line of said Southeast 1/4 and also with the former Easterly line of the Seaboard Coastline Railroad (now abandoned); thence N.88°58'33"E. along the North line of said Southeast 1/4 a distance of 32.98 feet to the POINT OF BEGINNING. Containing 448 Square Feet, more or less.



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

Detail by Entity Name

Florida Limited Liability Company
TJL ASSOCIATES, LLC

Filing Information

Document Number L23000253352
FEI/EIN Number 93-1702033
Date Filed 05/23/2023
Effective Date 05/24/2023
State FL
Status ACTIVE

Principal Address

176 SOUTHWEST WILSHIRE DRIVE
LAKE CITY, FL 32024 UN

Mailing Address

176 SOUTHWEST WILSHIRE DRIVE
LAKE CITY, FL 32024 UN

Registered Agent Name & Address

LUSSIER, TODD G
176 SOUTHWEST WILSHIRE DRIVE
LAKE CITY, FL 32024

Authorized Person(s) Detail

Name & Address

Title MGR

LUSSIER, TODD G
176 SOUTHWEST WILSHIRE DRIVE
LAKE CITY, FL 32024

Title MGR

LUSSIER, JENNIFER C
176 SOUTHWEST WILSHIRE DRIVE
LAKE CITY, FL 32024

Annual Reports

Report Year	Filed Date
2024	05/01/2024

Document Images

[05/01/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/23/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)



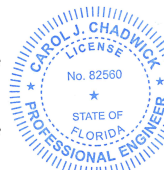
GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, TJL Associates (owner name), owner of property parcel

number 02703-014 (parcel number), do certify that

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

Printed Name of Person Authorized	Signature of Authorized Person
1. Carol Chadwick, PE	1.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick Date: 2025.04.28 14:43:46 -04'00'
2.	2.
3.	3.
4.	4.
5.	5.

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

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

Todd L 4-4-2025
Owner Signature (Notarized) Date

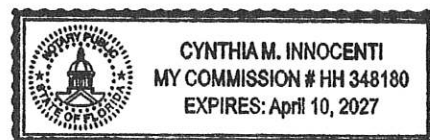
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Todd Lussier,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this _____ day of _____, 20____.

Cynthia M. Innocenti
NOTARY'S SIGNATURE

(Seal/Stamp)



LAKE CITY GROWTH MANAGEMENT

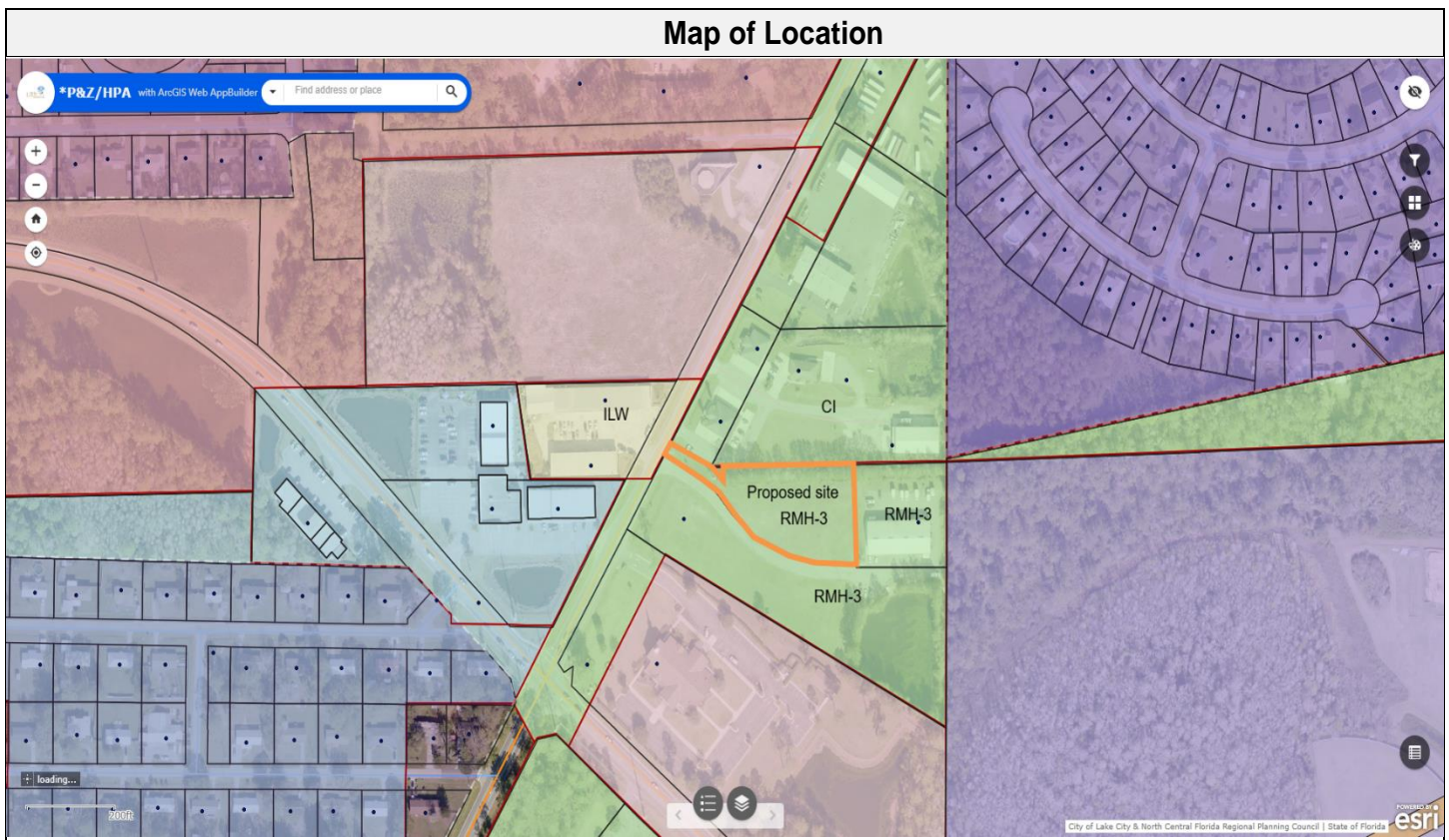
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	TJL Associates CPA 25-03 and Z 25-04
Applicant	Carol Chadwick, PE, agent
Owner	TJL Associates, LLC
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment to change the FLUM from Residential Medium to Commercial. • Rezoning to change the Official Zoning Atlas from Residential Mobile Home 3 to Commercial Intensive.
Hearing Date	05-13-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 1.21 Acres
Location	
Parcel Number	01-4S-16-02703-014
Future Land Use	Residential Medium
Proposed Future Land Use	Commercial
Current Zoning District	Residential Mobile Home 3
Proposed Zoning	Commercial Intensive
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial	CI	Office	
E	Residential Medium	RMH-3	Warehouse Building	
S	Residential Medium	RMH-3	Vacant	
W	Commercial	ILW	Repair Shops	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	6000 Sq Ft	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	F-20, S-none, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	NA	35 Feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	40%	1.0
Minimum landscape requirements.	None	10 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	Two spaces for each dwelling	One for every 300 Square feet, No use shall less than 3 spaces.
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle.	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

Applicant has petitioned to change the FLUM from Residential Medium to Commercial and change the Official Zoning Atlas from Residential Mobile Home 3 to Commercial Intensive.



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

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 04/29/2025

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

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

Project Number: CPA 25-03 and Z 25-04

Project Name: TJL Associates Rezoning

Project Address: TBD

Project Parcel Number: 02703-014

Owner Name: TJL Associates, LLC

Owner Address: 176 SW Wilshire Drive

Owner Contact Information: Telephone Number: 386-623-0564 Email: todd.lussier@gmail.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

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

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

Building Department: Reviewed by: Signed by: Scott Thomason 7C2DC476A3B441... **Date:** 5/5/2025

Applicant should consider FBC, Accessibility, Advisory 502.3.4 "wheelchair lifts are typically installed on the passenger side of vans> Many drivers, especially those who operate vans, find it more difficult to back into parking spaces". The current design indicates the access aisle on the drivers side.

Planning and Zoning: Reviewed by: Signed by: Bryan S. Thomas BOC7E588CB9E4F2... **Date:** 5/6/2025

The area around the parcel has evolved into a district of various commercial and light industrial uses. The change in Land Use and Zoning from a residential use to commercial is therefore in keeping with the general character of the surrounding area.

Business License: Reviewed by: Signed by: Alina Gill FB87FE76C7AF457... **Date:** 4/30/2025

will need to apply for BTR & COU Applications

Code Enforcement: Reviewed by: Signed by: Marshall Sosa E6B1B01440974C0... **Date:** 4/30/2025

No liens, codes or violations. Recently annexed into the City

Permitting: Reviewed by: Signed by: Alina Gill FB87FE76C7AF457... **Date:** 4/30/2025

will need to apply for Building Permits

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

Water Department: Reviewed by: Signed by: Mike L. Osborn Jr. 880E039544B74E3... Date: 4/29/2025

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgen DBA01EF55AD240B... Date: 5/1/2025

No comment at this time

Gas Department: Reviewed by: Signed by: Steve Brown 8B57D0CE8F2F4B5... Date: 5/5/2025

No comment

Water Distribution/Collection: Reviewed by: _____ Date: _____

Customer Service: Reviewed by: DocuSigned by: Shasta Pellham 88D97A03165C4E0... Date: 5/1/2025

No comments at this time

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:

Signed by: Steve Brown 8857D0CE8F2F4B5...

 Date: 5/5/2025

No comment

Fire Department: Reviewed by:

Signed by: Kit Tompkins F7031F1186E649F...

 Date: 4/29/2025

No comment at this time.

Police Department: Reviewed by: Date:

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

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

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

Suwannee River Water Management: Reviewed by: DocuSigned by: Garrett Spencer 650C0305882842D... **Date:** 4/29/2025

The site has a permitted master stormwater system. The applicant has applied for a permit under Permit Number ERP-023-211147-2.

School Board: Reviewed by: DocuSigned by: Keith Hatcher 00690F1010BC425... **Date:** 4/29/2025

No comments at this time.

County Engineer: Reviewed by: DocuSigned by: Chad Williams 35A47263EAB7416... **Date:** 5/2/2025

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

County Planner: Reviewed by: Signed by: William Goodin 000DC6991E794BF... **Date:** 5/1/2025

no comments at this time

File Attachments for Item:

vi. Z 25-03, an application by Carol Chadwick, P.E., as agent for Florida First Coast Investments Corp., INC., 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 located on parcels 12516-000 and 12514-000.



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

Application # Z _____
Application Fee \$ _____
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: Slay Suites
2. Address of Subject Property: 858 SW LAUREL LN, LAKE CITY & 818 SW LAUREL LN, LAKE CITY
3. Parcel ID Number(s): 00-00-00-12516-000 (41059) & 00-00-00-12514-000 (45683)
4. Future Land Use Map Designation: Residential - Medium Density & Residential - Medium Density
5. Existing Zoning Designation: RSF-3 Residential & RSF-3 Residential
6. Proposed Zoning Designation: CN Commercial Neighborhood & CN Commercial Neighborhood
7. Acreage: 0.143 & 0.290
8. Existing Use of Property: Single Family
9. Proposed use of Property: Commercial

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Carol Chadwick, P.E. Title: Civil Engineer
Company name (if applicable): _____
Mailing Address: 1208 SW Fairfax Glen.
City: Lake City State: Florida Zip: 32025
Telephone: () 307.680.1772 Fax: () Email: ccpewyo@gmail.com

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Florida First Coast Investments Corp.
Mailing Address: 677 SW Bascom Norris Dr.
City: Lake City State: Florida Zip: 32025
Telephone: () 386.623.0816 Fax: () Email: mharrell@firstsouthinsurance.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: NA
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property: ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes ☒ No
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes ☒ No
Variance Application No. _____
Special Exception: ☐ Yes ☒ No
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

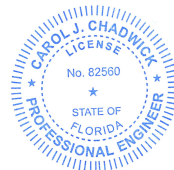
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an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

A total of eighteen (2) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D46
3B4E7500032FEE, cn=Carol
Chadwick
Date: 2025.04.01 12:30:43 -04'00'

Date

STATE OF FLORIDA
COUNTY OF _____

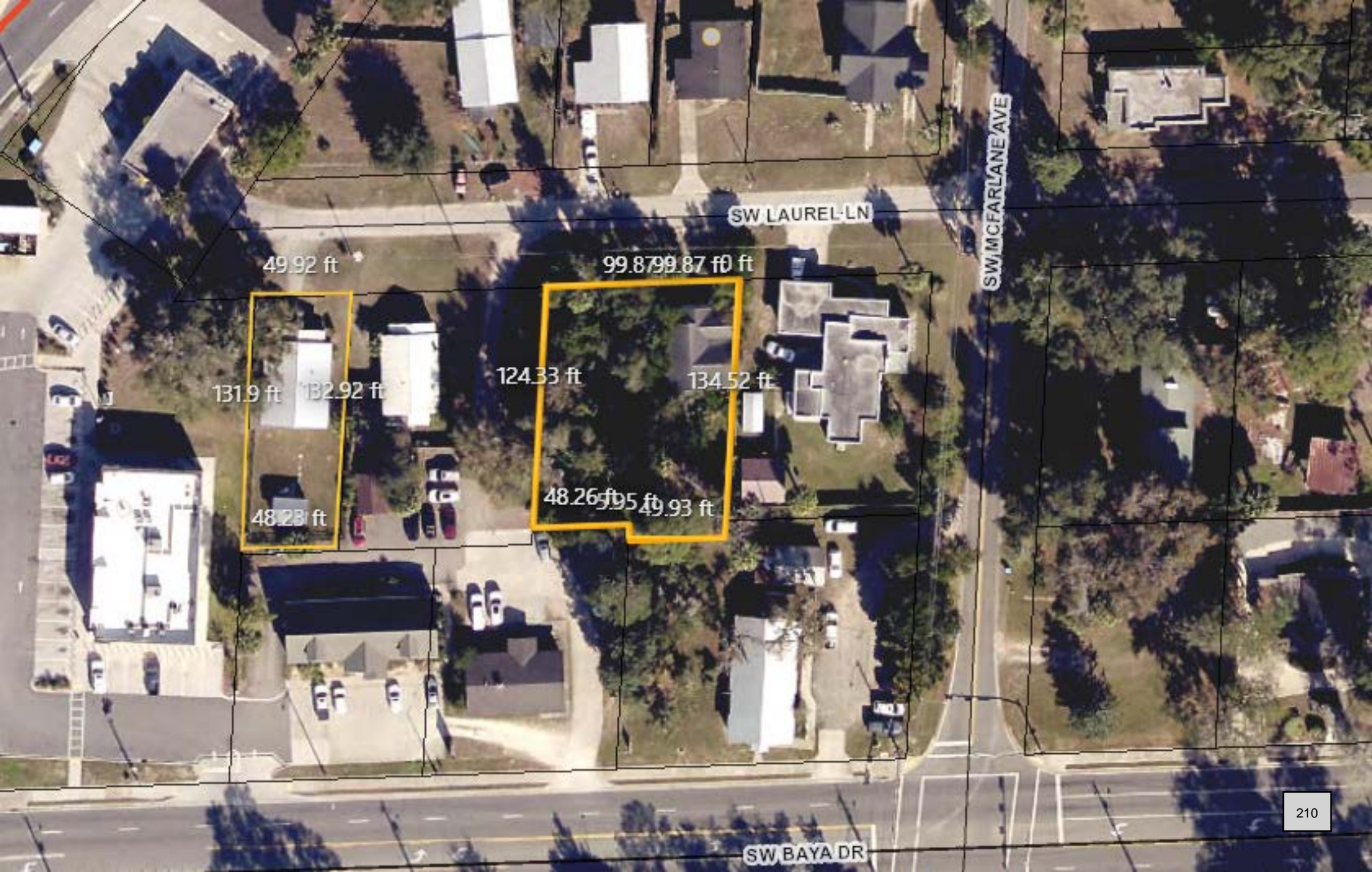
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

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



SW LAUREL LN

SW MCFARLANE AVE

49.92 ft

99.87 ft

131.9 ft

132.92 ft

124.33 ft

134.52 ft

48.23 ft

48.26 ft

49.93 ft

49.93 ft

SW BAYA DR

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

April 1, 2025

re: Slay Suites Concurrency Impact Analysis

The site is currently two properties with residential buildings. The buildings will be used as beauty salons. The total area of the buildings is 2500-sf. It is assumed that there are six chairs per building.

Criteria for analysis:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 710
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 28 ADT & 4 Peak PM trips
- Potable Water: 900 gallons per day
- Sanitary Sewer Water: 900 gallons per day
- Solid Waste: 7 c.y. per week

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A01410
D0000018D463B4E
7500032FEE,
cn=Carol Chadwick
Date: 2025.04.01
12:30:10 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25078

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
710	Rental Suites	11.01	1.49	2.50	28	4

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
------------------------------	---	---	-------------------------

Barber & beauty shops	75.00	12.00	900.00
-----------------------	-------	-------	--------

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

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
------------------------------	---	---	-------------------------

Barber & beauty shops	75.00	12.00	900.00
-----------------------	-------	-------	--------

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

Solid Waste Analysis

Use	lbs/100 sf	s.f.	Total (c.y. per week)
Barber & Beauty Suite	4.00	2500.00	7.00

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

April 1, 2025

re: Slay Suites Analysis of the Requirements of Article 12 of the Land Development Regulations

The Slaty Suites proposed zoning change is consistent with the City of Lake City's requirements of Article 12 of the Land Development Regulations.

- a) Whether the proposed change would be in conformance with the City's comprehensive plan or would have an adverse effect on the City's comprehensive plan.

Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

- b) The existing land use pattern.

Analysis: The subject properties are one block away from the cross section of SW Baya Drive and W Duval Street on SW Laurel Lane. The properties adjacent to SW Baya Drive are currently zoned for CN in Lake City

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

Analysis: The properties adjacent to SW Baya Drive are zoned CN. This rezoning would not create unrelated districts.

- d) The population density pattern and possible increase or overtax the load on public facilities such as schools, utilities, streets, etc.

Analysis: The site will be used for a commercial and will not increase the population density or add additional loads to schools, streets or utilities. The site will utilize Lake City's water and sewer systems.

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

Analysis: The site is not suited for residential development.

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

Analysis: The change will allow for the opening of a business.

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

Analysis: The subject property will have access to SW Laurel Lane. There will be no negative effect of the living conditions of the neighborhood.

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

Analysis: The proposed change will not add a significant traffic load the SW Laurel Lane.

- i) Whether the proposed change creates a drainage problem.

Analysis: No drainage problems will be created with the zoning change. All applicable permits for stormwater management will be obtained.

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

Analysis: The site development will not reduce the amount of light or air to adjacent areas.

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

Analysis: The proposed change will not have any adverse effects to the property values of the surrounding neighborhood.

- l) Whether the proposed change will be a deterrent to the improvements or development of adjacent property in accordance with existing regulations.

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as the area has many commercial uses.

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

Analysis: The proposed change will not grant special privileges to the owner as other properties adjacent to SW Baya Drive are also zoned for CN.

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

Analysis: The proposed commercial use is not allowed in the current zoning.

- o) Whether the proposed change suggested is out of scale with the needs of the neighborhood or the city.

Analysis: The subject property will have small salon shops to serve 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 change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

Analysis: The adjacent properties are currently used commercially; this rezoning is more in line with the current use of the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D46
3B4E7500032FEE, cn=Carol
Chadwick
Date: 2025.04.01 12:29:54 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25078

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-12514-000

<https://search.ccpafl.com/parcel/12514000000000>

818 SW LAUREL LN

Owners

FLORIDA FIRST COAST INVESTMENT CORP.INC
677 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

Use: 0100: SINGLE FAMILY

Subdivision: W DIV

Legal Description

W DIV: LOTS 3 & 4 BLOCK 3 MCFARLANE PARK S/D &
STRIP OF AN UNNAMED ALLEY APPROX 10 FT WIDE
LYING S OF LOTS 3 & 4 BLOCK 3 MCFARLANE PARK
S/D
& EX .1 AC DESC IN QC 1478-303....



COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-12516-000

<https://search.ccpafl.com/parcel/12516000000000>

858 SW LAUREL LN

Owners

FLORIDA FIRST COAST INVESTMENT CORP
677 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

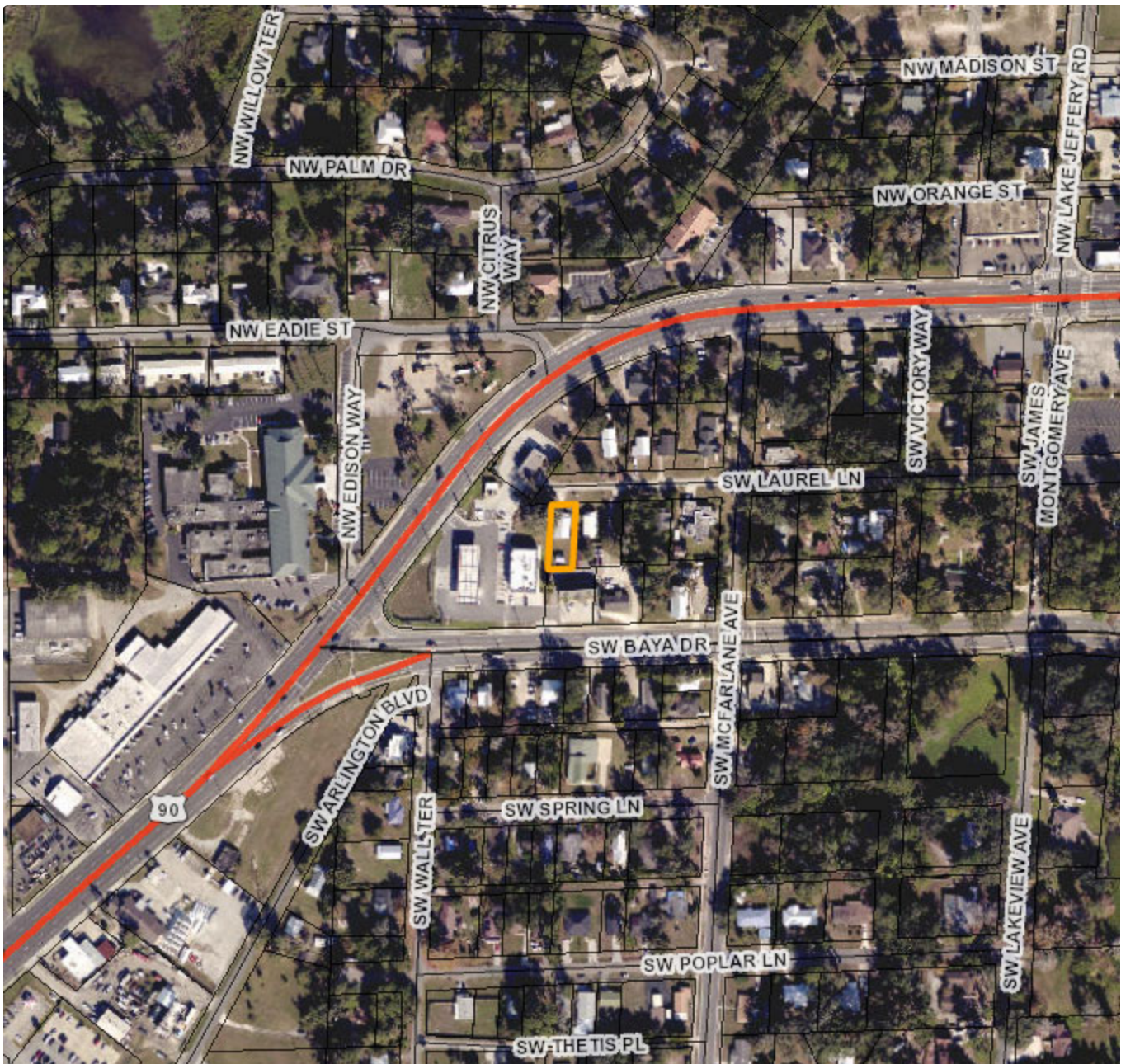
Legal Description

W DIV: LOT 7 BLK 3 MCFARLANE PARK S/D &
PORTION
OF CLOSED ALLEY DESC IN QC 1364-1255.

Use: 0100: SINGLE FAMILY

770-847, 826-462, WD 1046-65, WD 1486-1887

Subdivision: W DIV



Prepared by and return to:

Rob Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-6824CW

Parcel Identification No 00-00-00-12516-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 17 day of March, 2023 between **H and A Properties, LLC, a Florida Limited Liability Company**, whose post office address is **PO Box 2061, Lake City, FL 32056**, of the County of Columbia, State of Florida, Grantor, to **Florida First Coast Investment Corp, a Florida Corporation**, whose post office address is **677 SW Bascom Norris Drive, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 7, Block 3, McFarland Park, according to the Plat thereof, recorded in Plat Book B, Page(s) 5, of the Public Records of Columbia County, Florida.

Together with a portion of the closed alley described in Quit Claim Deed recorded in Official Records Book 1364, Page 1255, of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*

[Signature]
WITNESS
PRINT NAME: Amber H Suhl
[Signature]
WITNESS
PRINT NAME: Lacey McArthur

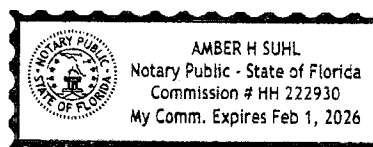
H and A Properties, LLC, a Florida Limited Liability Company

By: *[Signature]*
John G. Wilson, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 17 day of March, 2023, H and A Properties, LLC, who is/are personally known to me or has/have produced DC as identification.

[Signature]
Signature of Notary Public



Prepared by and return to:

Rob Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-6767CW

Parcel Identification No 00-00-00-12514-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of February, 2023 between **Gay E. Ellor, a Single Woman**, whose post office address is **1815 SW 40th Terrace Apt H, Gainesville, FL 32607**, of the County of Alachua, State of Florida, Grantor, to **Florida First Coast Investment Corp. Inc., a Florida Corporation**, whose post office address is **677 SW Bascom Norris Drive, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lots 3 and 4, Block 3, McFarlane Park, a subdivision, according to the plat thereof, as recorded in Plat Book B, page 5, public records of Columbia County, Florida.

A strip of an unnamed alley approximately ten (10) feet wide lying South of Lot 3, Block 3, McFarlane Park Subdivision, extending from the South line aforesaid to the center line of that certain unnamed alley more specifically mentioned below, as per plat of record in Plat Book B, Page 5, Public Records of Columbia County, Florida.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*

Shane Williams
WITNESS
PRINT NAME: Shane Williams

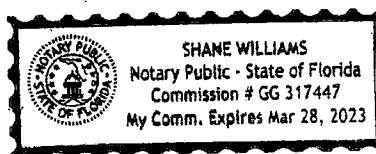
GAY E. ELLOR BY KIPLEY RENEE SMITH, her
Gay E. Ellor by Kipley Renee Smith, her Attorney-
In-Fact Attorney-In-Fact

Michael Coleman
WITNESS
PRINT NAME: Michael Coleman

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 28th day of February, 2023, Gay E. Ellor, who is/are personally known to me or has/have produced Driver's License as identification.

Shane Williams
Signature of Notary Public Shane Williams





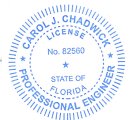
GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Buddy Slay (owner name), owner of property parcel

number 12516-000 & 12514-000 (parcel number), do certify that

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

Printed Name of Person Authorized	Signature of Authorized Person
1. Carol Chadwick, PE	1.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D000001 8D463B4E7500032FEE, cn=Carol Chadwick Date: 2025.04.01 12:28:44 -04'00'
2.	2.
3.	3.
4.	4.
5.	5.

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

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

Marvin H Slay Date 2-11-2025
Owner Signature (Notarized)

NOTARY INFORMATION:

STATE OF: FL COUNTY OF: COLUMBIA

The above person, whose name is Marvin H Slay,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 11th day of FEBRUARY, 20 25.

AM
NOTARY'S SIGNATURE

(Seal/Stamp)

Amanda Harrell
Notary Public
State of Florida
My Commission Expires 09/26/2025
Commission No. HH 154848

Tax Bill Detail

Payment Options


Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00


Property Tax Account: R12516-000 FLORIDA FIRST COAST INVESTMENT CORP		
Year: 2024	Bill Number:	Owner: FLORIDA FIRST
Tax District: 1	35594	COAST INVESTMENT
	Property Type:	CORP
	Real Estate	
MAILING ADDRESS:		PROPERTY ADDRESS:
FLORIDA FIRST		858 LAUREL
COAST INVESTMENT		LAKE CITY 32025
CORP		
677 SW BASCOM		
NORRIS DR		
LAKE CITY FL 32025		

This Bill:	\$0.00
All Bills:	\$0.00
Cart Amount:	\$0.00

Bill 35594 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$324.40	\$324.40	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$517.39	\$517.39	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$49.52	\$49.52	\$0.00
LOCAL	3.1430	\$208.09	\$208.09	\$0.00
CAPITAL OUTLAY	1.5000	\$99.30	\$99.30	\$0.00
Subtotal	5.3910	\$356.91	\$356.91	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$19.44	\$19.44	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	18.3997	\$1,218.15	\$1,218.15	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$298.81	\$298.81	\$0.00
TOTAL	\$298.81	\$298.81	\$0.00

Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R12514-000
FLORIDA FIRST COAST INVESTMENT
CORP.INC

Year: 2024 **Bill Number:** **Owner:** FLORIDA FIRST
Tax District: 35592 **COAST INVESTMENT**
1 **Property Type:** CORP.INC
Real Estate


MAILING ADDRESS: **PROPERTY ADDRESS:**
FLORIDA FIRST 818 LAUREL
COAST INVESTMENT LAKE CITY 32025
CORP.INC
677 SW BASCOM
NORRIS DR
LAKE CITY FL 32025

This Bill: \$0.00
All Bills: \$0.00
Cart Amount: \$0.00

Bill 35592 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$136.93	\$136.93	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$218.40	\$218.40	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$20.90	\$20.90	\$0.00
LOCAL	3.1430	\$87.83	\$87.83	\$0.00
CAPITAL OUTLAY	1.5000	\$41.92	\$41.92	\$0.00
Subtotal	5.3910	\$150.65	\$150.65	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$8.21	\$8.21	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.00	\$0.00	\$0.00
TOTAL	18.3997	\$514.19	\$514.19	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$301.92	\$301.92	\$0.00
TOTAL	\$301.92	\$301.92	\$0.00



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

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 04/04/2025

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

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

Project Number: TBD

Project Name: Florida First Coast Investments Corp. Rezoning

Project Address: 818 and 858 SW Laurel Lane, Lake City, FL

Project Parcel Number: 12516-000 and 12514-000

Owner Name: Florida First Coast Investments Corp.

Owner Address: 677 SW Bascom Norris Dr, Lake City, FL

Owner Contact Information: Telephone Number: 386-623-0816 Email: mharrell@firstsouthinsurance.com

Owner Agent Name: Carol Chadwick, P.E.

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

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

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

Building Department: Reviewed by: Signed by: Scott Thomason **Date:** 4/14/2025

It appears that the building at 858 had quite a few interior modifications that seem to require a building permit. The building will need to meet ADA requirements with at least 20% of renovations being used to reduce barriers. Salons also have ventilation requirements per the FBC, Mechanical Code. A Stop Work Order had been issued and a permit (25-0016) was obtained to replacing windows, removing burnt odor and painting. An electrical permit (24-0962) had also been obtained to upgrade the service. No inspections have been called. The permit 25-0016 does not include any additional interior work. Building Dept takes exception.

Planning and Zoning: Reviewed by: Signed by: Bryan S. Thomas **Date:** 4/24/2025

Per the Lake City Land Development Regulations (LDR), Section 4.11 "CN" Commercial Neighborhood, the CN district is intended to be oriented to and compatible with the neighborhood to be served, and shall be located on a Collector or arterial road. These parcels are located on a very low volume, no outlet residential street, and therefore rezoning to CN would violate the LDRs. Furthermore, the rezoning would be out of character with the surrounding residential area. For these reasons, staff is not in support of this petition.

Business License: Reviewed by: Signed by: Olivia Gill **Date:** 4/7/2025

All stylist and barbers will need to apply for their own Business License to do work within the City limits

Code Enforcement: Reviewed by: Signed by: Marshall Sosa **Date:** 4/4/2025

No liens, codes or violation on both parcels.

Permitting: Reviewed by: Signed by: Olivia Gill **Date:** 4/7/2025

If any remodeling is to be done permits will need to be pulled

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

Water Department: Reviewed by: Signed by: Mike L. Osborn Jr. 686E039544B74E3... **Date:** 4/4/2025

Nothing at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Bridgman BBAD1EF55A02406... **Date:** 4/4/2025

Sewer plant has capacity

Gas Department: Reviewed by: Signed by: Steve Brown BB57D0CEBF2F4B5... **Date:** 4/4/2025

No issues.

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F509B0B72678476... **Date:** 4/4/2025

nothing at this time of review

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham BBDB7A03165C4ED... **Date:** 4/7/2025

The Customer Service Dept. will need a floor plan depicting the number of stations. The floor plan will need to include the fixture units as well. Fixture units consist of drinking fountains, laundry trays, showers (per showerhead), sinks with the type included (example: hand sink, mop sink, two compartment sink), urinal, toilets, washing machine, and floor drains (with the drain size). This information is used to reassess the utility impact fee. Per the Water Treatment Plant, an RP backflow preventer would have to be installed and certified per State Law F.A.C. 62-555.360

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  **Date:** 4/4/2025

No issues.

Fire Department: Reviewed by:  **Date:** 4/4/2025

Nothing to comment at this time. They will need a fire and life safety inspection completed though once the zoning is changed to commercial, before they open any salons in there.

Police Department: Reviewed by:  **Date:** 4/4/2025

No concern at this time

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

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

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

Suwannee River Water Management: Reviewed by: DocuSigned by: Garrett Spencer 650C0305852B42D... **Date:** 4/10/2025

Part of the property was permitted under ERP Permit Number ERP-023-207807-1. Any change to the impervious area of the site will require a permit modification.

School Board: Reviewed by: DocuSigned by: Leith Hatcher 96099F1916BC425... **Date:** 4/7/2025

No comments at this time.

County Engineer: Reviewed by: DocuSigned by: Chad Williams 33A47263EAB741B... **Date:** 4/10/2025

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

County Planner: Reviewed by: Signed by: Shirley 009DC6891E794BF... **Date:** 4/4/2025

Columbia County Has no comments

LAKE CITY GROWTH MANAGEMENT

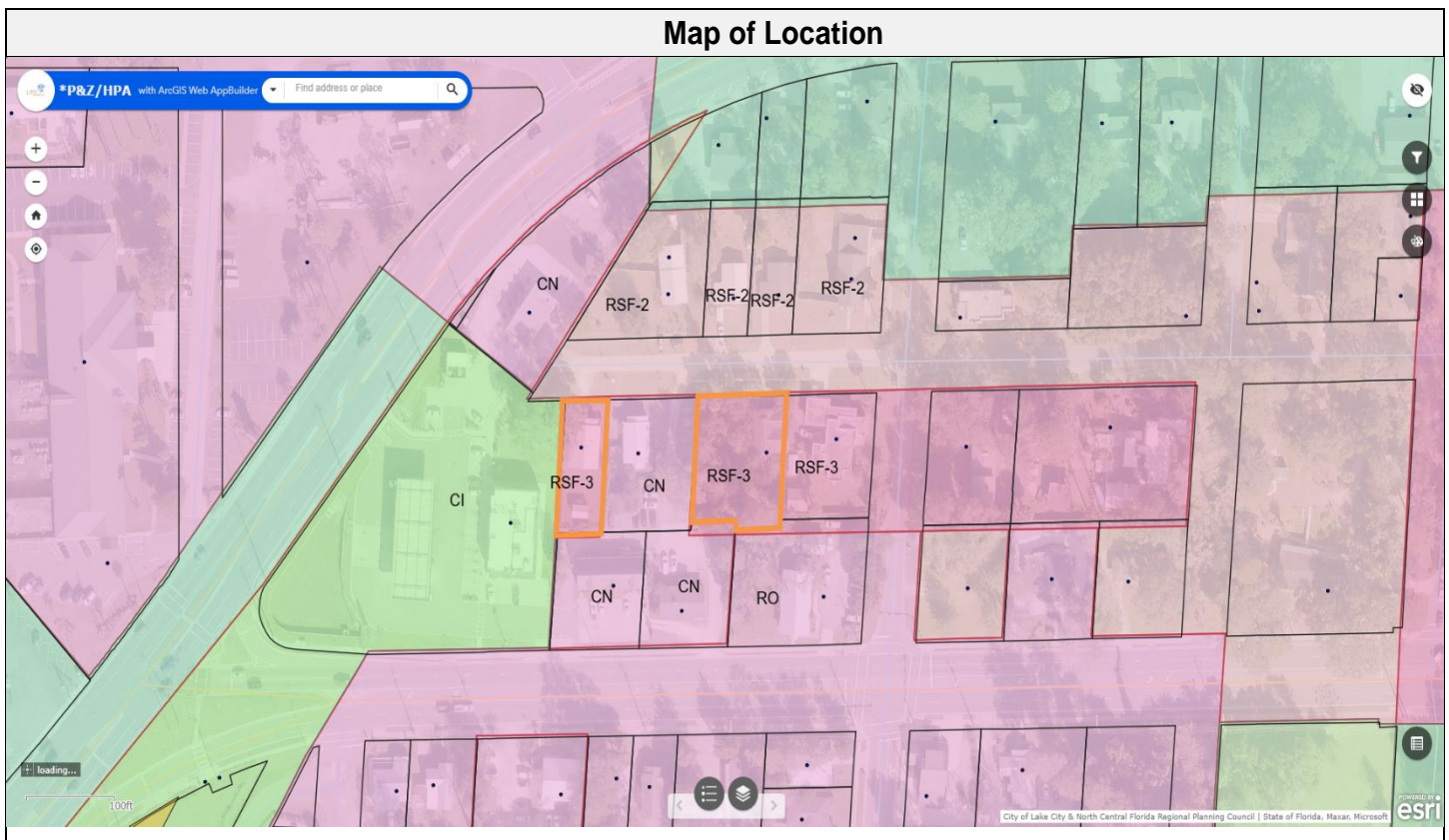
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Florida First Coast Investments Z 25-03
Applicant	Carol Chadwick, PE, agent
Owner	Florida First Coast Investments Corp
Requested Action	<ul style="list-style-type: none"> Rezoning to change the Official Zoning Atlas from Residential Single Family 3 to Commercial Neighborhood.
Hearing Date	05-13-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 0.143 and 0.290 Acres
Location	858 and 818 SW Laurel Lane, Lake City, FL
Parcel Number	12516-000 and 12514-000
Future Land Use	Residential Medium
Proposed Future Land Use	Residential Medium
Current Zoning District	Residential Single-Family 3
Proposed Zoning	Commercial Neighborhood
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium	RSF-2	Residential	
E	Residential Medium	RSF-3 CN	Residential	
S	Residential Medium	CN	Office	
W	Commercial	CI	Automotive Self service Station	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	6000 Sq Ft	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	F-25, S-10, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	NA	18 Feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	40%	1.0
Minimum landscape requirements.	None	20 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	Two spaces for each dwelling	One for every 300 Square feet, No use shall less than 3 spaces.
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle.	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

The applicant has petitioned to change the Official Zoning Atlas from Residential Single Family 3 to Commercial Neighborhood.